

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.

WATER BY WALNUT SPECIAL UTILITY DISTRICT
1155 WEST HIGHWAY No. 199,
SPRINGTOWN, TEXAS 76082

WASTEWATER BY PRIVATE SEPTIC SYSTEMS
201623058 PLAT Total Pages: 1

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.

Henry Duncan
Signature of Owner

LIENHOLDER

Justin Hearn
TIRRELL HEARN
109 NORTH RIVERCREST
FORT WORTH, TX 76071

Signature of Lien holder
This the 29 day of September, 2016.

Quyen Tran
Notary Public, State of Texas
QUYEN TRAN
Notary Public, State of Texas
Comm. Expires 06-23-2018
Notary ID 129662139

LIENHOLDER

JUSTIN STATE BANK
P.O. Box 97
JUSTIN, TX. 76247
Susan Parker V.P.
Signature of Lien holder

This the 29 day of September, 2016.

Leslie Enright
Notary Public, State of Texas
LESLIE ENRIGHT
Notary Public
STATE OF TEXAS
Notary ID # 12481915-2
My Comm. Exp. April 12, 2020

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, HLD LAND DEVELOPMENT, LLC. (Doc #201620524), being the sole owner of 43.71 acres situated in and being a portion of the THOMAS ALLEN SURVEY, ABSTRACT No. 12, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the northeast corner of a tract of land described by deed to Steven Ray Stubbs, recorded in Volume 1694, Page 985, Real Records, Parker County, Texas in the west line of a Lavender Road, as it exists, said iron being called by deed to be North, 2130.5 feet; West, 488.33 feet and N 00°34'51" W, 473.78 feet from the southeast corner of the J. Culwell Survey, Abstract No. 262, Parker County, Texas;

THENCE with the line of said Steven Ray Stubbs tract the following courses and distances:
S 89°50'39" W, 399.75 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);
S 00°33'52" E, 472.95 feet to a post in the north line of a tract of land described by deed to Bobby R. Robinson, recorded in Volume 2620, Page 433, Official Records, Parker County, Texas;
THENCE S 89°57'48" W, 605.02 feet to an iron rod found at an angle corner at the north line of Lot 14, Stella Estates, Phase II, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 90, Plat Records, Parker County, Texas;
THENCE with the north line of said Stella Estates the following courses and distances:
S 89°49'17" W, 832.48 feet to an iron rod found (iron rods found are 1/2" unless noted);
S 89°47'54" W, 802.82 feet to a 5/8" iron rod found;
THENCE N 00°19'40" W, 861.50 feet to a post;
THENCE N 89°57'15" E, 2101.02 feet to a post;
THENCE S 00°34'34" E, 324.93 feet to a 5/8" iron rod found;
THENCE N 89°50'28" E, 535.78 feet to an iron rod found in the west line of said Lavender Road;
THENCE S 00°15'29" E, with the west line of said Lavender Road, 59.92 feet to the POINT OF BEGINNING and containing 43.71 acres (1,902,426 square feet) of land.

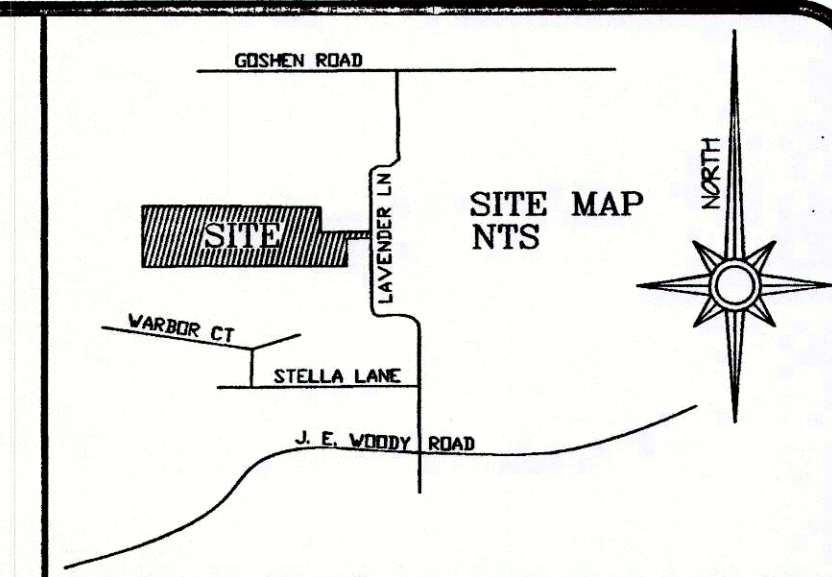
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HLD LAND DEVELOPMENT, LLC., does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 34, LAVENDER ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, being 43.71 acres situated in and being a portion of the Thomas Allen Survey, Abstract No. 12, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Justin, Parker County, Texas this 29 day of September, 2016.

Henry Duncan
Henry (Hank) Duncan, Manager

Leslie Enright
Notary Public
STATE OF TEXAS
Notary ID # 12481915-2
My Comm. Exp. April 12, 2020



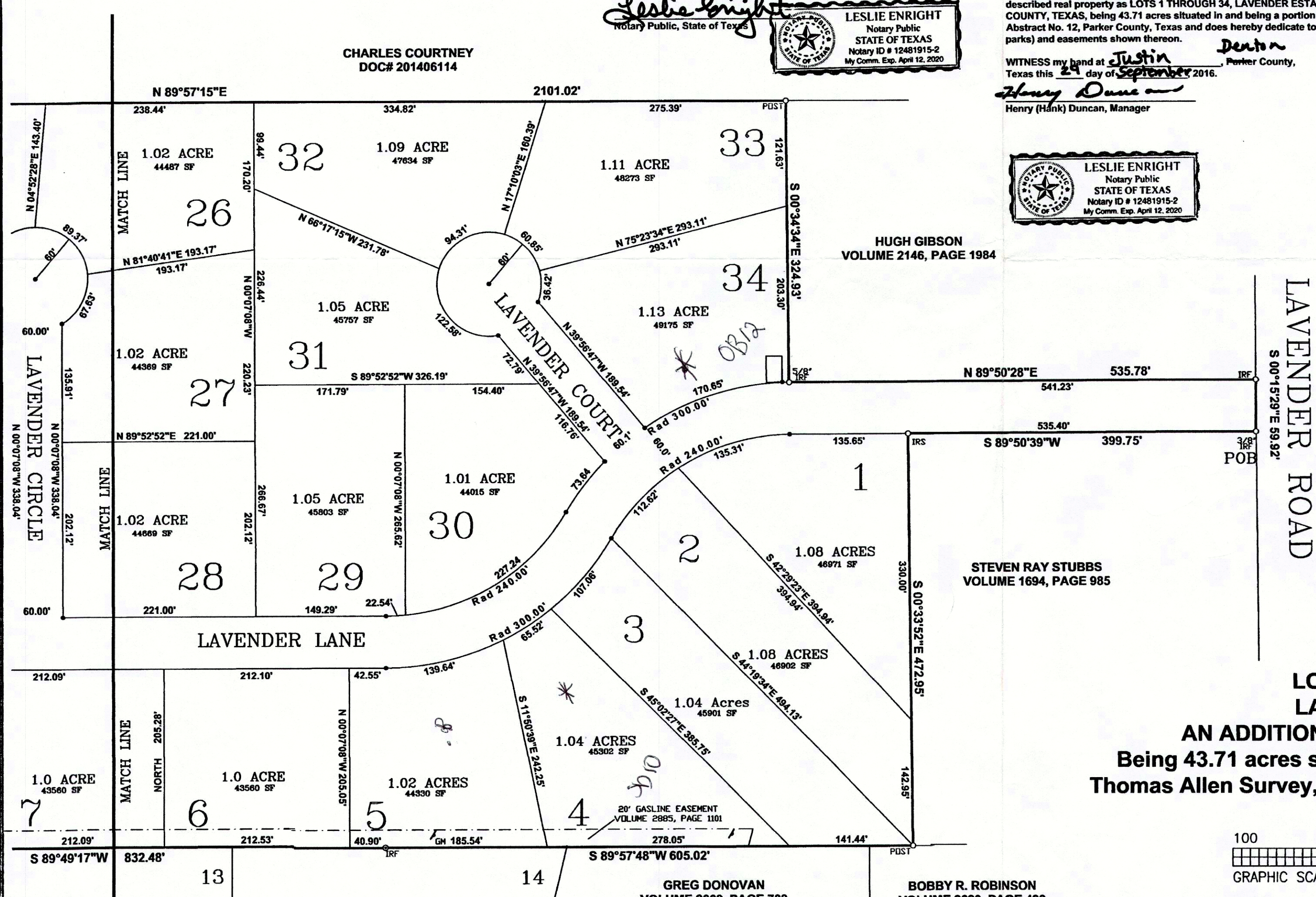
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared *Henry Duncan* 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 29 day of September, 2016

Leslie Coufal
Notary Public in and for the State of Texas
9-16-2017
My Commission Expires

Leslie Coufal
Notary Public
STATE OF TEXAS
My Comm. Exp. Sept. 16, 2017



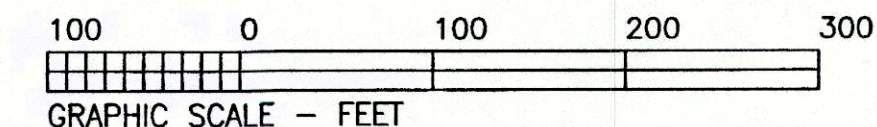
THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this 11th day of October, 2016.

George Conley
George Conley
Commissioner Precinct #1
Larry Walden
Larry Walden
Commissioner Precinct #3
Mark Riley
Mark Riley, County Judge
Absent
Craig Peacock
Commissioner Precinct #2
Steve Dugan
Steve Dugan
Commissioner Precinct #4

ABST. NO.: 14472
SCH. DIST.: SP
CITY: I-4
MAP NO.:

**LOTS 1 THROUGH 34
LAVENDER ESTATES**
AN ADDITION IN PARKER COUNTY, TEXAS
Being 43.71 acres situated in and being a portion of the
Thomas Allen Survey, Abstract No. 12, Parker County, Texas



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500