

UTILITY LEGEND

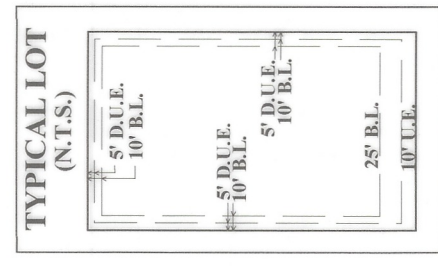
- SEPTIC
ELECTRIC RISER
BURIED CABLE MARKER
WATER VALVE
MISC. GAS LINE
MISC. GAS LINE MARKER
POWER POLE
FIRE HYDRANT
IRON ROD FOUND
GAS MARKER
GAS WELL
WATER WELL
TRANSFORMER

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202133242
2021.04.24 10:37 AM
Fee: \$75.00
Lila Deakle, County Clerk
Parker County, Texas
PLR

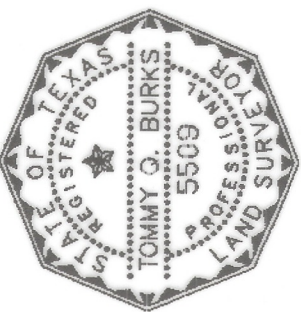
SUBDIVISION RESTRICTIONS
1. IF SEWER OR SANITARY SEWAGE FACILITIES ARE A PART OF THE PROPERTY, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE FACILITIES...
2. SEPTIC TANK PERFORMANCE...
3. PRIVATE WASTE WATER TREATMENT PLANTS...
4. ON-SITE SEWAGE FACILITIES...
5. SEWERAGE FACILITIES...
6. SEWERAGE FACILITIES...
7. ONLY ONE SINGLE-FAMILY RESIDENCE...
8. BUILDINGS TO BE BUILT ON LOTS...
9. NO BUILDINGS SHALL BE BUILT...
10. ANY FILLING OR OBSTRUCTION...
11. ANY DRIVEWAY CURBS...
12. THE DRIVEWAY ABOVE...
13. ANY UNDERGROUND UTILITY COMPANY...
14. UTILITY EASEMENTS...
15. PUBLIC OPEN SPACE RESTRICTION...
16. FLOODWAY EASEMENT RESTRICTION...
17. DRAINAGE EASEMENT RESTRICTION...
18. PUBLIC OPEN SPACE RESTRICTION...
19. FLOODWAY EASEMENT RESTRICTION...
20. DRAINAGE EASEMENT RESTRICTION...

UTILITY EASEMENTS
INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND RELOCATE ANY PART OF PUBLIC UTILITIES...
PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE...
FLOODWAY EASEMENT RESTRICTION
EASEMENT AND THEN ONLY AFTER DETAILED ENGINEERING PLANS...
DRAINAGE EASEMENT RESTRICTION
DUE TO UNKNOWN LOCATIONS OF UNDERGROUND UTILITIES...
NOTICE
DUE TO UNKNOWN LOCATIONS OF UNDERGROUND UTILITIES...
PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE...
FLOODWAY EASEMENT RESTRICTION
EASEMENT AND THEN ONLY AFTER DETAILED ENGINEERING PLANS...
DRAINAGE EASEMENT RESTRICTION
DUE TO UNKNOWN LOCATIONS OF UNDERGROUND UTILITIES...



NOTES
1. BEARINGS ARE BASED ON NAD83 GPS COORDINATES...
2. ALL LOTS HAVE A 10' BUILDING LINE...
3. ALL LOTS HAVE A 5' UTILITY EASEMENT...
4. ALL LOTS HAVE A 5' UTILITY EASEMENT...
5. ALL LOTS HAVE A 5' UTILITY EASEMENT...
6. THIS DEVELOPMENT LIES WITHIN THE UPPER TRINITY...
7. THIS DEVELOPMENT LIES WITHIN THE UPPER TRINITY...
8. ALL LOTS WILL HAVE SEPTIC...
9. ALL LOTS HAVE PUBLIC WATER ACCESS...
10. ROW DEDICATION IS 14 ACRES...
11. NET RESIDENTIAL AREA IS 77.06 ACRES...
12. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN...
13. MEET COUNTY STANDARDS IN EFFECT ON THE DATE...
14. DRIVEWAY PERMITS ARE TO BE OBTAINED FROM...
15. PROPERTY MAY BE SUBJECT TO ROLL-BACK TAXES...

SURVEYORS CERTIFICATE
I, the undersigned, a Professional Land Surveyor in the State of Texas, 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.
The word certify as used in various forms herein is understood to be an expression of Professional opinion by the surveyor based on his best knowledge, information, and belief.



Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Firm No. 10069700

STATE OF TEXAS
COUNTY OF WISE

OWNERS ACKNOWLEDGEMENT AND DEDICATION
I, Cocan, LLC, am the owner of 78.20 acres situated in and being a portion of the WM. COFFEY SURVEY...
BEGINNING at an iron rod set 1/2" with cap (Harian 2079) at the existing intersection of a 40' road easement recorded in Volume 391, Page 405, Deed Records, Parker County, Texas...

LEGAL DESCRIPTION OF RIGHT-OF-WAY DEDICATION
BEING 1.14 acres situated in and being a portion of the WM. COFFEY SURVEY, ABSTRACT NO. 247, No. 1946 and the MATT DEBB SURVEY, ABSTRACT NO. 1948, Parker County, Texas and being all that certain lot, tract or parcel of land described in Last Will and Testament to Evelyn Raffitt Whittaker...
BEGINNING at an iron rod set 1/2" with cap (Harian 2079) at the existing intersection of the south line of Greenwood Road (County Road, as it exists) and the west right of way line of Gopher Road, a 40' road easement recorded in Volume 391, Page 405, Deed Records, Parker County, Texas...

Tha I, Gabe Cocanougher of Cocan, LLC, Owner, do hereby adopt this plat designating the hereinabove described easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.
Witness my hand and seal of office on this 23 day of August, 2021.
Gabe Cocanougher
Commission Expires: March 4, 2024



MARTHA HOUSE
O.R.P.C.T.

THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS ON VOTED ALTERNATIVELY TO ACCEPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.
BY: State of Texas, County Judge
Parker County, Texas
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

FINAL PLAT OF
LOTS 1-27, BLOCK 1
COFFEY CREEK ACRES
IN THE
W.M. COFFEY SURVEY, A - 247
G.N.R. COMPANY SURVEY, A - 2450
MATT DEBB SURVEY, A - 1946
MATT DEBB SURVEY, A - 1948
PARKER COUNTY, TEXAS
PROPOSED USAGE: RESIDENTIAL
27 LOTS
78.20 ACRES
AUGUST 2021

OWNED AND DEVELOPED BY:
COCAN, LLC
3035 FM 2264
DECATUR, TEXAS 76234
PHONE 940-389-6519
(MSR#202018167 OR L.R.W.C.T.)
GABE COCANOUGHER
PREPARED BY:
BURKS LAND SURVEYING
233 CK 1260
DECATUR, TEXAS 76234
PHONE 817-238-5577
E-MAIL: burksey@burks.com
QUINT BURKS