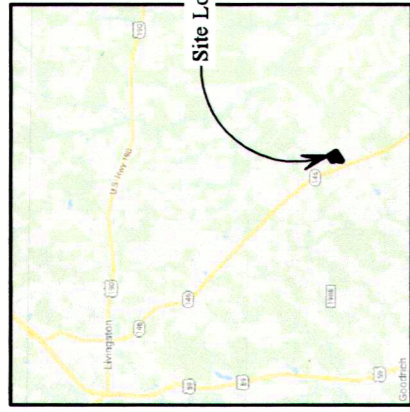


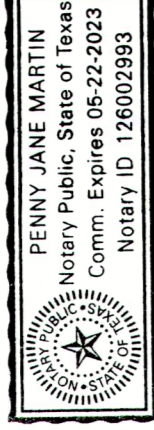
Wildflower Meadow Estates, Section 1, Block 1

A SUBDIVISION OF TWO (2) TRACTS OF LAND TOTALING 30.8737 ACRES, SITUATED IN THE AGUSTIN VIESCA SURVEY, A-77, POLK COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 15.427 ACRE TRACT DESCRIBED AS "TRACT ONE" AND ALL OF THAT CERTAIN CALLED 15.427 ACRE TRACT DESCRIBED AS "TRACT TWO", BOTH IN VOLUME 2334, PAGE 928 IN THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

Michael M. Hatton, Et. Ux.
Called 25.807 Acres
Vol. 1080, Pg. 463
O.P.R.P.C.



Notary Public in and for
The State of Texas



Ana Johnson & Wayne Landry
Called 9.992 Acres
Vol. 2831, Pg. 464
O.P.R.P.C.

No structure in this subdivision shall be occupied until connected to either an individual water well, the location of which has been approved by the Polk County Permit Office, a TPO approved public water supply system (described below), or other domestic water supply subject to approval by the Polk County Commissioners Court.

Permit Office
Katie Oliver
8-24-21
Date

Name of Public Water Supply System _____ Date _____
Signature & Title of Authorized Agent _____

Other Proposed Domestic Water Supply (Please specify): _____

According to FEMA FIRM Panel 48373C0500C, effective date of Sept. 03, 2010, this subdivision lies with in an "Unshaded Zone X" and is determined to be outside the 0.2% annual chance floodplain.

This property is not located within the municipal limits or ETJ boundaries of any community.

Electrical services are to be provided by Sam Houston Electrical Coop.

Water services are to be provided by Providence Water Supply.

There are no providers in the area for gas or sewer services.

There are no wells located within this subdivision.

No more than (1) single family detached dwelling shall be located on each lot.

LINE	BEARING	DISTANCE
L1	N 37°29'45" W	133.83'
L2	N 04°47'43" E	74.11'
L3	N 11°19'10" W	94.80'
L4	S 24°32'12" E	55.82'

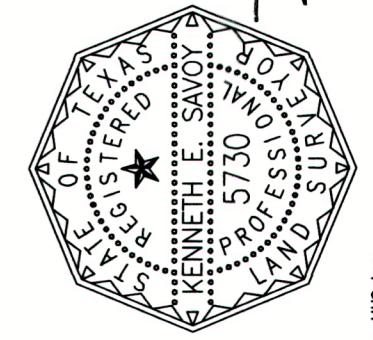
- LEGEND**
- Fence Line ——— X ———
 - Overhead Powerline ——— E ———
 - Building Line ——— ———
 - Utility Easement ——— ———
 - Found 5/8" Iron Rod (Unless Noted) ●
 - Set 5/8" Iron Rod with Cap Marked "Washburn" (Unless Noted) ●

THE STATE OF TEXAS §
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Polk County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Dated this, the 11th day of August, 2021.

Kenneth E. Savoy
KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730
My Active Job# 3-21 MARCH 21 030056 JENNER@washburn.com 16 Topo MFC.dwg



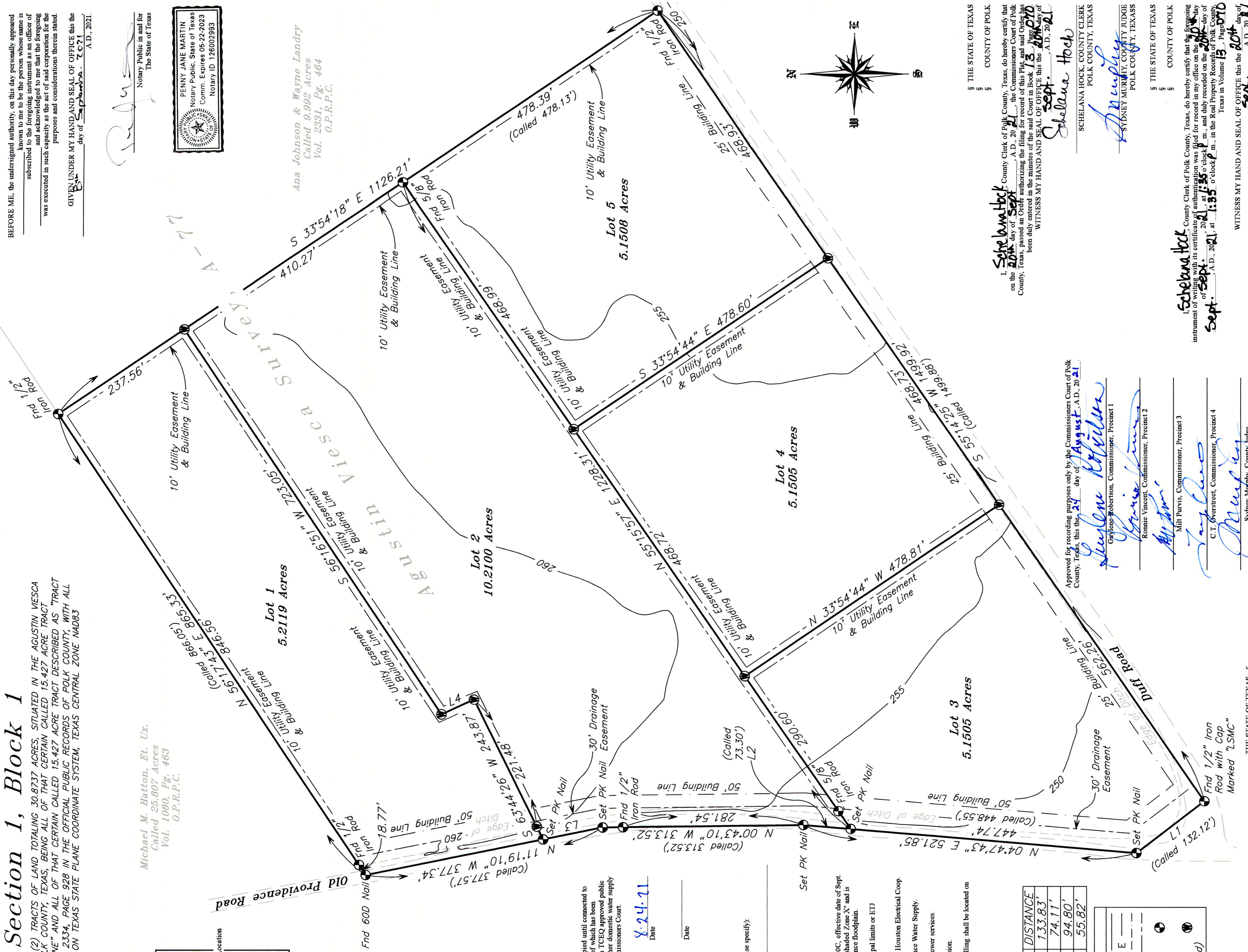
THE STATE OF TEXAS §
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS, that GFK Properties, LLC and KCI Properties, LLC, both corporation organized and existing under the laws of the State of Texas, with its home address at 9525 Katy Fwy, Suite 434 Houston, TX 77024 and owner/subdivider/developer of 30.8737 acres of land out of the Agustín Viesca Survey, A-77 in Polk County, Texas, as conveyed to it by deed dated April 29, 2021 and recorded in Volume 2334, Page 928, Official Public Records of Polk County, DOES HEREBY SUBDIVIDE 30.8737 acres of land out of said Survey, to be known as the Wildflower Meadow Estates, Section One (1) Subdivision, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public (or "owner/subdivider/developer" of the property shown hereon) "for private streets) the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said _____ has caused these presents to be executed by its _____, hereunto duly authorized, this _____ day of _____, A.D., 2021.

(Name, Title) ATTEST: _____ (Name, Title)

274C



§ THE STATE OF TEXAS
§ COUNTY OF POLK

I, *Schellana Hock*, County Clerk of Polk County, Texas, do hereby certify that on the _____ day of Sept, A.D., 2021, the Commissioners Court of Polk County, Texas, passed an Order authorizing the filing for record of this Plat, and said Order has been duly entered in the minutes of the said Court in Book 13, Page 270.
WITNESS MY HAND AND SEAL OF OFFICE this the 20th day of Sept, A.D., 2021.

Schellana Hock
SHELLENA HOCK, COUNTY CLERK
POLK COUNTY, TEXAS

Stanley Murphy
STANLEY MURPHY, COUNTY JUDGE
POLK COUNTY, TEXAS

§ THE STATE OF TEXAS
§ COUNTY OF POLK

I, *Schellana Hock*, County Clerk of Polk County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of Sept, A.D., 2021, at 1:55 o'clock P.M., and duly recorded on the _____ day of Sept, A.D., 2021, at 1:55 o'clock P.M., in the Real Property Records of Polk County, Texas in Volume 13, Page 270.

WITNESS MY HAND AND SEAL OF OFFICE this the 20th day of Sept, A.D., 2021.

Schellana Hock
SHELLENA HOCK
COUNTY CLERK
POLK COUNTY, TEXAS

Stanley Murphy
STANLEY MURPHY, COUNTY JUDGE
POLK COUNTY, TEXAS

OWNER:
GFK Properties, LLC &
KCI Properties, LLC
9525 Katy Fwy, Suite 434
Houston, TX 77024

DEVELOPER:
Keith Jaehne
9525 Katy Fwy, Suite 434
Houston, TX 77024

WASHBURN COMPANY
LAND SURVEYORS
Residential, Commercial, Construction,
Industrial, Alta Surveys, Flood Certificates
P.O. Box 460
Cleveland, Texas 77328
August 11, 2021
Book: 362
Page: 75
awashburnsurvey@gmail.com