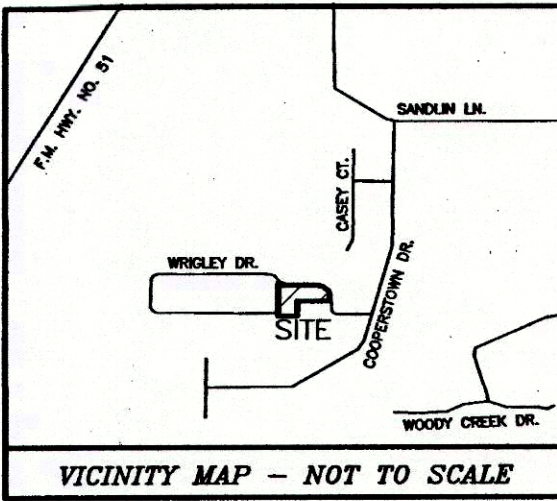


Jeane Brunson
201720941
08/23/2017 02:21 PM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

R = 100.00'
L = 57.49'
Δ = 32°56'21"
L.C. = S 73°31'50"E
56.70'

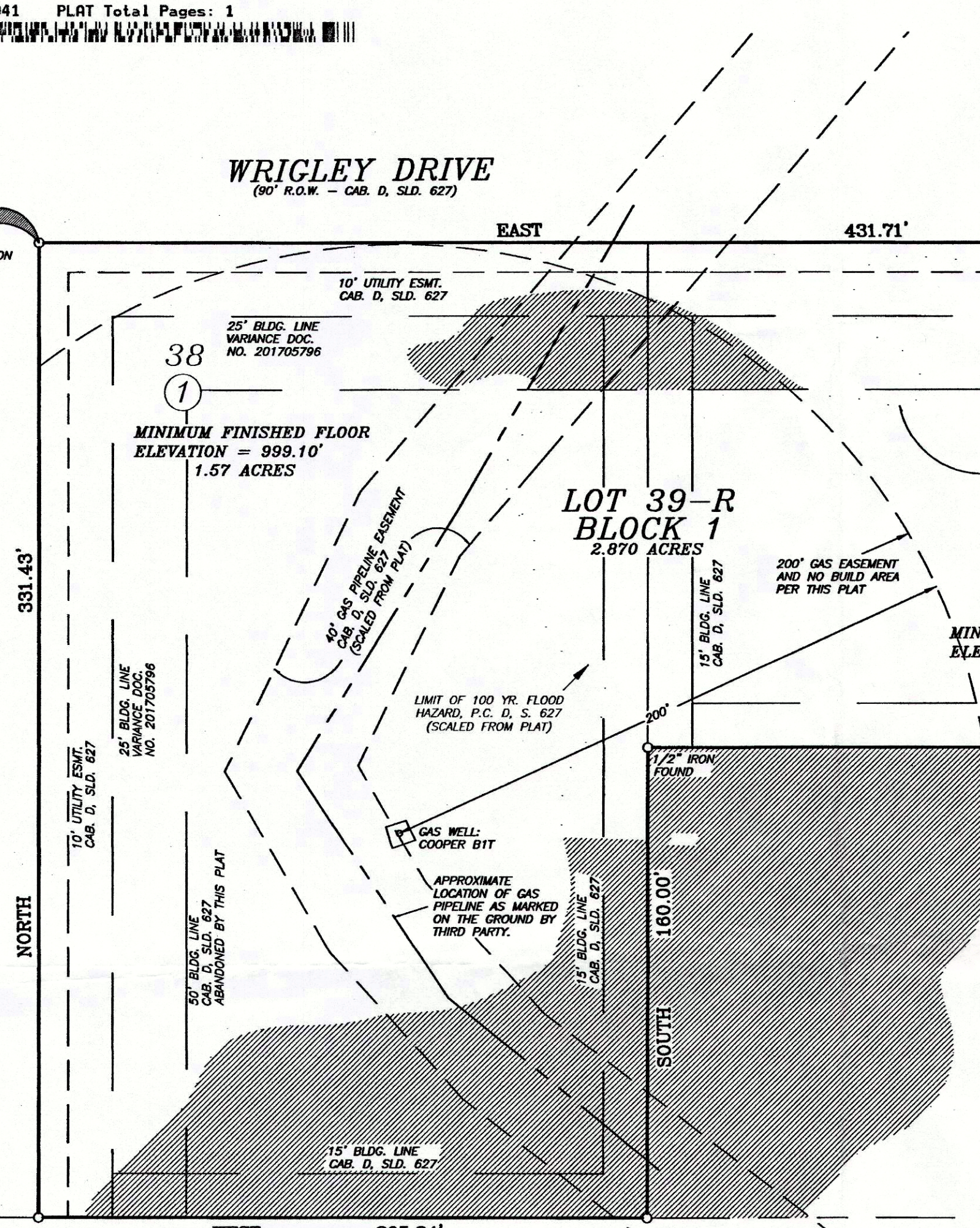
R = 50.00'
L = 49.79'
Δ = 57°03'20"
L.C. = S 28°31'43"E
47.76'



POINT OF BEGINNING
CAPPED "PRECISION DATA SERVICES" 1/2" IRON SET

Legal Description
Being all of Lots 38 and 39, Block 1, COOPERSTOWN, PHASE II, according to the plat thereof recorded in Cabinet D, Slide 627, Plat Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod set with plastic cap stamped "Precision Data Services" marking the northwest corner of said Lot 38 and an interior corner of the southeasterly right-of-way line of Wrigley Drive;
THENCE, EAST, along the common line between the southerly right-of-way line of said Wrigley Drive (90' R.O.W.) and lots 38 and 39, a distance of 431.71 feet, to a 1/2" iron rod found marking the point of beginning of a curve to the right, whose radius is 100.00 feet and a long chord that bears S 73°31'50"E, 56.70 feet;
THENCE, CONTINUING along the common line between said Wrigley Drive and lot 39 and arc of said curve to the right through a central angle of 32°56'21", an arc length of 57.49 feet, to a 1/2" iron rod found marking the point of tangency of said curve;
THENCE, S 57°03'39"E, continuing along the common line between said Wrigley Drive and lot 39, a distance of 54.59 feet to a 1/2" iron rod found marking the beginning of a curve to the right whose radius is 50.00 feet, and a long chord bears S 28°31'43"E, 47.76 feet;
THENCE, CONTINUING along the common line between said Wrigley Drive and lot 39 and curve to the right through a central angle of 57°03'20", an arc length of 49.79 feet, to a 1/2" iron rod found marking the point of tangency of said curve;
THENCE, SOUTH, continuing along the common line between said Wrigley Drive and lot 39, a distance of 83.71 feet, to a 1/2" iron rod found marking the common easterly corner between said lot 39 and lot 40, Block 1, of said COOPERSTOWN, PHASE II;
THENCE, WEST, along the common line between said lots 39 and 40, a distance of 348.87 feet, to a 1/2" iron rod found marking the common westerly corner between said lot 39 and lot 40, and in the east line of said Lot 38;
THENCE, SOUTH, along the common line between said lots 38 and 40, a distance of 160.00 feet, to a 1/2" iron rod found marking the common southerly corner between said Lots 38 and 40, and being in the north line of that certain tract of land conveyed to Robby W. Richey and Robin Richey, by deed recorded in Volume 2668, Page 407, Deed records, Parker County, Texas;
THENCE, WEST, along the common line between said lot 38 and Wrigley Drive, a distance of 205.84 feet, to a 1/2" iron rod set with plastic cap stamped "Precision Data Services" marking the common corner between lot 38 and exterior corner of the east right-of-way line of said Wrigley Drive (60' R.O.W.);
THENCE, NORTH, along the common line between said lot 38 and Wrigley Drive, a distance of 331.43 feet, to the POINT OF BEGINNING and containing 2.870 acres of land.

WRIGLEY DRIVE
(60' R.O.W. - CAB. D, SLD. 627)

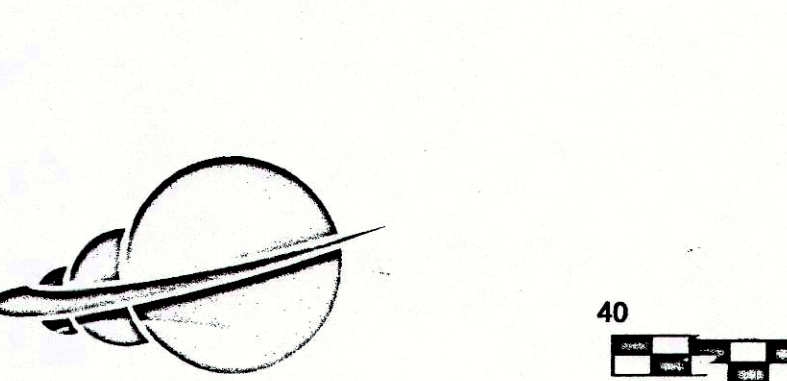


THE STATE OF TEXAS COUNTY OF PARKER
Now, therefore, know all men by these presents, that Maximum Design Ventures, LLC acting herein by and through its duly authorized agent does hereby certify and adopt this plat designating the herein above described property as the Replat of Lot 39-R, Block 1, COOPERSTOWN, PHASE II, an addition to Parker County, Texas and do hereby dedicate to the public use forever, the streets, alleys, parks, undergrounds, drains, easements and public places thereon show for the purpose and consideration therein expressed.

J. Wes Cottongame
J. Wes Cottongame, Maximum Design Ventures LLC.
STATE OF TEXAS COUNTY OF PARKER
Before me, the undersigned authority on this day personally appeared J. Wes Cottongame known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 30th day of June, 2017.

Sherril Roberson
Notary Public in and for the State of Texas
SHERRIL ROBERSON
Notary Public, State of Texas
Notary ID # 12673037-7
My Commission Expires January 25, 2020

Know what's below.
Call before you dig.
(800) 545-6005 or 811



PRECISION DATA SERVICES
TEXAS FIRM REGISTRATION # 10194201
128 Westline Rd. Azle TX, 76020
(817) 458-1922 • pds@contractor.net

CAPPED "PRECISION DATA SERVICES" 1/2" IRON SET
WEST 205.84'
ROBBY W. RICHEY AND ROBIN RICHEY
VOL. 2668, P.C. 407
R.R.P.C.T.

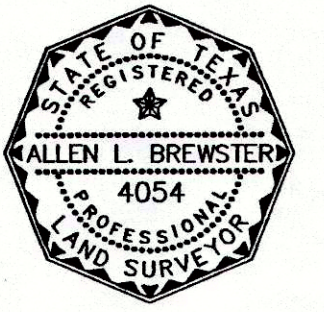
- UTILITY EASEMENTS**
ANY PUBLIC FRANCHISED UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENHANCES OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TIE OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PRODUCING THE PERMISSION OF ANYONE.
- SETBACKS, EASEMENTS AND MINIMUM FINISHED FLOORS**
- FRONT BUILDING SETBACK SHALL BE 25' ALONG ALL STREETS.
 - SIDE AND REAR BUILDING SETBACKS SHALL BE 15'.
 - 10' UTILITY EASEMENT SHALL BE ALONG ALL LOT LINES.
 - MINIMUM FINISHED FLOOR ELEVATIONS AS DESIGNATED BY PLAT RECORDED IN PLAT CABINET D, SLIDE 627.
 - 200' GAS EASEMENT AND NO BUILD LINE AFFECTS ONLY LOT 39-R, BLOCK 1, COOPERSTOWN, PHASE II, AND IN NO WAY INTENDED TO AFFECT ANY ADJOINING PROPERTIES AND/OR RIGHT-OF-WAYS.

GENERAL NOTES:

- LAND USES ARE PROPOSED TO BE SINGLE FAMILY RESIDENTIAL LOTS.
- THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
- PROPERTY IS LOCATED IN PARKER COUNTY.
- ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 483 87C 0175 E EFFECTIVE SEPTEMBER 26, 2008 THIS PROPERTY LIES WITHIN ZONE X. OTHER AREAS AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- BASIS OF BEARING BEING CORRELATED TO EAST, ALONG THE NORTH LINE OF LOTS 38 AND 39, COOPERSTOWN, PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET D, SLIDE 627, PLAT RECORDS, PARKER COUNTY, TEXAS.
- THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.
- WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

GROUNDWATER CERTIFICATION
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUND WATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

Allen L. Brewster
ALLEN L. BREWSTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4054



THE STATE OF TEXAS COUNTY OF PARKER
I, J. Wes Cottongame, being the dedicatory and owner of the attached plot of said subdivisions hereby certify it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.
J. Wes Cottongame
J. Wes Cottongame, Maximum Design Ventures LLC.
STATE OF TEXAS COUNTY OF PARKER
Before me, the undersigned authority on this day personally appeared J. Wes Cottongame known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 30th day of September, 2017.
Sherril Roberson
Notary Public in and for the State of Texas

SHERRIL ROBERSON
Notary Public, State of Texas
Notary ID # 12673037-7
My Commission Expires January 25, 2020

ACCT. NO.: 11436
SCH. DIST.: SP
CITY: J-7
MAP NO.:

OWNER/DEVELOPER
MAXIMUM DESIGN VENTURES, LLC.
12075 ALYSSE WAY
FORT WORTH, TEXAS 76179
817-994-0768

PROJECT SURVEYOR
PRECISION DATA SERVICES
128 WESTLINE RD.
AZLE TX, 76020
817-458-1922

PROVED by the Commissioners Court of Parker County, Texas on this 17th day of September, 2017.
Mark Riley
Mark Riley, County Judge
County Clerk
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

Final Plat
Lot 39-R, Block 1
COOPERSTOWN, PHASE III
being a replat of
Lots 38 and 39, Block 1, COOPERSTOWN,
PHASE II, an Addition to Parker County,
Texas, according to the plat thereof recorded
in Cabinet D, Slide 627, Plat Records,
Parker County, Texas.

11436.001.038.00 11436.001.039.00