



VICINITY MAP
N.T.S.

CURVE	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD
C1	150°00'00"	60.00'	157.08'	N14°44'11"E	115.91'
C2	150°00'00"	60.00'	157.08'	N15°15'49"W	115.91'
C3	12°35'27"	80.00'	17.58'	N06°01'54"E	17.54'
C4	12°35'27"	80.00'	10.99'	N06°01'54"E	10.97'
C5	12°35'27"	20.00'	4.40'	N06°01'54"E	4.39'
C6	53°58'06"	60.00'	56.52'	N20°41'19"W	54.45'
C7	66°42'46"	60.00'	69.86'	N39°39'07"E	65.98'
C8	81°18'34"	60.00'	85.15'	N66°20'13"W	78.18'
C9	98°00'33"	60.00'	102.64'	N23°19'21"E	90.57'
C10	12°32'33"	1000.00'	218.91'	N83°56'59"W	218.47'
C11	10°58'14"	1000.00'	191.47'	N71°11'55"W	191.18'
C12	9°18'08"	1030.00'	167.21'	N71°12'11"W	167.03'
C13	10°52'25"	1030.00'	195.47'	N84°46'43"W	195.18'
C14	10°46'13"	970.00'	182.34'	N84°49'49"W	182.07'
C15	150°00'00"	60.00'	157.08'	N15°15'49"W	115.91'
C16	150°00'00"	60.00'	157.08'	N14°44'11"E	115.91'
C17	9°11'54"	970.00'	155.72'	N71°18'05"W	155.56'
C18	49°24'48"	100.00'	86.24'	N41°59'44"W	83.59'
C19	49°24'46"	70.00'	60.37'	N41°59'45"W	58.52'
C20	45°47'00"	130.55'	104.32'	N39°20'00"W	103.57'
C21	60°00'00"	60.00'	62.83'	N12°42'40"E	60.00'
C22	90°00'00"	60.00'	94.25'	N62°17'20"W	84.85'
C23	88°02'56"	60.00'	92.20'	N28°41'12"E	83.40'
C24	61°57'04"	60.00'	64.88'	N46°18'48"W	61.76'
C25	119°03'42"	60.00'	124.68'	N71°51'30"E	103.43'
C26	150°56'17"	60.00'	158.06'	N26°31'29"E	116.16'

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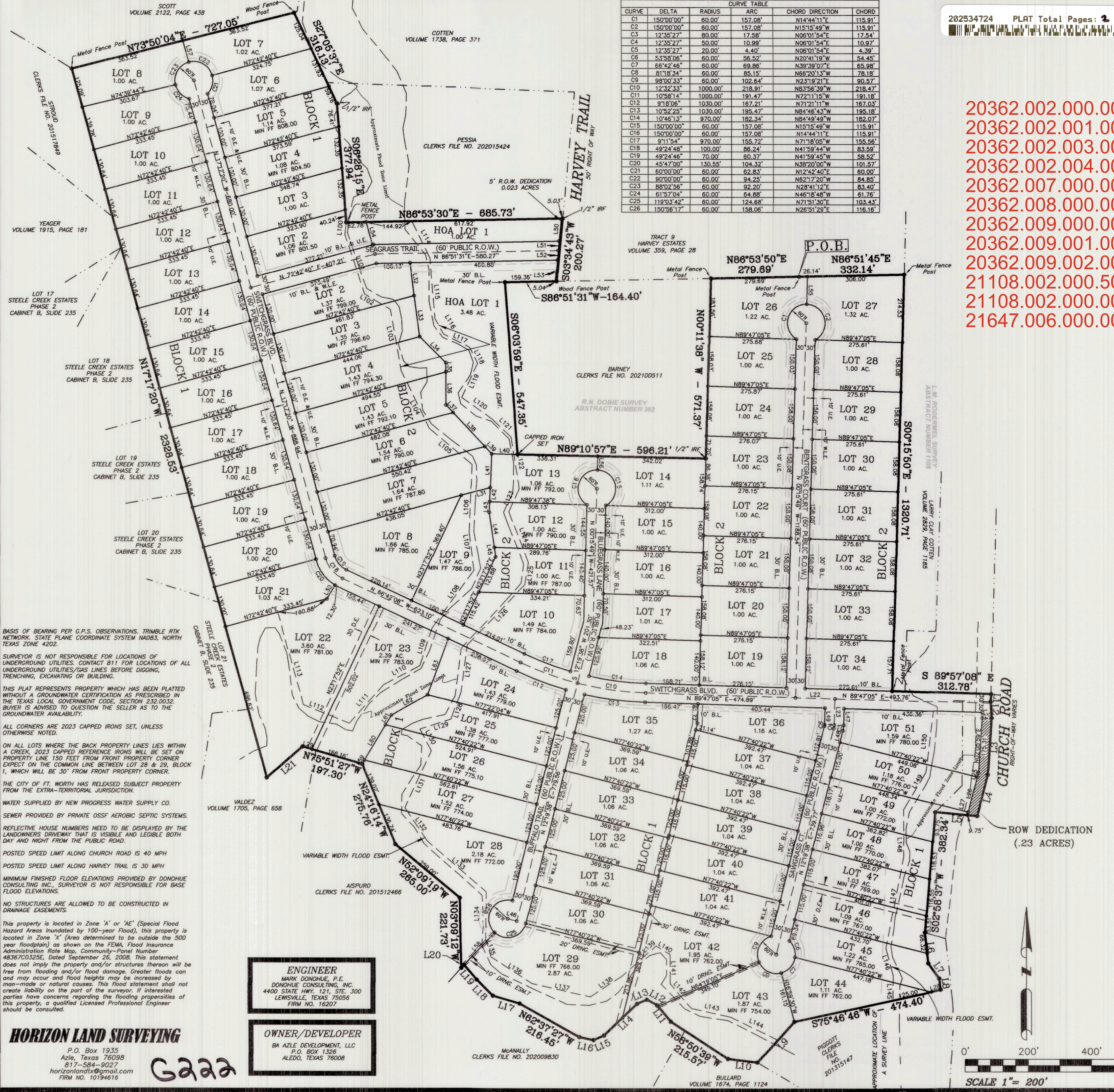
LINE	DIST.	BEARING
L1	25.00'	N00°17'10"W
L2	51.64'	N05°27'49"W
L3	180.07'	N02°05'59"E
L4	135.02'	N12°41'58"E
L5	132.34'	N86°39'17"W
L6	97.35'	N07°58'01"W
L7	59.84'	N36°23'40"W
L8	36.41'	N10°40'54"W
L9	174.56'	N40°18'09"E
L10	93.77'	N85°05'37"W
L11	75.74'	N38°04'42"W
L12	35.88'	N63°07'32"W
L13	34.11'	N65°08'21"E
L14	146.07'	N44°29'06"E
L15	36.37'	N64°40'18"E
L16	45.93'	N79°57'52"W
L17	87.98'	N75°51'19"W
L18	72.38'	N47°28'11"W
L19	61.13'	N42°46'57"W
L20	12.60'	N39°58'08"E
L21	149.41'	N46°49'05"E
L22	125.00'	N89°47'05"E
L23	83.13'	N00°15'49"W
L24	18.29'	N05°27'49"W
L25	12.43'	N12°41'58"E
L26	115.00'	N12°41'58"E
L27	9.75'	N12°41'58"E
L28	28.87'	N75°48'48"E
L29	31.14'	N75°51'27"W
L30	50.89'	N28°43'13"E
L31	94.56'	N72°42'40"E
L32	105.08'	N09°18'58"W
L33	131.21'	N09°30'18"W
L34	117.23'	N47°08'26"W
L35	29.39'	N01°45'49"W
L36	104.38'	N01°45'49"W
L37	33.25'	N45°01'10"W
L38	146.87'	N45°01'10"W
L39	31.70'	N45°01'10"W
L40	82.12'	N89°10°57"E
L41	107.01'	N00°25'41"E
L42	44.61'	N00°25'41"E
L43	34.23'	N00°25'41"E
L44	111.98'	N09°54'58"W
L45	30.24'	N09°54'58"W
L46	30.00'	N77°40'22"W
L47	53.10'	N00°15'49"W
L48	38.34'	N12°19'38"E
L49	53.15'	N00°15'49"W
L50	72.05'	N03°34'43"E
L51	30.21'	N03°34'43"E
L52	30.21'	N03°34'43"E
L53	67.81'	N03°34'43"E
L54	75.10'	N17°17'20"W
L55	86.99'	N00°15'49"W
L56	43.21'	N00°15'49"W
L57	70.34'	N17°17'20"W
L58	141.68'	N41°23'21"E
L59	13.99'	N29°06'32"E
L60	130.56'	N29°06'32"E
L61	35.63'	N29°06'32"E
L62	134.26'	N58°25'03"E
L63	187.41'	N17°42'32"E

LINE	BEARING	DISTANCE
L100	S 05°06'09" W	39.02'
L101	S 20°20'38" E	198.81'
L102	S 61°04'16" E	94.60'
L103	S 11°59'28" E	197.56'
L104	S 27°53'36" E	203.97'
L105	S 51°43'23" E	176.51'
L106	S 00°39'16" W	216.22'
L107	S 09°19'31" E	119.88'
L108	S 34°05'22" W	222.66'
L109	S 16°01'17" W	128.96'
L110	S 60°14'01" W	131.13'
L111	S 39°21'33" W	162.73'
L112	N 70°13'42" W	157.31'
L113	N 17°17'33" W	304.93'
L114	S 27°45'49" E	130.48'
L115	S 06°40'09" E	193.03'
L116	S 30°48'38" E	55.41'
L117	S 65°17'54" E	93.13'
L118	S 28°18'03" E	55.86'
L119	S 22°46'25" W	120.31'
L120	S 56°49'35" E	118.33'
L121	S 48°19'57" E	81.29'
L122	S 11°03'11" E	166.80'
L123	S 22°36'50" W	80.25'
L124	S 23°09'33" E	172.31'
L125	S 07°36'12" W	70.67'
L126	S 41°23'48" W	264.94'
L127	S 05°51'24" W	151.30'
L128	S 18°27'17" W	91.63'
L129	S 70°18'25" W	102.31'
L130	S 29°15'52" E	77.41'
L131	S 22°59'35" W	199.30'
L132	S 35°53'19" E	55.41'
L133	S 51°08'50" E	245.99'
L134	S 01°24'45" E	150.49'
L135	S 18°26'52" E	57.48'
L136	S 59°13'52" E	155.95'
L137	S 79°12'21" E	188.75'
L138	S 54°23'58" E	120.97'
L139	N 46°49'55" E	143.34'
L140	S 59°51'52" E	51.62'
L141	S 01°57'00" E	91.40'
L142	S 42°39'16" E	104.50'
L143	S 79°44'38" E	124.88'
L144	S 66°04'14" E	167.88'
L145	N 01°57'00" W	78.49'
L146	N 17°16'44" W	89.23'
L147	N 09°14'36" E	295.88'
L148	N 02°20'33" W	149.57'
L149	N 29°10'32" E	136.91'
L150	N 05°16'53" E	196.84'

11452
AZ
M-10

ROAD LENGTHS
SWITCHGRASS BLVD.=3782 FEET
SAWGRASS COURT=833 FEET
BENTGRASS COURT=1187 FEET
BUFFALO TRAIL=779 FEET
BLUEGRASS LANE=623 FEET
SEAGRASS TRAIL=993 FEET

Final Plat Showing
Lots 1-51, Block 1 & Lots 1-34, Block 2,
(83 Single Family Lots, 2 Hoa Lots)
COTTON CREEK ESTATES,
an addition to Parker County, Texas.
and being 118.22 acres of land situated in the
R.N. DOBIE SURVEY, Abstract No. 362 and the
L.M. RODERMEL SURVEY, Abstract No. 1108,
Parker County, Texas.



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.

ON ALL LOTS WHERE THE BACK PROPERTY LINES LIES WITHIN A CREEK, 2023 CAPPED REFERENCE IRONS WILL BE SET ON PROPERTY LINE 150 FEET FROM FRONT PROPERTY CORNER. EXPECT ON THE COMMON LINE BETWEEN LOT 28 & 29, BLOCK 1, WHICH WILL BE 30' FROM FRONT PROPERTY CORNER.

THE CITY OF FT. WORTH HAS RELEASED SUBJECT PROPERTY FROM THE EXTRA-TERRITORIAL JURISDICTION.

WATER SUPPLIED BY NEW PROGRESS WATER SUPPLY CO.
SEWER PROVIDED BY PRIVATE OSSF AEROBIC SEPTIC SYSTEMS.

REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.
POSTED SPEED LIMIT ALONG CHURCH ROAD IS 40 MPH
POSTED SPEED LIMIT ALONG HARVEY TRAIL IS 30 MPH

MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED BY DONOHUE CONSULTING INC. SURVEYOR IS NOT RESPONSIBLE FOR BASE FLOOD ELEVATIONS.

NO STRUCTURES ARE ALLOWED TO BE CONSTRUCTED IN DRAINAGE EASEMENTS.

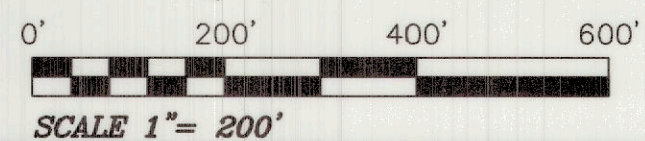
This property is located in Zone 'A' or 'AE' (Special Flood Hazard Areas inundated by 100-year Flood), this property is located in Zone 'X' (Area determined to be outside the 500 year floodplain) as shown on the FEMA Flood Insurance Administration Rate Map, Community-Panel Number 48367C0325E, Dated September 26, 2008. This statement does not imply the property and/or structures thereon will be free from flooding and/or flood damage. Greater floods can and may occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. If interested parties have concerns regarding the flooding properties of this property, a qualified Licensed Professional Engineer should be consulted.

HORIZON LAND SURVEYING
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horizonlandsurveying@gmail.com
FIRM NO. 10194616

ENGINEER
MARK DONOHUE, P.E.
DONOHUE CONSULTING, INC.
4400 STATE HWY. 121, STE. 300
LEWISVILLE, TEXAS 75056
FIRM NO. 16207

OWNER/DEVELOPER
BA AZLE DEVELOPMENT, LLC
P.O. BOX 1326
ALEDO, TEXAS 76008

G222



SCALE 1"= 200'

SHEET 2 OF 2
2024388