

STATE OF TEXAS
OWNER'S DEDICATION AND ACKNOWLEDGEMENT
COUNTY OF PARKER

I, Colner Properties LLC, (Ryan Colner) owner of the land shown on this plat, via deed instrument 201806731, Deed Records of Parker County, Texas, within the area described by metes and bounds as follows:

Legal Description: A 17.781 acre tract in the Nancy Rose Survey, Abstract 1116, Weatherford, Parker County, Texas, being a portion of that land as conveyed to Colner Properties, LLC by Document 201806731, Deed Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a point, said point being a 1/2" capped IR (fnd) for the SE corner of this property, being the NE corner of Lot 1, Block F of "Katy Ranch at Friendship Springs" recorded in Cabinet E, Slide 105, Plat Records of Parker County, Texas, and being in the West line of Katy Ranch Ct., a 60' right of way;

Thence N 00°00'00" E, by the West line of Katy Ranch Ct., a distance of 1394.57 to a 1/2" capped IR (set) at the beginning of a curve to the left having a radius of 60.00' W, 95.20' to a 1/2" capped IR (fnd);

Thence S 90°00'00" W, a distance of 35.46' to a 1/2" capped IR (fnd);

Thence N 00°00'00" E, a distance of 395.27' to a 1/2" capped IR (fnd);

DRPCT, a distance of 344.19 to a 2" metal post (fnd);

Thence N 00°01'38" E, by the West line of land of said Jeffrey & Christa Hartzell, a distance of 180.19' to a 2" metal post (fnd) in the SE line of Old Springtown Hwy.;

Thence S 50°38'51" W, by the SE line of Old Springtown Hwy, a distance of 39.33' to a 1/2" IP (fnd);

Thence S 00°21'54" E, by the East line of land of Bradley & Tatjane Herle, Vol 2308/ Pg 1034, DRPCT, a distance of 279.46' to a 1/2" IR (fnd);

Thence S 00°16'58" E, by the East line of said Bradley & Tatjane Herle, a distance of 304.14' to a 1/2" IR (fnd);

Thence S 00°04'59" E, by the East line of said Bradley & Tatjane Herle, a distance of 375.41' to a 1/2" IR (fnd);

Thence S 00°17'47" E, by the East line of said Bradley & Tatjane Herle, a distance of 360.94' to a 1/2" IR (fnd);

Thence S 00°16'40" E, by the East line of Friendship Baptist Church, Vol 2542/ Pg 226, DRPCT, a distance of 269.09' to a 1/2" IR (fnd);

Thence S 2°23'43" W, by the East line of said Friendship Baptist Church a distance of 447.75' to a 1/2" IR (fnd);

Thence N 90°00'00" E, by the North line of Block F of aforesaid "Katy Ranch at Friendship Springs", a distance of 434.10' to the 1/2" capped IR at the Point of Beginning, said parcel being 774546 Sq Ft or 17.781 Acres.

and designated herein as "Katy Ranch at Friendship Springs, Phase 2, Lots 1 through 6" and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights of ways, and public places shown thereon for the purpose and consideration therein expressed.

[Signature]
Colner Properties, LLC - Ryan Colner
Lien Holder: First National Bank of Weatherford
Lin Beardson
Date: 4-19-19

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Ryan Colner, Owner of the above described property, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 19th day of April, 2019.

Notary Public in and for the State of Texas
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Lin Beardson, Lien Holder, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 19th day of April, 2019.

Notary Public in and for the State of Texas
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, This 19th Day of April, 2019.

Pat Deann, County Judge
[Signature]
George Conley, Commissioner, Precinct 1
[Signature]
Craig Plabock, Commissioner, Precinct 2
[Signature]
Larry Wagner, Commissioner, Precinct 3
[Signature]
Steve Drigan, Commissioner, Precinct 4
[Signature]

STATE OF TEXAS
COUNTY OF PARKER

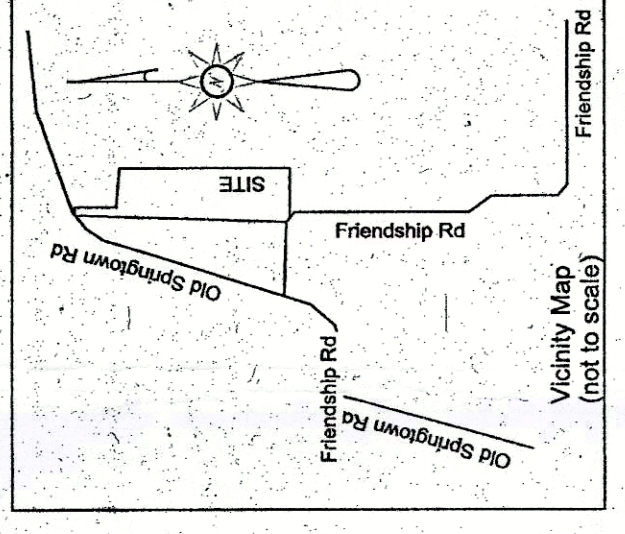
CERTIFICATE OF SURVEYOR
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

[Signature]
Richard DeFalco RPLS #6014
Date: 04/17/2019

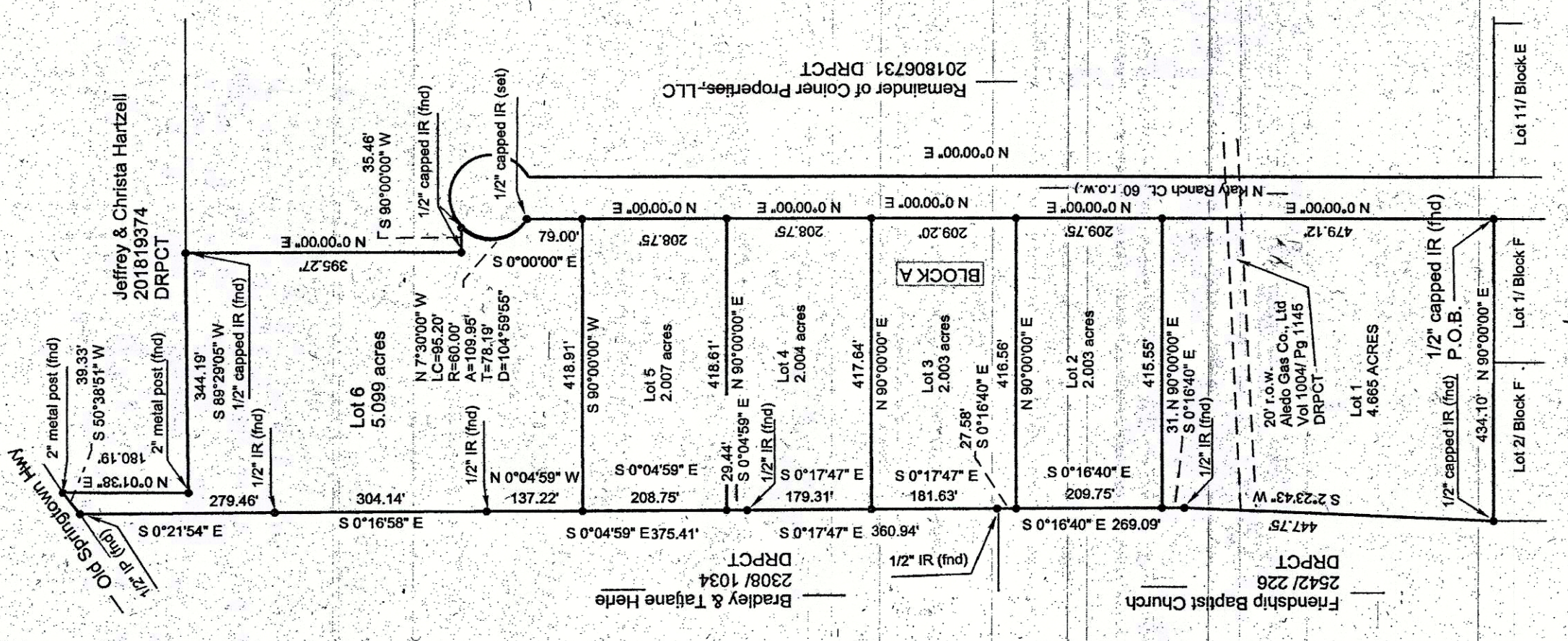


According to the FIRM map #48367C0300E, dated 09/26/2008, this property is not located in a special flood hazard area. It is located in zone "X".

E-279



Vicinity Map
(not to scale)



Total Acreage = 17.781 acres
Lots are Residential
Lot 1 = 4.665 acres
Lot 2 = 2.003 acres
Lot 3 = 2.003 acres
Lot 4 = 2.004 acres
Lot 5 = 2.007 acres
Lot 6 = 5.099 acres
Road length = 1395'

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 or grades of the alterations or the surface or any portion of the existing streets and alleys, or natural contours, to conform to the grades established in this subdivision.

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.

1395' of new road established by this subdivision.

Water service by private well.

Wastewater service by private 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 groundwater availability.

ACCT. NO.: 14059
SCH. DIST.: NWE
CITY: _____
MAP NO.: F-1D

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
Lula Deable

201909412
04/22/2019 11:36 AM
Lula Deable
County Clerk
Parker County, Texas
PLAT

FINAL PLAT

17.781 ACRES

Katy Ranch at Friendship Springs,
Phase 2, Block A, Lots 1 through 6, being
17.781 acres in the Nancy Rose Survey,
Abstract 1116, Parker County, Texas.

PROPERTY OWNER:
Colner Properties, LLC.
Ryan Colner
P.O. Box 1927
Weatherford, TX. 76086
817-683-0524

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX 76054
817-428-0155
Date: 03/30/2019

Recorded in Cabinet _____, Page _____