

18552

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.

LINEAR FEET OF ROADS: NO NEW ROADS

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.

*Larry Walden*  
Signature of Owner

OWNERS/DEVELOPERS:  
Larry Walden, General Partner and Individual  
2774 Old Millsap Road  
Weatherford, TX 76088  
817-613-7896

DAN L. WATKINS  
VOLUME 1768, PAGE 216

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.

LIENHOLDERS  
*[Signature]*

Signature of Lien holder  
This the 19 day of June, 2014.  
*[Signature]*  
Notary Public, State of Texas



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*[Signature]*  
201412078  
05/23/2014 12:52 PM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

STATE OF TEXAS )  
COUNTY OF PARKER )  
201412078 PLAT Total Pages: 1

WHEREAS, L & C WALDEN INVESTMENTS, LTD. (Tract 1 and Tract 2, Doc# 2014-03198), acting by and through its duly authorized agent, being the sole owner of 16.69 Acres situated in and being a portion of the J. W. KANATZER SURVEY, ABSTRACT No. 794, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the northwest corner of said Tract 1, said iron being called by deed to be East, 1478.66 feet from the northwest corner of said J. W. Kanatzer Survey;  
THENCE East, 712.13 feet to an iron rod found;  
THENCE S 00°03'17" E, 386.15 feet to a post;  
THENCE S 09°03'07" E, 84.80 feet to a post;  
THENCE S 86°10'26" E, 124.72 feet to a post;  
THENCE S 01°22'08" W, 144.92 feet to a post;  
THENCE N 88°38'07" E, 343.65 feet to an iron rod found in the west line of McCarthy Drive;  
THENCE South with the west line of said McCarthy Drive, 161.30 feet to an iron rod found in the north line of Old Millsap Road, as it exist;  
THENCE S 89°24'00" W, with the north line of said Old Millsap Road, 555.47 feet to an iron rod found;  
THENCE S 72°25'40" W, continuing with the north line of said Old Millsap Road, 634.55 feet to an iron rod found;  
THENCE North, 1010.11 feet to the POINT OF BEGINNING and containing 16.69 acres (727,247 square feet) of land.

AND, LARRY DON WALDEN (individually - 2014-10931), being the sole owner of 10.0 Acres situated in and being a portion of the J. W. KANATZER SURVEY, ABSTRACT No. 794, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the northeast corner of said 10.0 Acre Tract, in the south line of Old Millsap Road, as it exist, said iron being called by deed to be East, 2888.18 feet and South, 872.20 feet from the northwest corner of said J. W. Kanatzer Survey;  
THENCE S 01°11'19" E, 606.70 feet to an iron rod set;  
THENCE West, 721.76 feet to an iron rod set;  
THENCE N 02°30'07" W, 556.20 feet to an iron rod set in the south line of said Old Millsap Road;  
THENCE with the south line of said Old Millsap Road the following courses and distances:  
N 72°25'40" E, 144.63 feet to a point;  
N 89°17'32" E, 167.06 feet to a post;  
N 88°26'31" E, 428.57 feet to the POINT OF BEGINNING and containing 10.0 acres (436,800 square feet) of land.

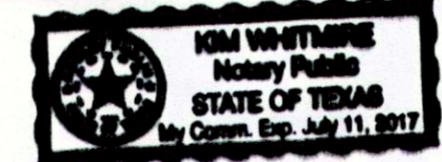
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, L & C WALDEN INVESTMENTS, LTD., acting by and through its duly authorized agent, and LARRY DON WALDEN (individually) does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, BLOCK 1 AND LOT 1 AND LOT 2, BLOCK 2, TWIN CEDARS ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, Being 16.69 Acres and 10.0 Acres situated in and being a portion of the J. W. KANATZER SURVEY, ABSTRACT No. 794, 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 19 day of June, 2014.

*[Signature]* *[Signature]*  
Larry Don Walden, General Partner Larry Don Walden, Individual

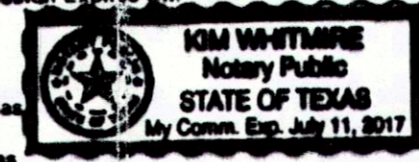
STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared LARRY DON WALDEN, GENERAL PARTNER, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of June, 2014  
*[Signature]*  
Notary Public in and for the State of Texas  
My Commission Expires On: July 11, 2017



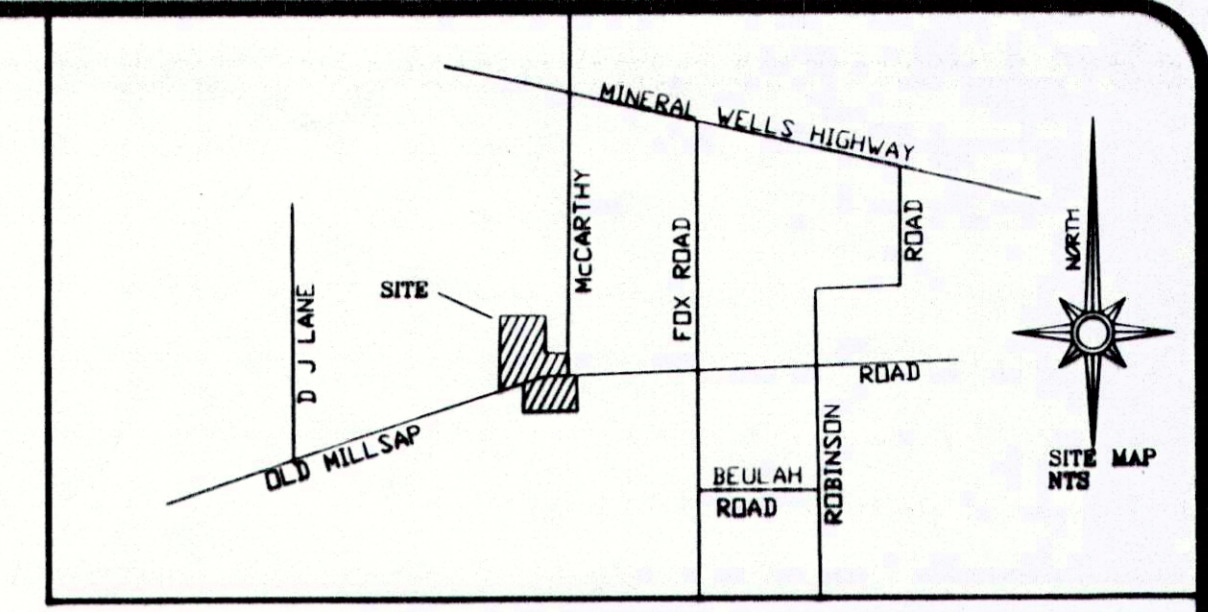
STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared LARRY DON WALDEN, INDIVIDUAL, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of June, 2014  
*[Signature]*  
Notary Public in and for the State of Texas  
My Commission Expires On: July 11, 2017



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."

Cabine/Instrument# D Slide 343



THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County, Texas, this 19 day of June, 2014.

*[Signature]*  
Mark Riley, County Judge  
*[Signature]*  
George Conley, Commissioner Precinct #1  
*[Signature]*  
Craig Peacock, Commissioner Precinct #2  
*[Signature]*  
Larry Walden, Commissioner Precinct #3  
*[Signature]*  
Dusty Renko, Commissioner Precinct #4

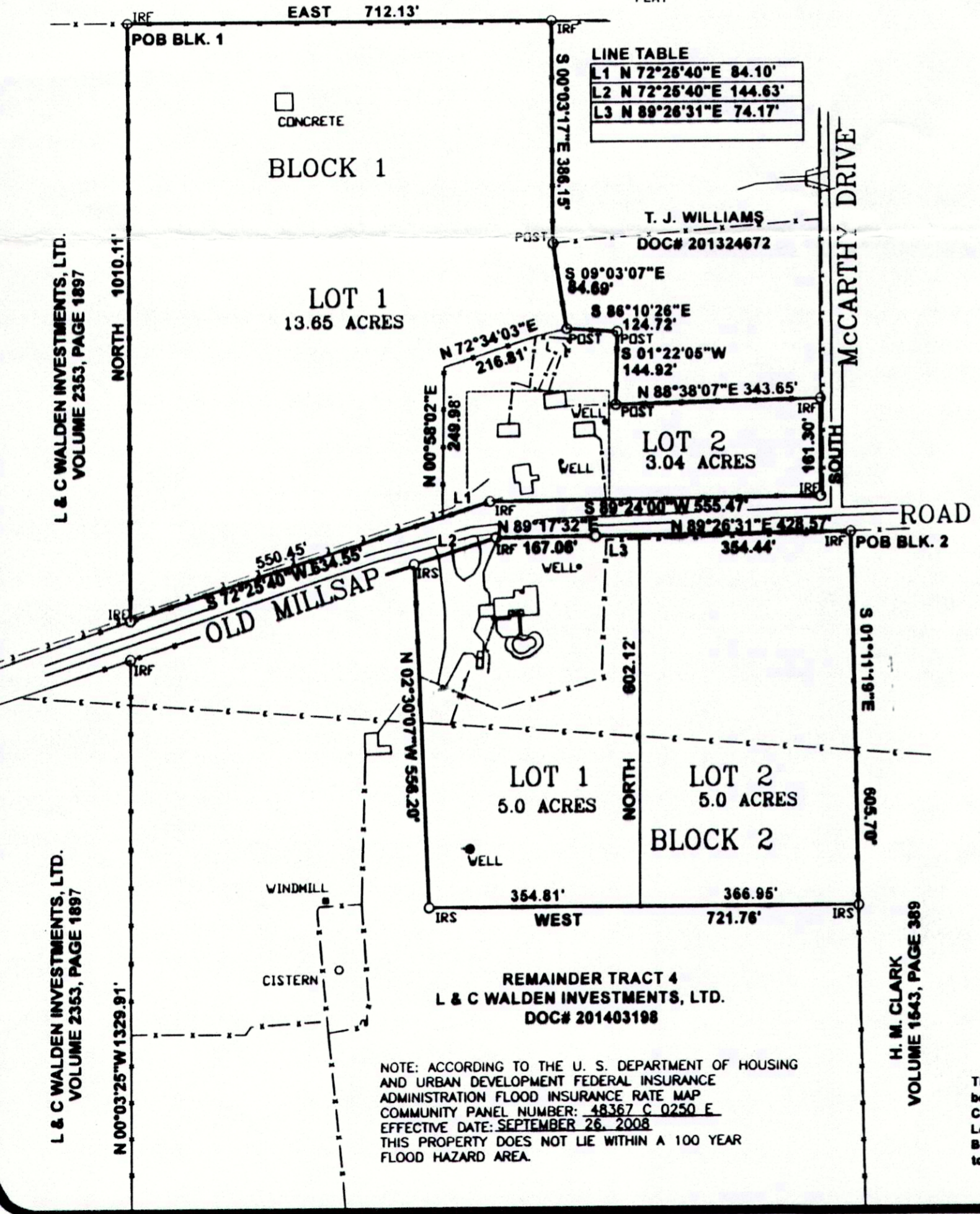
THE STATE OF TEXAS )  
COUNTY OF PARKER )

I, \_\_\_\_\_, 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, Parker County, Texas.

ACCT. NO.: 18552  
SCH. DIST.: MI  
CITY: NONE  
MAP NO.: E-14

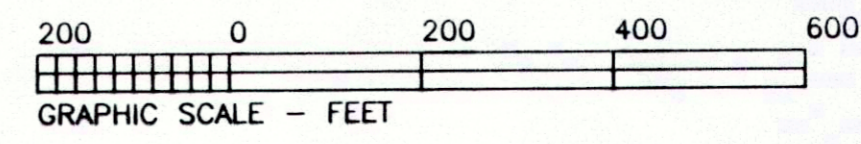
THE STATE OF TEXAS )  
COUNTY OF PARKER )

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.  
*[Signature]*  
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
JUNE, 2014



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0250 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

LOT 1 AND LOT 2, BLOCK 1  
LOT 1 AND LOT 2, BLOCK 2  
TWIN CEDARS ESTATES  
AN ADDITION TO PARKER COUNTY, TEXAS  
Being 16.69 Acres and 10.0 Acres situated in and being a portion of the J. W. KANATZER SURVEY, ABSTRACT No. 794, Parker County, Texas



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