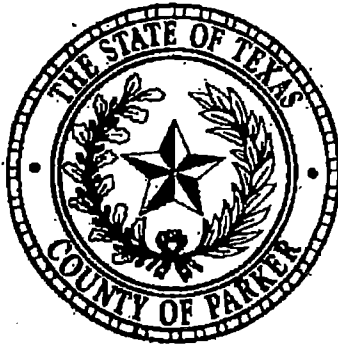




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Cotten Creek Estates

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

Description Block 2

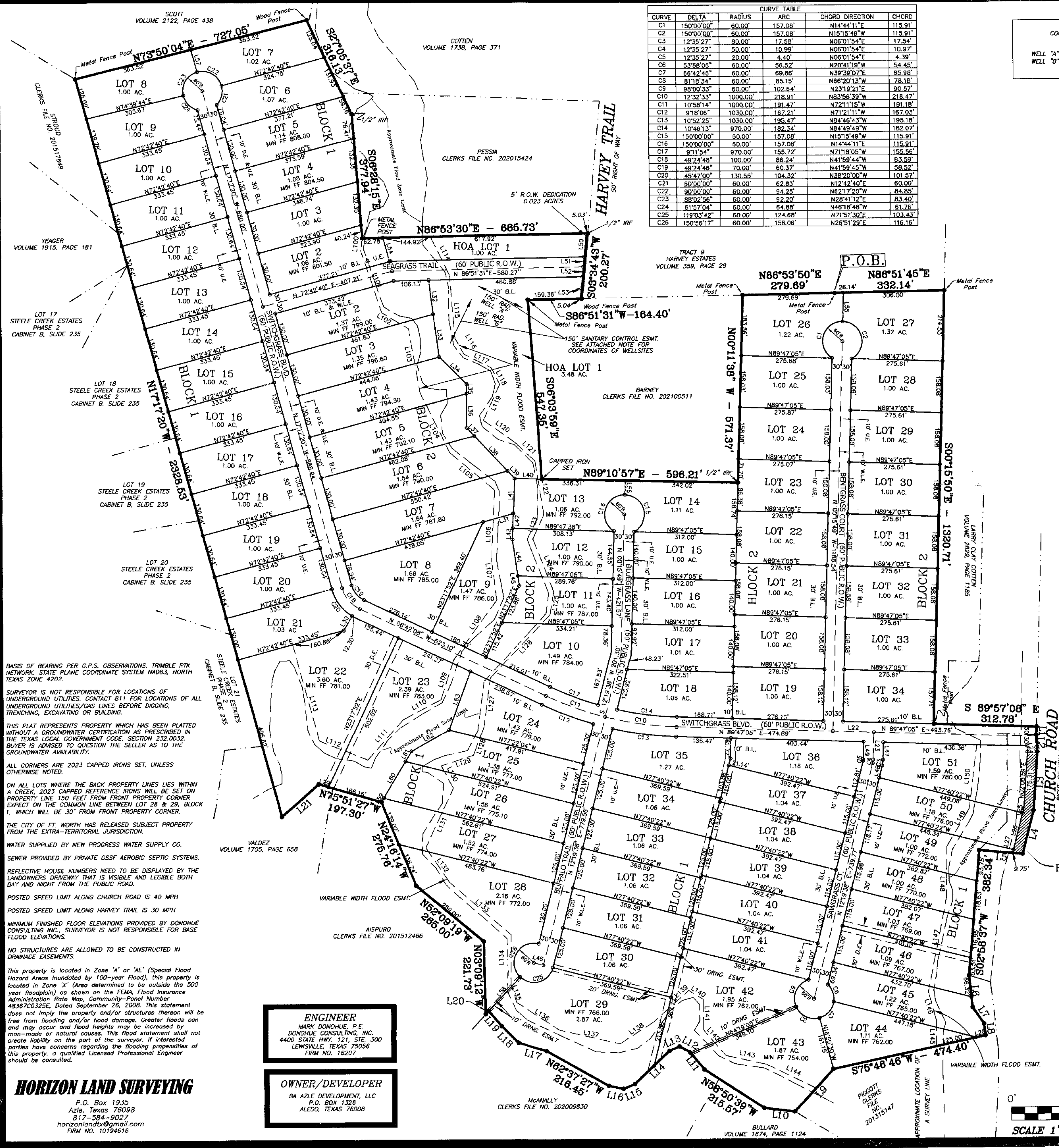
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File Date 4/14/26 Instrument Date 3/23/26

of pages 2

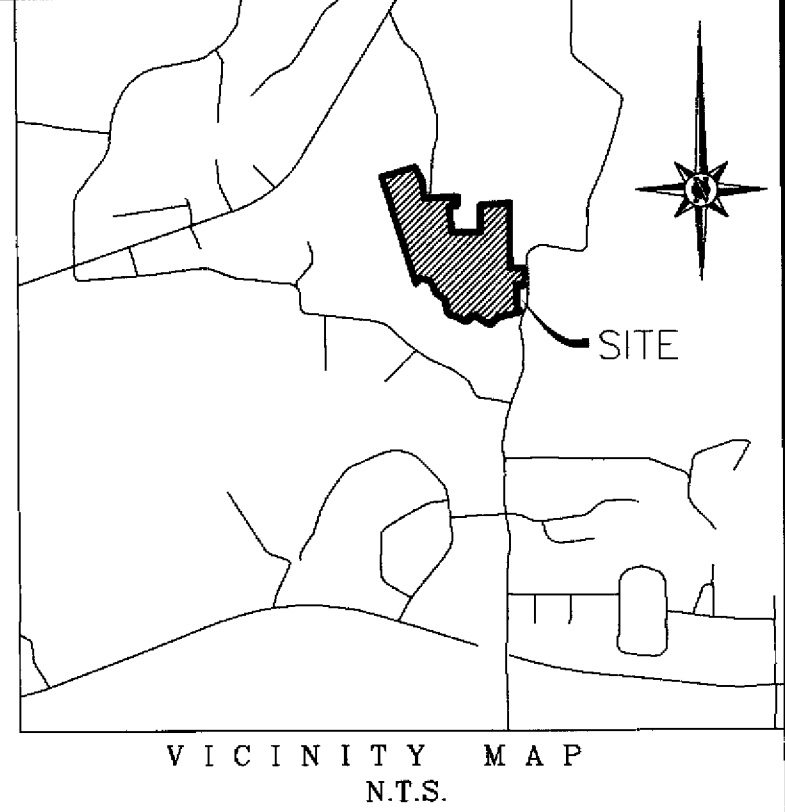
Official Public Record Filed
Recorded on: 04/14/2026 10:43:03 AM
Doc # 202610237
Lila Deakle, County Clerk
Parker County Texas





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'



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	72.38'	N47°28'11"W
L18	61.13'	N42°46'57"W
L19	12.80'	N39°58'06"E
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°19'20"W
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	87.81'	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

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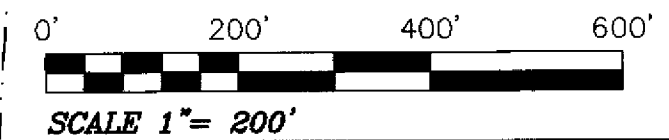
11452
AZ
M-11

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 & Lots 1-34, 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.

G266



G2666