

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS, COWDEN LAND & CATTLE COMPANY, LLC. (Doc #201606320), acting by and through its duly authorized agent, being the sole owner of 17.62 acres situated in and being a portion of the MINNIE GRAHAM SURVEY, ABSTRACT No. 2307 and the S. L. STACKS SURVEY, ABSTRACT No. 2265, Parker County, Texas and being more particularly described by metes and bounds as follows:

NO LIEN HOLDER

BLOCK 1
BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the in the south line of J. E. Woody Road, as it exists, at the northeast corner of a tract of land described by deed to Ronald N. Sten, recorded in Volume 1924, Page 1039, Real Records, Parker County, Texas, said iron being called by deed to be North, 1278.7 feet and West, 1198.8 feet from the southeast corner of said Minnie Graham Survey;

THENCE N 72°54'29" E, with the south line of said J. E. Woody Road, 1470.95 feet to an iron rod found at the northwest corner of a tract of land described by deed to Steven Walker, recorded in Volume 1990, Page 1873, Real Records, Parker County, Texas;
THENCE S 18°19'09" E, with the west line of said Steven Walker tract, 296.10 feet to an iron rod set (all iron rods set are 1/2" with cap Harlan 2074);
THENCE S 72°54'30" W, 1330.13 feet to an iron rod set;
THENCE S 66°48'49" W, 141.59 feet to an iron rod set in the east line of said Ronald N. Sten tract;
THENCE N 18°16'01" W, with the east line of said Ronald N. Sten tract, 311.12 feet to the POINT OF BEGINNING and containing 10.021 acres (436,538 square feet) of land.

BLOCK 2
BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the in the south line of J. E. Woody Road, as it exists, at the northeast corner of a tract of land described by deed to James H. Roberson, recorded in Volume 1400, Page 104, Real Records, Parker County, Texas, said iron being called by deed to be North, 916.8 feet and West, 2370.7 feet from the southeast corner of said Minnie Graham Survey;

THENCE N 72°54'29" E, 1071.58 feet to an iron rod found at the most northerly northwest corner of a tract of land described by deed to Ronald N. Sten, recorded in Volume 1924, Page 1039, Real Records, Parker County, Texas in the east line of a 60-foot private road;
THENCE with the east line of said private road and the west line of said Ronald N. Sten tract the following courses and distances:
S 28°46'48" W, 28.48 feet to an iron rod found;
S 15°30'33" E, 141.23 feet to an iron rod found;
S 24°03'12" E, 80.57 feet to an iron rod found;
S 41°46'15" E, 117.92 feet to an iron rod found;
THENCE S 44°11'25" W, 60.15 feet to an iron rod set in the west line of said private road;
THENCE N 41°46'15" W, with the west line of said private road, 88.82 feet to an iron rod set (all iron rods set are 1/2" with cap Harlan 2074);
THENCE S 72°54'29" W, 1110.71 feet to an iron rod set in the east line of said James H. Roberson tract;
THENCE N 00°33'44" E, with the east line of said James H. Roberson tract, 310.97 feet to the POINT OF BEGINNING and containing 7.596 acres (330,863 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, COWDEN LAND & CATTLE COMPANY, LLC., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as AMENDED PLAT OF LOTS 1 THROUGH 10, BLOCK 1 AND LOTS 1 THROUGH 7, BLOCK 2, COWDEN RANCH ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, Being 17.62 acres situated in and being a portion of the Minnie Graham Survey, Abstract No. 2307 and the S. L. Stacks Survey, Abstract No. 2265, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 2nd day of November, 2016.

Lane Cowden

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

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

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

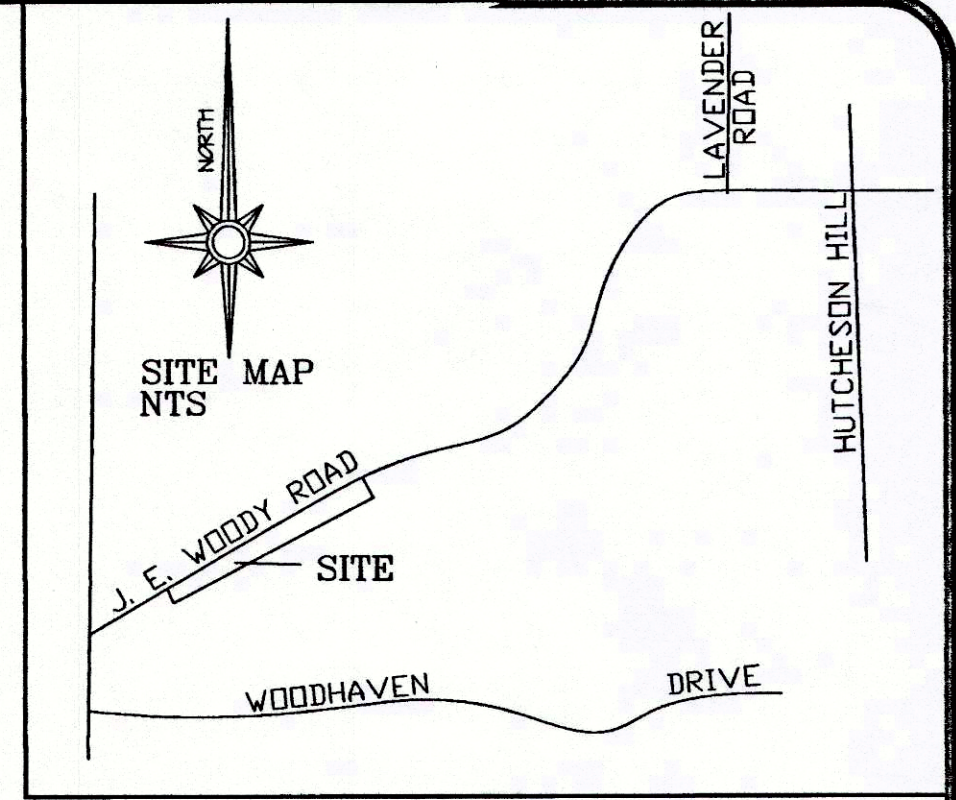
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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:

WATER BY WALNUT CREEK SPECIAL UTILITY DISTRICT
1155 W. HWY. 199
SPRINGTOWN, TEXAS 76082

WASTEWATER BY PRIVATE SEPTIC SYSTEMS



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.
Registered Professional Land Surveyor, No. 2074
JUNE, 2016, AMENDED NOVEMBER 04, 2016



FILED AND RECORDED

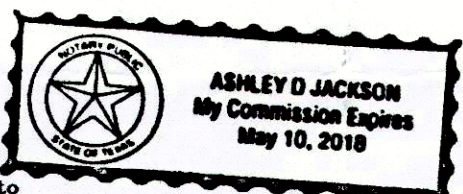
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201627120
11/29/2016 10:02 AM
Fee: 80.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO: 11569
SCH. DIST: SP
CITY: I-10
MAP NO:

REASON FOR AMENDING; TO CORRECT THE LOCATION OF THE GAS LINES IN BLOCK 1 AND 2 AS MARKED ON THE GROUND DATE NOVEMBER 04, 2016

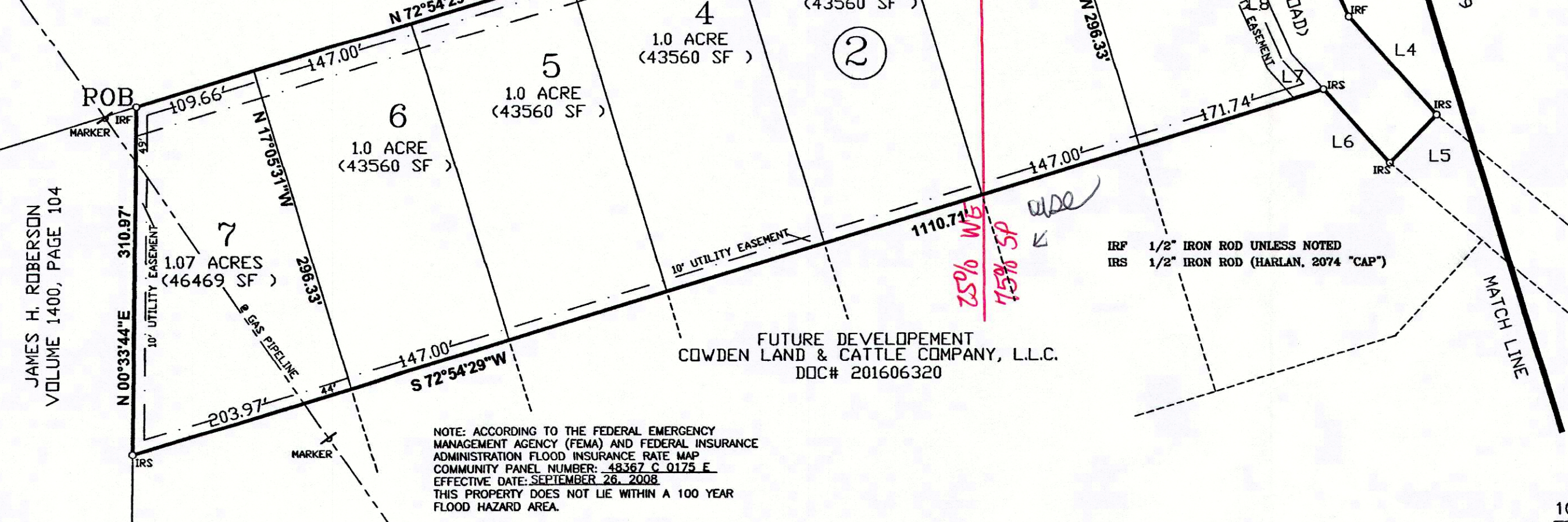
STATE OF TEXAS }
COUNTY OF PARKER }
BEFORE ME, the undersigned authority, on this day personally appeared LANE COWDEN, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed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



GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29th day of November, 2016

Notary Public in and for the State of Texas
My Commission Expires On: May 10, 2018

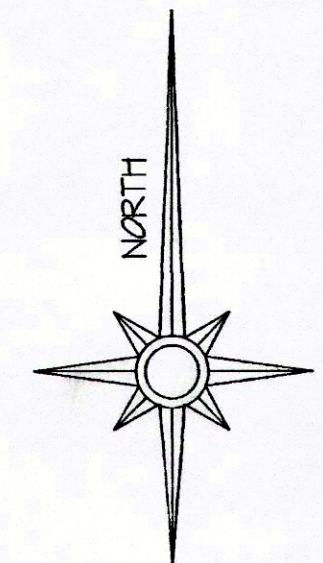
My Commission Expires On: May 10, 2018



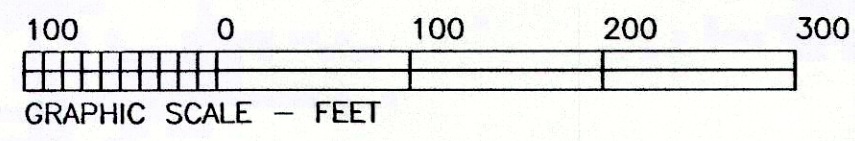
AMENDED PLAT
LOTS 1 THROUGH 10, BLOCK 1
LOTS 1 THROUGH 7, BLOCK 2
COWDEN RANCH ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS
Being 17.62 acres situated in and being a portion of the Minnie Graham Survey, Abstract No. 2307 and the S. L. Stacks Survey, Abstract No. 2265, Parker County, Texas

LINE TABLE

L1	S 28°46'48"W 28.48'
L2	S 15°30'33"E 141.23'
L3	S 24°03'12"E 80.57'
L4	S 41°46'15"E 117.92'
L5	S 44°11'25"W 60.15'
L6	N 41°46'15"W 88.82'
L7	N 41°46'15"W 42.69'
L8	N 24°03'12"W 94.40'
L9	N 15°30'33"W 163.89'



SCALE: 1" = 100'



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

D 642

22265.001.002.00 1.75 acres 16381PLAT
22307.001.000.50
SPLIT 1SD on Lot 2