

State of Texas
County of Parker

Whereas Kathryn and Wayne Cornelius, being the sole owners of a 5.000 acre tract of land out of the J. Snyder Survey, Abstract No. 1169, Parker County, Texas, being a portion of that certain Tract 'D' conveyed to Cornelius as described in Volume 1022, Page 372, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEING a 5.000 acres tract of land out of the J. SNYDER SURVEY, ABSTRACT No. 1169, Parker County, Texas; being a portion of that certain Tract 'D' conveyed to Cornelius in Volume 1022, Page 372, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows:

BEGINNING at a set 1/2" capped iron rod stamped "TEXAS SURVEYING" in the north line of a certain tract of land conveyed to DUONG in Clerk's File No. 202307482, R.P.R.P.C.T., for the easterly and beginning corner of this tract; WHENCE a found 4" wood fence post at the northeast corner of said DUONG tract bears N 89°36'34" W, 933.31 feet;

THENCE S 89°36'34" W, 376.25 feet, to a cross-tie fence post at the northwest corner of said DUONG tract and at a corner of said Tract 'D', for a corner of this tract;

THENCE N 89°50'27" W, 343.75 feet, to a set 1/2" capped iron rod stamped "TEXAS SURVEYING" at the north intersection of East Lake Drive and Farm-to-Market Highway 730, and at the westerly corner of said Tract 'D', for the westerly corner of this tract;

THENCE with the east right-of-way of said FM 730, and along the arc of a curve to the right, having a radius of 1859.86 feet, an arc length of 339.42 feet, and whose chord bears N 34°36'45" E, 338.95 feet, to a found 5/8" iron rod at a corner of said Tract 'D', for a corner of this tract;

THENCE continuing with said right-of-way, N 39°50'30" E, 395.28 feet, to set 1/2" capped iron rod stamped "TEXAS SURVEYING" in the west line of said Tract 'D' for the northerly corner of this tract; WHENCE a found 5/8" iron rod at a corner of said Tract 'D' bears N 39°50'30" E, 502.37 feet;

THENCE S 25°16'17" E, 642.33 feet, severing said Tract 'D', to the POINT OF BEGINNING, and containing 5.000 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherford@txs-e.com · 817-594-0400
Project ID: W2503064-P
Field Date: May 29, 2025
Revised Date: June 2, 2025



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. 6000502500018 the following easements and/or restrictions were reviewed for this survey:

The following Easement(s) and/or Document(s) do(es) not affect this tract: Vol. 1394, Pg. 258; Vol. 2685, Pg. 652; Vol. 2688, Pg. 1793; & Vol. 2711, Pg. 57, R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

2) Currently this tract appears to be located within the following area(s):

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Special Flood Hazard Area, Zone "AE" - Area determined to be within the 1% annual chance (100-year) Special Flood Hazard Area - With Base Flood Elevation (BFE)

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

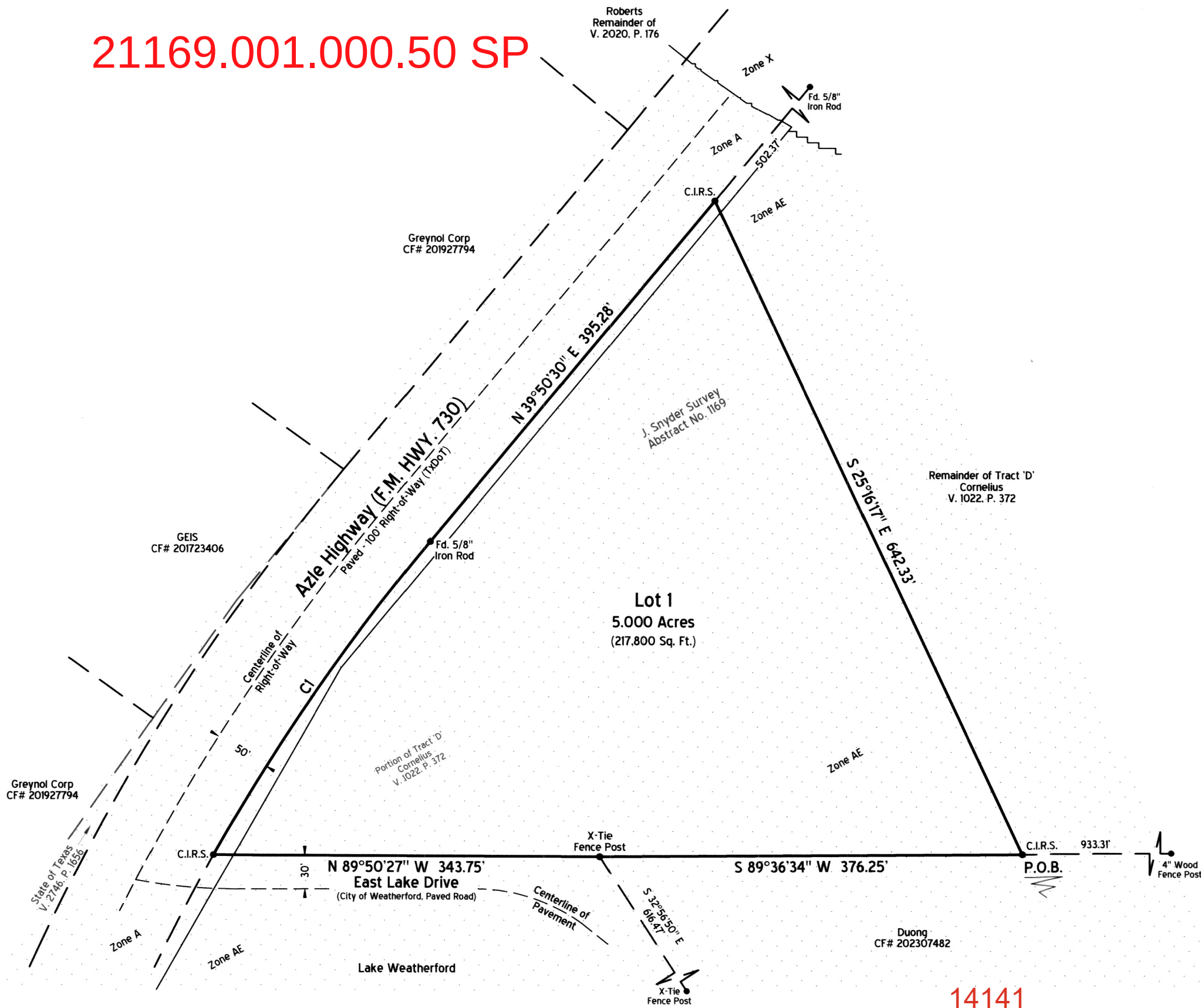
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"

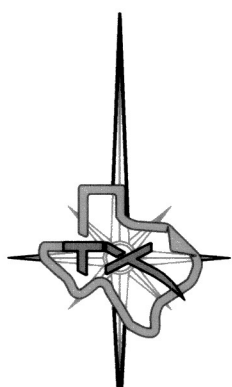
CURVE	RADIUS	ARC	CHORD BRG	CHORD
CI	1859.86'	339.42'	N 34°36'45" E	338.95'



21169.001.000.50 SP

14141
WE

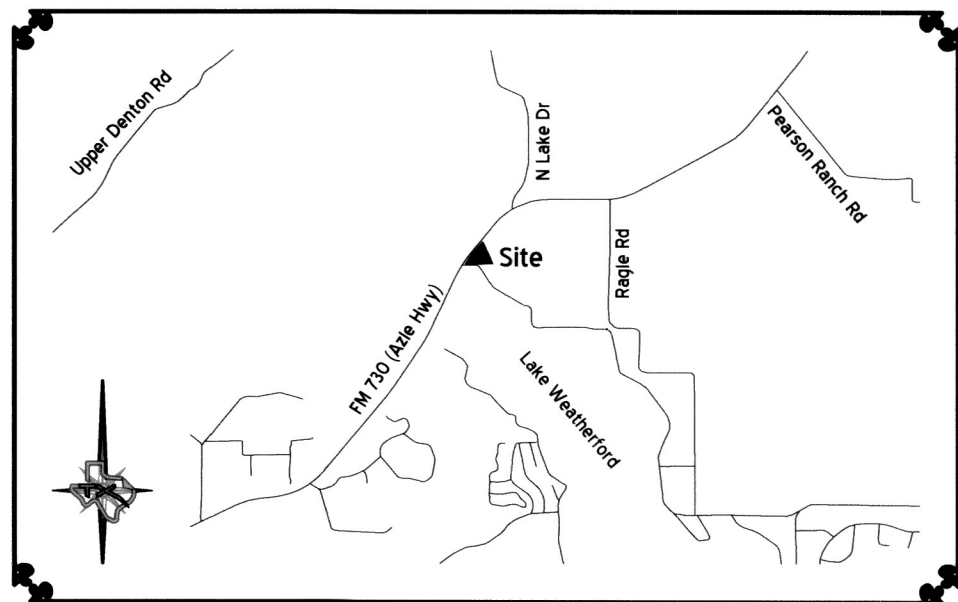
J-13
NWE



Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Owner(s):
Kathryn & Wayne Cornelius
4065 FM 730
Weatherford, TX 76085

1" = 100'



Vicinity Map (1" = 5,000')

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202515300
06/10/2025 10:12 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 124

202515300 PLAT Total Pages: 1



Sheet 1 of 1
Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Kathryn Cornelius and Wayne Cornelius, do(es) hereby adopt this plat designating the herein above described property as Lot 1 Krause Crossing, an addition to the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford and Parker County, Texas.

This property lies within the Extraterritorial Jurisdiction of the City of Weatherford and was deferred to Parker County for platting on May 1, 2025.

Witness, my hand, this the 2nd day of June, 2025.

Kathryn Cornelius Wayne Cornelius
Kathryn Cornelius (Owner) Wayne Cornelius (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared

Kathryn Cornelius known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 2nd day of June, 2025.

Kellie Surber
Notary Public in and for the State of Texas



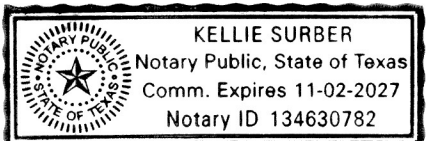
State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared

Wayne Cornelius known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 2nd day of June, 2025.

Kellie Surber
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 9th day of June, 2025.

County Judge

Shane D. Conley
Commissioner Precinct #1
John Walden
Commissioner Precinct #3

David Holt
Commissioner Precinct #2
Dylan
Commissioner Precinct #4

Parker County Notes:

- Special notice: selling a portion of this addition by metes and bounds is a violation of city and county ordinance, and is subject to fines.
- At time of plat, this tract lies within the Extraterritorial Jurisdiction of the City of Weatherford. This plat was deferred to Parker County for review on May 1, 2025.
- Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- Water is to be provided by private water well.
- 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 availability.
- At time of plat, Farm-to-Market Highway No. 730 (Azle Highway) is a TxDOT maintained right-of-way, and has a posted speed limit of 60 miles per hour. Upon review of site, TxDOT may determine that number of culverts, size of culvert and/or type of culvert vary from the culvert data listed in the table below.
- Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on May 27, 2025.

Lot #	Culvert
1	18" C.M.P.

Final Plat
Lot 1
Krause Crossing

an addition to the Extraterritorial Jurisdiction of
the City of Weatherford, Parker County, Texas

Being a 5.000 acre tract of land out of the J. Snyder Survey,
Abstract No. 1169, Parker County, Texas

June 2025

TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD · MINERAL WELLS · ALEDO
SURVEYING FIRM NO. 10100000 · ENGINEERING FIRM NO. F-17586