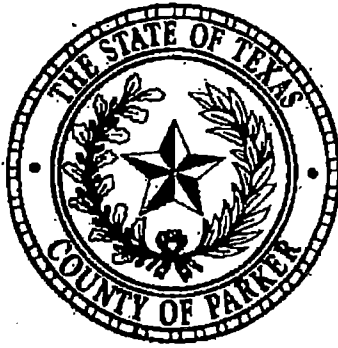




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Cotten Creek Estates

Lots 1-51, Block 1 & Lots 1-34

Description Block 2

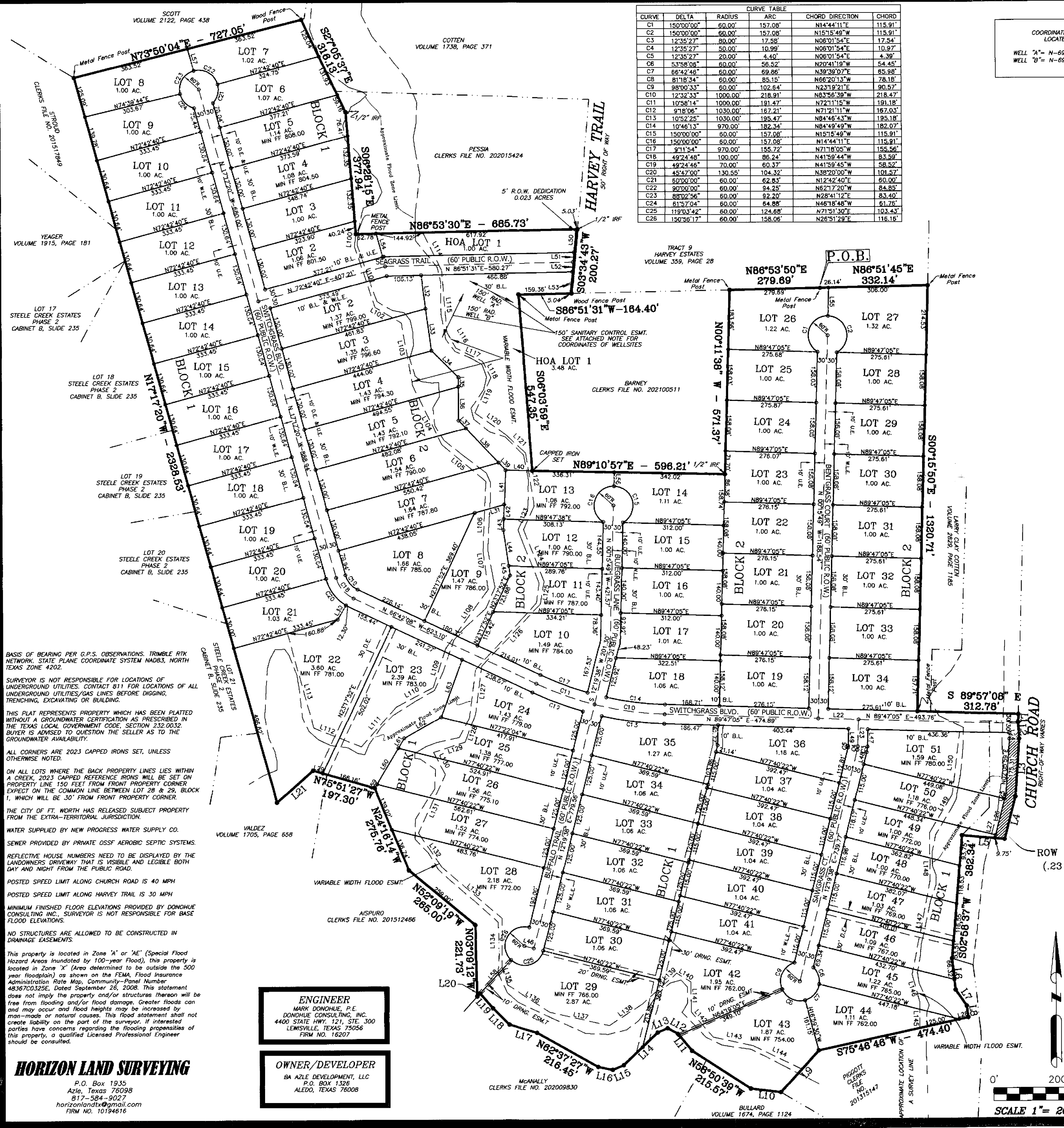
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File Date 4/14/26 Instrument Date 3/23/26

of pages 2

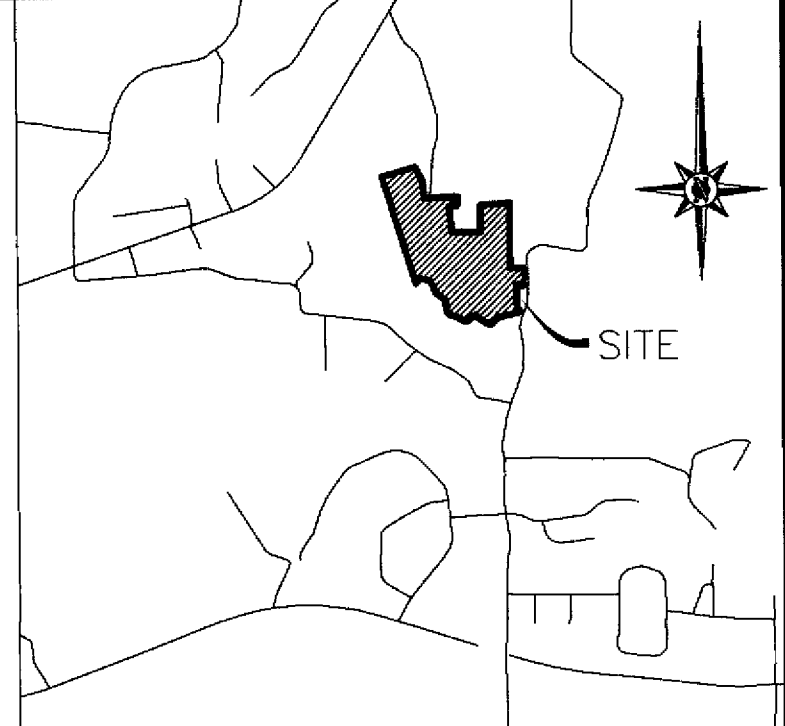
Official Public Record Filed
Recorded on: 04/14/2026 10:43:03 AM
Doc # 202610237
Lila Deakle, County Clerk
Parker County Texas





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°58'08"	60.00'	56.52'	N20°41'19"W	54.45'
C7	66°42'48"	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°01'27"E	90.87'
C10	12°32'33"	1000.00'	218.81'	N83°56'30"W	218.47'
C11	10°58'14"	1000.00'	191.47'	N72°11'15"W	191.18'
C12	9°18'06"	1030.00'	187.21'	N71°21'11"W	187.03'
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	83.89'
C19	49°24'48"	70.00'	60.37'	N41°59'44"W	58.52'
C20	43°47'00"	130.55'	104.32'	N38°20'00"W	101.57'
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'	82.20'	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°51'29"E	116.16'

COORDINATES FOR WATER WELLS
LOCATED ON HOA LOT 1
WELL "A"= N-6993709.05' E-2244269.79'
WELL "B"= N-6993668.51' E-2244251.95'



VICINITY MAP
N.T.S.

FLOOD ESMT. LINE DETAIL

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	189.55'
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 18°01'17" W	128.98'
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°43'49" 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°48'25" W	120.31'
L120	S 58°49'35" E	118.33'
L121	S 48°19'37" E	81.29'
L122	N 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	70.87'
L126	N 01°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 29°15'52" E	199.30'
L132	S 35°53'19" E	127.02'
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°39'18" 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	225.88'
L148	N 02°30'33" W	149.57'
L149	N 29°10'32" E	136.91'
L150	N 05°16'53" E	196.84'

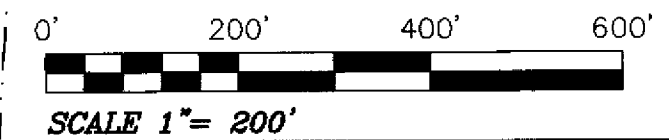
LINE	DIST.	BEARING
L1	25.00'	N00°17'10"W
L2	51.64'	N05°27'49"W
L3	180.07'	N02°05'59"E
L4	135.02'	N12°41'58"E
L5	132.34'	N86°39'17"W
L6	97.35'	N07°58'01"W
L7	59.84'	N36°23'40"W
L8	36.41'	N10°40'54"W
L9	174.56'	N40°18'09"E
L10	93.77'	N85°05'37"W
L11	75.74'	N38°04'42"W
L12	35.88'	N63°07'32"W
L13	34.11'	N55°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	12.80'	N39°58'06"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°46'46"E
L29	31.14'	N75°51'27"W
L30	50.69'	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°45'48"W
L36	104.38'	N01°45'48"W
L37	33.25'	N45°01'10"W
L38	148.87'	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	111.88'	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'	N03°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°12'20"W
L55	86.99'	N00°15'49"W
L56	43.21'	N00°15'49"W
L57	70.34'	N17°12'20"W
L58	141.68'	N41°23'21"E
L59	13.99'	N29°06'32"E
L60	130.58'	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

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

THE PURPOSE OF THIS AMENDED PLAT
IS TO SHOW SANITARY CONTROL EASEMENTS
ON EXISTING WATER WELLS.

Amended Plat Showing
Lots 1-51, Block 1 & 2, Block 2,
(83 Single Family Lots, 2 HOA Lots)
COTTEN 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.

Gable



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, BA AZLE DEVELOPMENT, LLC., BEING THE OWNERS OF A 118.22 ACRE TRACT OF LAND SITUATED IN THE R.N. DOBIE SURVEY, ABSTRACT NO. 362, AND THE L.M. RODERMEL SURVEY, ABSTRACT NO. 1108 IN PARKER COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO BA AZLE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED UNDER CLERKS FILE NO. 202424928, 202422965, 202423796, 202422965 AND 202422951, REAL RECORDS, PARKER COUNTY, TEXAS (R.R.P.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A METAL FENCE POST AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID CLERKS FILE NO. 202422965 AND THE NORTHWEST CORNER OF SAID CLERKS FILE NO. 202423796, AND BEING IN THE SOUTH LINE OF TRACT 9, HARVEY ESTATES, RECORDED IN CABINET A, SLIDE 106, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID POST BEING BY DEED CALL, SOUTH, 415.58 FEET AND S 87°23'00" W, 281.55 FEET FROM THE NORTHEAST CORNER OF SAID R.N. DOBIE SURVEY;

THENCE N 86°51'45" E, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 202423796, AND WITH THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 332.14 FEET TO A METAL FENCE POST AT THE NORTHEAST CORNER OF SAID CLERKS FILE NO. 202423796 AND THE SOUTHEAST CORNER OF SAID TRACT 9 AND BEING IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SORRELLS LAND DEVELOPMENT, LLC, RECORDED IN CLERKS FILE NO. 202133601, REAL RECORDS, PARKER COUNTY, TEXAS;

THENCE S 00°15'50" E, WITH THE EAST LINE OF SAID CLERKS FILE NO. 202423796 AND THE EAST LINE OF SAID CLERKS FILE NO. 202422965, AND WITH THE WEST LINE OF SAID CLERKS FILE NO. 202133601 AND WITH THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LARRY COTTEN, RECORDED IN VOLUME 2829, PAGE 1185, REAL RECORDS, PARKER COUNTY, TEXAS, A DISTANCE OF 1320.71 TO A METAL FENCE POST, SAID POST BEING FOR THE SOUTHEAST CORNER OF SAID CLERKS FILE NO. 202422965 AND THE NORTHWEST CORNER OF SAID CLERKS FILE NO. 202424928;

THENCE S 89°57'08" E, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 202424928, A DISTANCE OF 312.78 FEET TO A P.K. NAIL SET IN CHURCH ROAD AND BEING FOR THE NORTHEAST CORNER OF SAID CLERKS FILE NO. 202424928;

THENCE S 00°17'10" E, WITH SAID CHURCH ROAD, A DISTANCE OF 25.00 FEET TO A P.K. NAIL SET IN SAID CHURCH ROAD AND BEING FOR THE SOUTHEAST CORNER OF SAID CLERKS FILE NO. 202424928 AND THE MOST EASTERLY NORTHEAST CORNER OF SAID CLERKS FILE NO. 202422951;

THENCE S 05°27'49" E, WITH SAID CHURCH ROAD, A DISTANCE OF 51.64 FEET;

THENCE S 02°05'59" W, WITH SAID CHURCH ROAD, A DISTANCE OF 180.07 FEET;

THENCE S 12°41'58" W, WITH SAID CHURCH ROAD, A DISTANCE OF 135.02 FEET;

THENCE N 86°39'17" W, LEAVING SAID CHURCH ROAD, A DISTANCE OF 132.34 TO A POINT IN CREEK AND BEING FOR THE MOST NORTHERLY NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PIGOTT, RECORDED IN CLERKS FILE NO. 201315147, REAL RECORDS, PARKER COUNTY, TEXAS;

THENCE WITH SAID CLERKS FILE NO. 201315147 AND WITH SAID CREEK, THE FOLLOWING CALLS:

S 02°58'37" W A DISTANCE OF 382.34 FEET;
S 07°58'01" E A DISTANCE OF 97.35 FEET;
S 36°23'40" E A DISTANCE OF 59.84 FEET;
S 10°40'54" E A DISTANCE OF 36.41 FEET AND BEING IN THE NORTH LINE OF SAID CLERKS FILE NO. 201315147, REAL RECORDS, PARKER COUNTY, TEXAS;

THENCE S 75°46'46" W, LEAVING SAID CREEK, AND WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201315147, A DISTANCE OF 474.40 FEET TO A TREE;

THENCE S 40°18'09" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201315147, A DISTANCE OF 174.56 FEET TO A POINT IN A CREEK AND BEING FOR THE SOUTHWEST CORNER OF SAID CLERKS FILE NO. 201315147 AND BEING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BULLARD, RECORDED IN VOLUME 1674, PAGE 1124, REAL RECORDS, PARKER COUNTY, TEXAS;

THENCE WITH SAID CREEK, THE FOLLOWING CALLS:

N 85°05'37" W, WITH THE NORTH LINE OF SAID VOLUME 1674, PAGE 1124, A DISTANCE OF 93.77 FEET;
N 58°50'39" W, WITH THE NORTH LINE OF SAID VOLUME 1674, PAGE 1124 AND THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ANSPURO, RECORDED IN CLERKS FILE NO. 201512466, A DISTANCE OF 215.57 FEET;
N 41°39'25" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 68.51 FEET;
N 63°07'32" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 35.88 FEET;
S 65°08'21" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 34.11 FEET;
S 44°29'06" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 146.07 FEET;
S 64°40'18" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 36.37 FEET;
N 79°57'52" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 45.93 FEET;
N 62°37'27" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 216.45 FEET;
N 75°51'19" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 87.98 FEET;
N 47°28'11" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 72.38 FEET;
N 42°46'57" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 61.13 FEET;
S 39°58'06" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 12.80 FEET;
N 03°09'12" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 221.73 FEET;
S 52°09'19" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 265.00 FEET;
N 24°16'14" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466, A DISTANCE OF 275.76 FEET;

THENCE N 75°51'27" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 201512466 AND THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO VALDEZ, RECORDED IN VOLUME 1705, PAGE 658, REAL RECORDS, PARKER COUNTY, TEXAS, A DISTANCE OF 197.30 FEET TO A POINT IN CREEK;

THENCE S 46°49'05" W, WITH THE NORTH LINE OF SAID VOLUME 1705, PAGE 658, A DISTANCE OF 149.41 FEET TO A POINT IN CREEK;

THENCE N 17°17'20" W, WITH THE NORTH LINE OF SAID VOLUME 1705, PAGE 658 AND WITH THE EAST LINE OF STEELE CREEK ESTATES, RECORDED IN CABINET B, SLIDE 235, PLAT RECORDS, PARKER COUNTY, TEXAS, AND THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO YEAGER, RECORDED IN VOLUME 1915, PAGE 181, REAL RECORDS, PARKER COUNTY, TEXAS AND WITH THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO STROUD, RECORDED IN CLERKS FILE NO. 201517849, REAL RECORDS, PARKER COUNTY, TEXAS, A DISTANCE OF 2328.53 FEET TO A METAL FENCE POST AT AN EASTERLY CORNER OF SAID CLERKS FILE NO. 201517849 AND BEING FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SCOTT, RECORDED IN VOLUME 2122, PAGE 438, REAL RECORDS, PARKER COUNTY, TEXAS;

THENCE N 73°50'04" E, WITH THE SOUTH LINE OF SAID VOLUME 2122, PAGE 438, A DISTANCE OF 727.05 FEET TO A WOOD FENCE POST IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO COTTEN, RECORDED IN VOLUME 1738, PAGE 371, REAL RECORDS, PARKER COUNTY, TEXAS;

THENCE S 27°05'37" E, WITH THE WEST LINE OF SAID VOLUME 1738, PAGE 371 AND THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PESSIA, RECORDED IN CLERKS FILE NO. 202015424, REAL RECORDS, PARKER COUNTY, TEXAS, A DISTANCE OF 316.13 FEET TO A ½" IRON FOUND;

THENCE S 06°28'15" E, WITH THE WEST LINE OF SAID CLERKS FILE NO. 202015424, A DISTANCE OF 377.94 FEET TO A METAL FENCE POST AT THE SOUTHWEST CORNER OF SAID CLERKS FILE NO. 202015424;

THENCE N 86°53'30" E, WITH THE SOUTH LINE OF SAID CLERKS FILE NO. 202015424, A DISTANCE OF 685.73 FEET TO A ½" IRON FOUND AT THE SOUTHEAST CORNER OF SAID CLERKS FILE NO. 202015424 AND BEING IN THE WEST LINE OF HARVEY TRAIL;

THENCE S 03°34'43" W, WITH THE WEST LINE OF SAID HARVEY TRAIL, A DISTANCE OF 200.27 FEET TO A WOOD FENCE POST IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BARNEY, RECORDED IN CLERKS FILE NO. 202100511, REAL RECORDS, PARKER COUNTY, TEXAS;

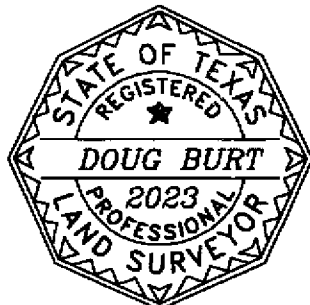
THENCE S 86°51'31" W, WITH THE NORTH LINE OF SAID CLERKS FILE NO. 202100511, 164.40 FEET TO A METAL FENCE POST AT THE NORTHWEST CORNER OF SAID CLERKS FILE NO. 202100511;

THENCE S 06°03'59" E, WITH THE WEST LINE OF SAID CLERKS FILE NO. 202100511, A DISTANCE OF 547.35 FEET TO A CAPPED IRON SET AT THE SOUTHWEST CORNER OF SAID CLERKS FILE NO. 202100511;

THENCE N 89°10'57" E, WITH THE SOUTH LINE OF SAID CLERKS FILE NO. 202100511, A DISTANCE OF 596.21 FEET TO A ½" IRON FOUND AT THE SOUTHEAST CORNER OF SAID CLERKS FILE NO. 202100511;

THENCE N 00°11'38" W, WITH THE EAST LINE OF SAID CLERKS FILE NO. 202100511, A DISTANCE OF 571.37 FEET TO A METAL FENCE POST AT THE NORTHEAST CORNER OF SAID CLERKS FILE NO. 202100511 AND BEING IN THE SOUTH LINE OF SAID TRACT 9, HARVEY ESTATES;

THENCE N 86°53'50" E, WITH THE SOUTH LINE OF SAID TRACT 9, HARVEY ESTATES, A DISTANCE OF 279.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 118.22 ACRES OF LAND.



HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MARCH 23, 2026

ENGINEER
MARK DONOHUE, P.E.
DONOHUE CONSULTING, INC.
4400 STATE HWY. 121, STE. 300
LEWISVILLE, TEXAS 75058
FIRM NO. 16207

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

BA AZLE DEVELOPMENT, LLC, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT
OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE
WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

REPRESENTATIVE OF BA AZLE DEVELOPMENT, LLC.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BA AZLE DEVELOPMENT, LLC, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT
DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY, AS LOTS 1-51, BLOCK 1, LOTS
1-34, BLOCK 2, COTTEN CREEK ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, AND
DO(ES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS,
RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND
ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE
AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES
INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER
IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS
THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN
LANDSCAPE EASEMENTS, IF APPROVED BY THE COUNTY COMMISSIONERS. IN ADDITION,
UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF
ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS
THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO
THE PUBLIC'S AND PARKER COUNTY'S USE THEREOF. PARKER COUNTY AND PUBLIC UTILITY
ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY
BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN
ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR
EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. PARKER COUNTY AND
PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND
EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING,
RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO
OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT
ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND
RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS 23rd DAY OF MARCH, 2026.
BY:

STATE OF TEXAS

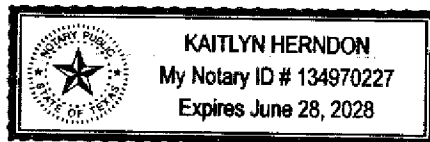
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF
TEXAS, ON THIS DAY PERSONALLY APPEARED

Brian Evans KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND
CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 23 DAY OF May,
2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BASIS OF BEARING PER G.P.S. OBSERVATIONS. TRIMBLE RTK NETWORK. STATE PLANE COORDINATE
SYSTEM NAD83, NORTH TEXAS ZONE 4202.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR
LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR
BUILDING.

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.

ALL CORNERS ARE 2023 CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

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 EXCEPT 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 propensities of this property, a qualified Licensed Professional Engineer should be
consulted.

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, THIS 13th DAY OF April, 2026.

COUNTY JUDGE
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

DRIVEWAY CULVERT SCHEDULE									
BLOCK	LOT	STREET NAME	STREET SLOPE (%)	AREA (AC)	c	H ₀ (in/hr)	Q ₁₀ (cfs)	CULVERT SIZE	
1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	2	SWITCHGRASS BLVD.	1.31	6.01	0.41	5.48	13.5	24"	CMP
	3	SWITCHGRASS BLVD.	1.31	6.01	0.41	5.48	13.5	24"	CMP
	4	SWITCHGRASS BLVD.	1.31	6.01	0.41	5.48	13.5	24"	CMP
	5	SWITCHGRASS BLVD.	2.73	1.52	0.41	5.48	3.4	18"	CMP
	6	SWITCHGRASS BLVD.	2.73	1.52	0.41	5.48	3.4	18"	CMP
	7	SWITCHGRASS BLVD.	2.73	1.52	0.41	5.48	3.4	18"	CMP
	8	SWITCHGRASS BLVD.	2.73	1.50	0.41	5.48	3.4	18"	CMP
	9	SWITCHGRASS BLVD.	2.73	1.50	0.41	5.48	3.4	18"	CMP
	10	SWITCHGRASS BLVD.	2.73	1.50	0.41	5.48	3.4	18"	CMP
	11	SWITCHGRASS BLVD.	1.31	2.30	0.41	5.48	5.1	18"	CMP
	12	SWITCHGRASS BLVD.	1.31	2.30	0.41	5.48	5.1	18"	CMP
	13	SWITCHGRASS BLVD.	1.31	2.30	0.41	5.48	5.1	18"	CMP
	14	SWITCHGRASS BLVD.	1.31	2.80	0.41	5.48	6.3	18"	CMP
	15	SWITCHGRASS BLVD.	2.00	2.80	0.41	5.48	6.3	18"	CMP
	16	SWITCHGRASS BLVD.	2.00	2.80	0.41	5.48	6.3	18"	CMP
	17	SWITCHGRASS BLVD.	1.49	3.54	0.41	5.48	7.9	24"	CMP
	18	SWITCHGRASS BLVD.	1.49	3.54	0.41	5.48	7.9	24"	CMP
	19	SWITCHGRASS BLVD.	1.49	3.54	0.41	5.48	7.9	24"	CMP
	20	SWITCHGRASS BLVD.	1.49	3.54	0.41	5.48	7.9	24"	CMP
	21	SWITCHGRASS BLVD.	1.49	3.54	0.41	5.48	7.9	24"	CMP
	22	SWITCHGRASS BLVD.	0.49	3.91	0.41	5.48	8.5	24"	CMP
	23	SWITCHGRASS BLVD.	0.52	0.29	0.41	5.48	0.6	18"	CMP
	24	BUFFALO TR.	1.43	1.58	0.41	5.48	3.5	18"	CMP
	25	BUFFALO TR.	1.43	1.58	0.41	5.48	3.5	18"	CMP
	26	BUFFALO TR.	1.43	1.58	0.41	5.48	3.5	18"	CMP
	27	BUFFALO TR.	2.04	6.24	0.41	5.48	14.0	24"	CMP
	28	BUFFALO TR.	2.04	6.24	0.41	5.48	14.0	24"	CMP
	29	BUFFALO TR.	2.04	0.50	0.41	5.48	1.1	18"	CMP
	30	BUFFALO TR.	2.04	11.8	0.41	5.48	28.4	30"	CMP
	31	BUFFALO TR.	2.04	11.8	0.41	5.48	28.4	30"	CMP
	32	BUFFALO TR.	1.43	11.3	0.41	5.48	25.3	30"	CMP
	33	BUFFALO TR.	1.43	11.3	0.41	5.48	25.3	30"	CMP
	34	BUFFALO TR.	1.43	11.3	0.41	5.48	25.3	30"	CMP
	35	BUFFALO TR.	1.43	11.3	0.41	5.48	25.3	30"	CMP
	36	SAWGRASS CT.	1.82	1.53	0.41	5.48	2.02	18"	CMP
	37	SAWGRASS CT.	1.82	1.53	0.41	5.48	2.02	18"	CMP
	38	SAWGRASS CT.	0.72	2.62	0.41	5.48	3.83	18"	CMP
	39	SAWGRASS CT.	0.72	2.62	0.41	5.48	3.83	18"	CMP
	40	SAWGRASS CT.	0.72	2.62	0.41	5.48	3.83	18"	CMP
	41	SAWGRASS CT.	1.33	0.73	0.41	5.48	20.2	18"	CMP
	42	SAWGRASS CT.	1.33	0.73	0.41	5.48	20.2	18"	CMP
	43	SAWGRASS CT.	1.33	0.76	0.41	5.48	8.06	18"	CMP
	44	SAWGRASS CT.	1.33	0.76	0.41	5.48	8.06	18"	CMP
	45	SAWGRASS CT.	1.33	0.76	0.41	5.48	8.06	18"	CMP
	46	SAWGRASS CT.	1.33	0.76	0.41	5.48	8.06	18"	CMP
	47	SAWGRASS CT.	0.72	0.95	0.41	5.48	4.48	18"	CMP
	48	SAWGRASS CT.	0.72	0.95	0.41	5.48	4.48	18"	CMP
	49	SAWGRASS CT.	0.72	0.95	0.41	5.48	4.48	18"	CMP
	50	SAWGRASS CT.	1.82	0.54	0.41	5.48	4.48	18"	CMP
	51	SAWGRASS CT.	1.82	0.54	0.41	5.48	4.48	18"	CMP