STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waiver all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: PRIVATE INDIVIDUAL WELLS

WASTEWATER: PRIVATE INDIVEDUAL SEPTIC SYSTEMS

LIENHOLDER

None

Signature of Lien holder

This the _____ day of _____, 2019.

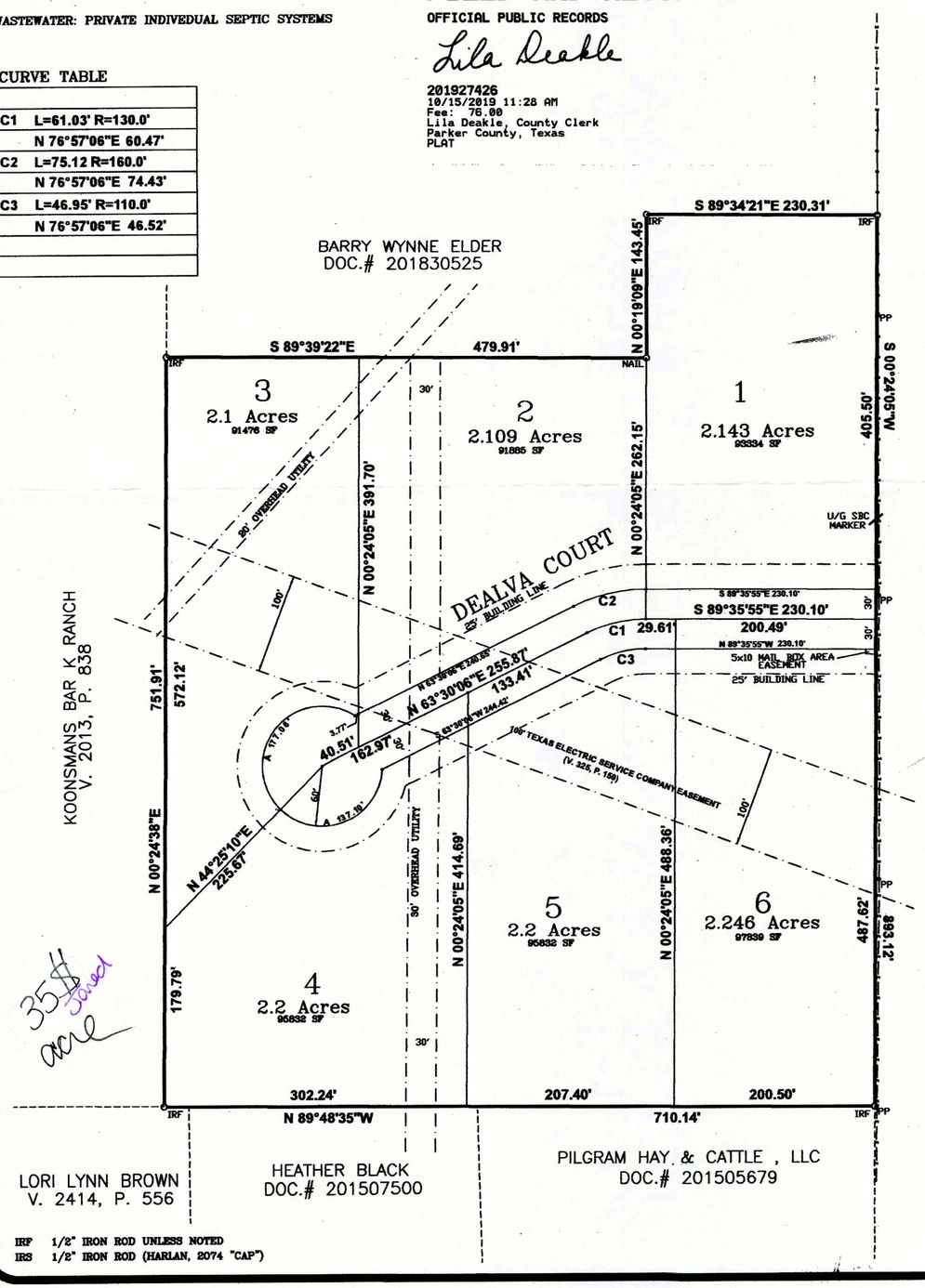
Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201927426
10/15/2019 11:28 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

201927426 PLAT Total Pages: 1

CURVE TABLE

C1	L=61.03' R=130.0'
	N 76°57'06"E 60.47'
C2	L=75.12 R=160.0'
	N 76°57'06"E 74.43'
C3	L=46.95' R=110.0'
	N 76°57'06"E 46.52'



IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, WILLIAM L. COWDEN REAL ESTATE LLC (9.997 acres Doc No. 201910910 and 3.0 acres Doc No. 201911313), Official Records, Parker County, Texas, being the sole owner of 12.998 acres situated in and being a portion of the P. A. MANSELL SURVEY, ABSTRACT No. 1851, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are ½" unless noted) in the west right of way line of Farm to Market Highway No. 920 at the most easterly southeast corner of a tract of land described by deed to Barry Wynne Elder recorded in Doc No. 201830525, Official Records, Parker County, Texas;

THENCE S 00°24'05" W, with the west right of way line of said Farm to Market Highway No. 920, 893.12 feet to an iron rod found at the northeast corner of a tract of land described by deed to Pilgrim Hay & Cattle, LLC. recorded in Doc No. 201505679, Official Records, Parker County, Texas;
THENCE N 89°48'35" W, 710.14 feet to an iron rod found at the southeast corner of a tract of land described by deed to Koonsmans Bar K Ranch recorded in Volume 2013, Page 838, Official Records, Parker County, Texas;
THENCE N 00°24'38" E, with the east line of said Koonsmans Bar K Ranch tract, 751.91 feet to an iron rod found at the southwest corner of said Barry Wynne Elder tract;
THENCE with the line of said Barry Wynne Elder tract the following courses and distances;
S 89°39'22" E, 479.91 feet to a nail;
N 00°19'09" E, 143.45 feet to an iron rod found;
S 89°34'21" E, 230.31 feet to the POINT OF BEGINNING and containing 12.998 acres (566,218 square feet) of land.

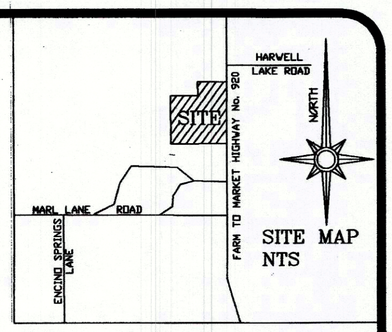
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WILLIAM L. COWDEN REAL ESTATE LLC, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 6, COWDEN ACRES, AN ADDITION IN PARKER COUNTY, TEXAS, being 12.998 acres situated in and being a portion of the P. A. Mansell Survey, Abstract No. 1851, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 101 [illegible], _____, Parker County, Texas this 10 day of October, 2019.

Lane Cowden

Owner/Developer:
William L. Cowden Real
Estates LLC - Lane Cowden
817-996-9099
5760 Popken Drive
Fort Worth, TX 76114



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0275 E
EFFECTIVE DATE: SEPTEMBER 26, 2008
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared LANE COWDEN, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10th day of October, 2019.

Notary Public in and for the State of Texas

My Commission Expires

MARIA BERNARDO JUAREZ
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

THE STATE OF TEXAS
COUNTY OF PARKER

I, Lane Cowden being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of The City Of Peaster, Parker County, Texas.

THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Lane Cowden
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 15 day of October, 2019.

Pat Deen, County Judge

George Conley
Commissioner Precinct #1

Craig Peacock
Commissioner Precinct #2

Larry Walden
Commissioner Precinct #3

Steve Dugan
Commissioner Precinct #4

THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

June 2019

STATE OF TEXAS REGISTERED DAVID HARLAN, JR. 2074 PROFESSIONAL LAND SURVEYOR

ACCT. NO.: 115568
SCH. DIST.: PE
CITY:
MAP NO.: F-10

NORTH

LOTS 1 THROUGH 6
COWDEN ACRES
AN ADDITION IN PARKER COUNTY, TEXAS
Being 12.998 acres situated in and being a portion of the P. A. Mansell Survey, Abstract No. 1851
Parker County, Texas

SCALE: 1" = 100'

100 0 100 200 300
GRAPHIC SCALE - FEET

Cabinet/Instrument# E Slide 395

21851.003.000.00 21851.003.001.00

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

19142FLD