

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: PRIVATE INDIVIDUAL WELLS

WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0375 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

THE STATE OF TEXAS } COUNTY OF PARKER }

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Kenneth C. Kautz

STATE OF TEXAS) COUNTY OF PARKER)

WHEREAS, KMG HOLDINGS, LLC, (Doc No. 201807045), acting by and through its duly authorized agent, being the sole owner of 10.10 Acres situated in and being a portion of the WILLIAM BASS SURVEY, ABSTRACT No. 34, Parker County, Texas and being all that certain 10.10 acres and being more particularly described by metes and bounds as follows:

COMMENCING at a post at the southeast corner of a 7.86 acre in the north line of a tract of land described by deed to Kenneth C. Kautz, Jr., and Rebekah Kautz, recorded in Doc No. 201807045, Official Records, Parker County, Texas at the southwest corner of a tract of land described by deed to Stuart Isgur, recorded in Volume 1560, Page 1124, Real Records, Parker County, Texas, said post being called by deed to be N 30°00'00" E, 3400.85 feet and N 60°00'00" W, 899.26 feet from the southeast corner of said William Bass Survey; THENCE N 30°11'59" E, with the west line of said Stuart Isgur tract and the east line of said 7.86 acre tract, 196.15 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) and POINT OF BEGINNING;

THENCE with the line of said 7.86 acre tract the following courses and distances; N 59°48'06" W, 430.00 feet to an iron rod set; N 30°11'59" E, at 351.49 feet passing an iron rod set at the southeast corner of a 7.25 acre tract of land described by deed to Kenneth C. Kautz, Jr., MD., PA, recorded in Doc No. 201807127, Official Records, Parker County, Texas and continuing with the east line of said 7.25 acre tract at 1012.78 feet passing an iron rod set in the south line of Ox Mill Creek Road and in all 1023.18 feet to an iron rod set at a fence post; THENCE S 59°56'55" E, on or about a fence, 430.00 feet to an angle iron found at the northeast corner of said 10.10 acre tract in the west line of said Stuart Isgur tract; THENCE S 30°11'59" W, with the west line of said Stuart Isgur tract at 9.8 feet passing an iron rod set and in all 1023.03 feet to the POINT OF BEGINNING and containing 10.10 acres (439956 square feet) of which 0.10 acre lies within said Ox Mill Creek Road.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, KMG HOLDINGS, LLC., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 1-5, COUNTRY ESTATES AT WALNUT LANE, AN ADDITION IN PARKER COUNTY, TEXAS, being 10.10 Acres situated in and being a portion of the William Bass Survey, Abstract No. 34, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 22nd day of May, 2018.

Kenneth C. Kautz
Kenneth C. Kautz, Manager

STATE OF TEXAS) COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared KENNETH C. KURTZ, MANAGER, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22nd day of May, 2018

Cynthia A. Jernigan
Notary Public in and for the State of Texas

My Commission Expires On: 6/12/2021

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

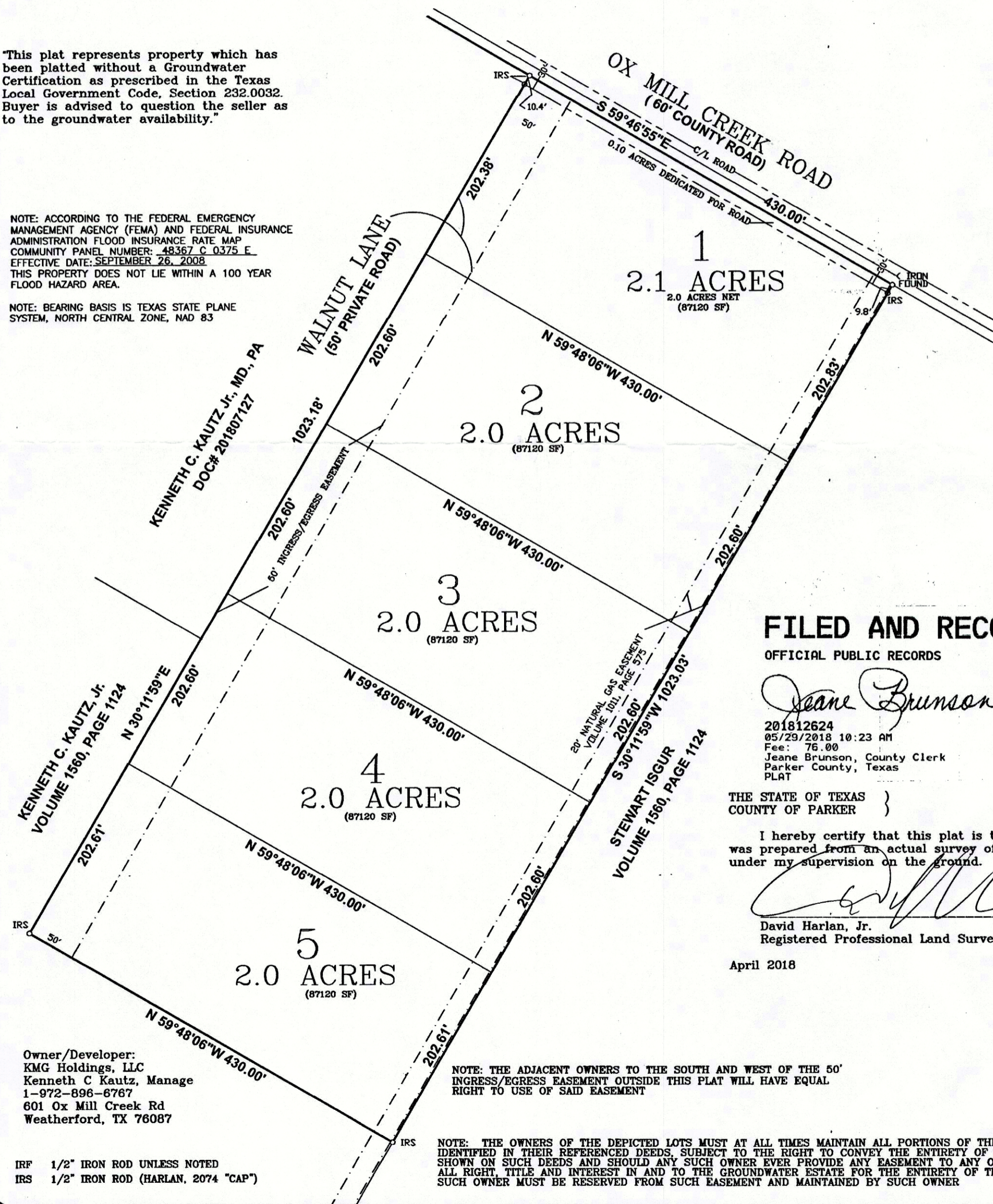
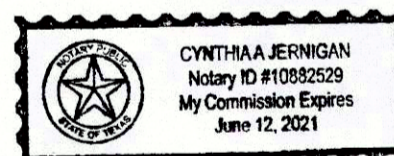
201812624
05/29/2018 10:23 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS) COUNTY OF PARKER)

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074

April 2018



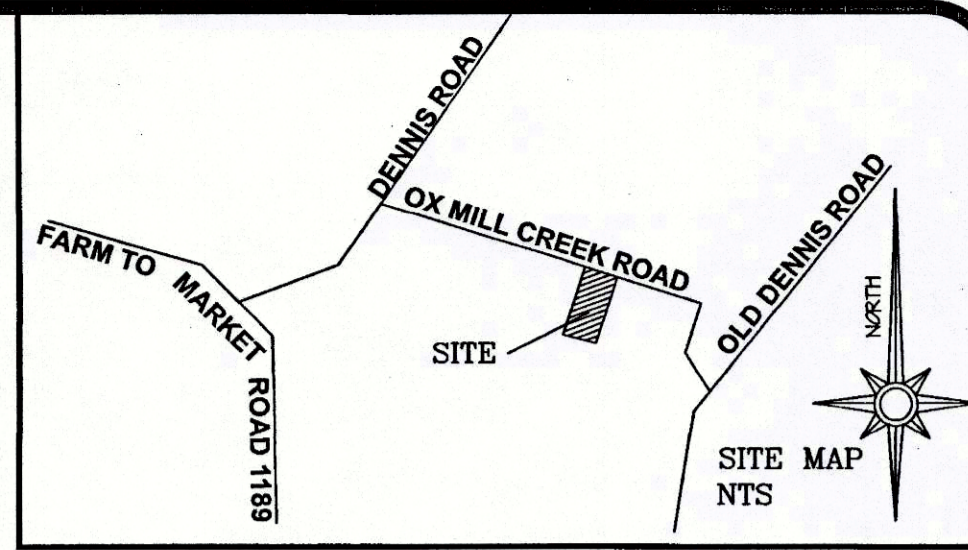
NOTE: THE ADJACENT OWNERS TO THE SOUTH AND WEST OF THE 50' INGRESS/EGRESS EASEMENT OUTSIDE THIS PLAT WILL HAVE EQUAL RIGHT TO USE OF SAID EASEMENT

NOTE: THE OWNERS OF THE DEPICTED LOTS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THEIR REFERENCED DEEDS, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEEDS AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

Owner/Developer:
KMG Holdings, LLC
Kenneth C Kautz, Manager
1-972-896-6767
601 Ox Mill Creek Rd
Weatherford, TX 76087

201812624 PLAT Total Pages: 1



LIENHOLDER
NA - Kenneth C. Kautz
Signature of Lien holder
This the _____ day of _____, 2018.
Notary Public, State of Texas

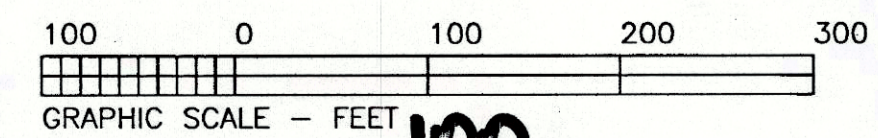
THE STATE OF TEXAS) COUNTY OF PARKER)
I, KMG Holdings LLC, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.

Kenneth C. Kautz

THE STATE OF TEXAS) COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County, Texas, this 22nd day of May, 2018.
George A. Conley Mark Riley, County Judge
George Conley Commissioner Precinct #1
George Conley Commissioner Precinct #1
Larry Walden Commissioner Precinct #3
Craig Peacock Commissioner Precinct #2
Steve Dugan Commissioner Precinct #4

ACCT. NO.: 11514
SCH. DIST.: BR
CITY: _____
MAP NO.: E-19

FINAL PLAT
LOTS 1-5
COUNTRY ESTATES AT WALNUT LANE
AN ADDITION IN PARKER COUNTY, TEXAS
Being 10.10 Acres situated in and being a portion of the
William Bass Survey, Abstract No. 34, Parker County, Texas



Cabinet/Instrument# E Slide 100

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106 EUREKA STREET
WEATHERFORD, TX 76086
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FIRM# 1008500

20034.018-001-00