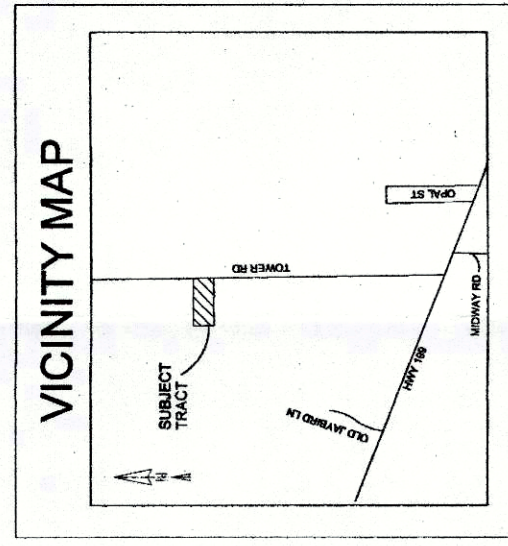


UTILITY LEGEND

⊙	SEPTIC
⊕	TELEPHONE RISER
⊖	BURIED CABLE MARKER
⊗	WATER VALVE
⊘	AIR CONDITIONER
⊙	WATER LINE SIGN
⊕	POWER POLE
⊖	FIRE HYDRANT
⊗	IRON ROD FOUND
⊘	TRF
⊙	GAS MARKER
⊕	GAS METER
⊖	WATER METER
⊗	TRANSFORMER



STATE OF TEXAS
COUNTY OF PARKER

OWNERS ACKNOWLEDGEMENT AND DEDICATION

Emmit and Pamela Dickey, are the owners of 10.00 acres situated in a portion of the T & P Branch Ranches, Parker County, Texas and being all that certain lot described as Lot 6, Block 1 Cottonwood Branch Ranchettes, as recorded in Cabinet C, Slide 301 Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with a cap at the southeast corner of said Lot 6 and being by plat call of Lot 5 of said Block 1 and also being in the west right-of-way line of Tower Road;

THENCE S 89°53'43" W leaving said right-of-way and along the north line of said Lot 5 a distance of 1348.45 feet to a 1/2" iron rod found with a cap at the southeast corner of said Lot 6 and being in the east line of that certain tract of land as described in deed to Truman Elkins as recorded in Volume 2776, Page 1605 O.R.P.C.T.;

THENCE N 00°06'17" W along said Elkins tract a distance of 322.54 feet to a 1/2" iron rod found with a cap and said point being the northwest corner of said Lot 6 and the southwest corner of Lot 7 of said Block 1;

THENCE N 89°53'43" E along the south line of said Lot 7 a distance of 1,352.59 feet to a 1/2" iron rod found with a cap at the southeast corner of said Lot 7, the northeast corner of said Lot 6 and being in the west right-of-way line of said Tower Road;

THENCE S 00°37'51" W along said right-of-way a distance of 322.57 feet to the Point of Beginning and containing in all 435601 square feet or 10.00 acres of land.

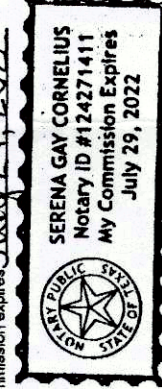
And designated herein as Lot 6R1 & 6R2, Block 1 Cottonwood Branch Ranchettes a subdivision to Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public for the purpose of providing drainage, water courses, drains, easements, rights-of-way and public places (shown shown) for the purpose and consideration expressed herein in the capacity therein stated.

Emmit Dickey
Pamela Dickey
9-25-2018
Date

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Pamela Dickey, 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 purposes and consideration expressed and in the capacity therein stated.

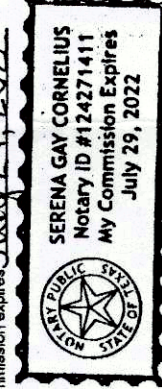
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 25th day of September, 2018.



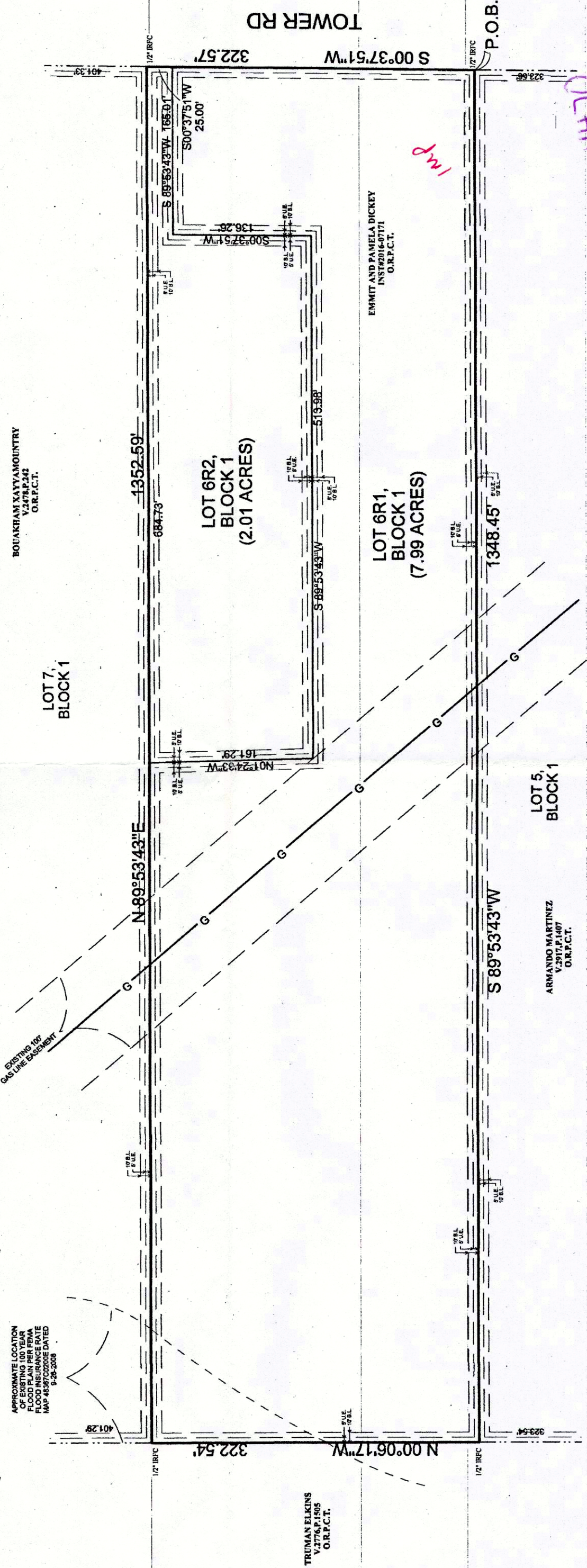
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Emmit Dickey, 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 purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 25th day of September, 2018.



APPROXIMATE LOCATION OF EXISTING 100 YEAR FLOOD HAZARD DATE MAP 4850700000 DATED 1-20-2008



UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS ON THE SURFACE OF THE PROPERTY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DRAINAGE EASEMENT RESTRICTION:
NO CONSTRUCTION OR FILLING WITHOUT THE WRITTEN APPROVAL OF THE PARKER COUNTY COMMISSIONER'S COURT. NO OBSTRUCTION TO THE NATURAL FLOW OF WATER SHALL OCCUR.

NOTICE:
DUE TO UNKNOWN LOCATIONS OF UNDERGROUND UTILITIES, IN PARTICULAR GAS AND OIL FACILITIES, THE DEVELOPER IS TO MAKE KNOWN ALL LOCATIONS OF EXISTING PIPELINE AND/OR EASEMENTS, INCLUDING BLANKET EASEMENTS, ACROSS THE PROPERTY.

PUBLIC OPEN SPACE RESTRICTION:
NO SIGN OR MESSAGE SHALL BE PLACED ON ANY PART OF ANY TYPE OF ANY CONTRACT, WHICH MESSAGES, WHETHER AS PARTY OR IN CONNECTION WITH THE SAME, INCLUDING SIGNAGE, TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, GRASS, TRAILS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY A COURT ORDER ISSUED BY THE COMMISSIONER'S COURT OF PARKER COUNTY.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jane Danner
201825784
10/18/2018 09:53 AM
Fee: 76.00
Parker County, Texas
County Clerk
PLAT

NOTES:
1. BEARINGS ARE BASED ON THE FINAL PLAT OF COTTONWOOD BRANCH RANCHETTES AS RECORDED IN CABINET C, SLIDE 301 P.R.P.C.T.
2. ALL LOTS WILL HAVE SEPTIC.
3. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF RENO, TEXAS.
4. MAP ASST/COORDINATOR: JAMES BURKS, PARKER COUNTY TEXAS. EFFECTIVE DATE: 10/18/2018.
5. THIS DEVELOPMENT ALIES WITHIN THE UPPER TRINITY GROUNDWATER CONSTRUCTION AND TRAIL UTILITIES DISTRICT AND IS SUBJECT TO THE UTILITY DISTRICT'S REGULATIONS.
6. GROUND AREA: 435,601 SQUARE FEET.
7. NET RESIDENTIAL AREA: 10.00 ACRES.

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 O. Burks
Registered Professional Land Surveyor No. 5509
Burks Land Surveying
223 CR 1260
Deatur, TX 76234



ACCT. NO.: 11470
SCH. DIST.: 0014
CITY: DALLAS
MAP NO.: 0147

THE CITY COUNCIL OF THE CITY OF RENO, TEXAS HAS VOTED AFFIRMATIVELY TO ACCEPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.
BY: Emmit Dickey
MAYOR
ATTEST: Pamela Dickey
CITY SECRETARY

THE PLANNING AND ZONING COMMITTEE OF THE CITY OF RENO, PARKER COUNTY, TEXAS HAS VOTED AFFIRMATIVELY TO APPROVE THIS PLAT AND APPROVE IT FOR FILING OF RECORD.
BY: Emmit Dickey
CITY PLANNING AND ZONING COMMITTEE MEMBER
ATTEST: Pamela Dickey
CITY SECRETARY

FINAL PLAT
OF
LOTS 6R1 & 6R2, BLOCK 1
COTTONWOOD BRANCH RANCHETTES
AND BEING A
RE-PLAT
OF
LOT 6, BLOCK 1
COTTONWOOD BRANCH RANCHETTES
IN THE
T&P-RR SURVEY, ABSTRACT NO. 1381
SITUATED IN THE
TOWN OF RENO
PARKER COUNTY, TEXAS
PROPOSED USAGE: RESIDENTIAL
2 LOTS
10.00 ACRES

ACCT. NO.:
SCH. DIST.:
CITY:

OWNED AND DEVELOPED BY:
Emmit and Pamela Dickey
1400 TOWER RD
RENO, TEXAS 76248
PHONE 817-284-6650
(PHONE) 817-284-6650

PREPARED BY:
BURKS LAND SURVEYING
223 CR 1260
DECATUR, TEXAS 76234
817-228-5577
E-MAIL: burks@burks.com

11470.001.006.00

El68