

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

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability.

NO LIEN HOLDER

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

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0175 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

STATE OF TEXAS }
COUNTY OF PARKER }

201703663 PLAT Total Pages: 1

WHEREAS, COWDEN LAND & CATTLE COMPANY, L.L.C., (Doc No. 201606320), acting by and through its duly authorized agent, being the sole owner of Lot 10, Block 1, AMENDED PLAT OF COWDEN RANCH ESTATES, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 642, Plat Records, Parker County, Texas and a 1.769 Acre tract (Doc No. 201700032) situated in and being a portion of the MINNIE GRAHAM SURVEY, ABSTRACT No. 2265, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the northeast corner of said Lot 10 and the northwest corner of Lot 9, said Block 1 (D/642);

THENCE S 17°05'43" E, with the common line of said Lot 9 and Lot 10, 296.02 feet to an iron rod found at the southeast corner of said Lot 10 and the southwest corner of said Lot 9;
THENCE S 72°54'29" W, 61.08 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);
THENCE S 17°05'43" E, 271.74 feet to an iron rod set;
THENCE S 72°54'29" W, 74.08 feet to an iron rod found (iron rods found are 1/2" unless noted) at the most southerly corner of said 1.769 acre tract in the east line of a 60 foot private road;
THENCE with the west line of said 1.769 acre tract and the east line of said private road the following courses and distances;
N 49°47'33" W, 260.80 feet to an iron rod found;
N 41°55'51" W, 118.11 feet to an iron rod found;
N 23°53'51" W, 80.44 feet to an iron rod found;
N 15°33'54" W, 141.20 feet to an iron rod found;
N 28°56'01" E, 28.60 feet to an iron rod found in the south line of J. E. Woody Road, a 60 foot county road;
THENCE N 72°54'29" E, with the south line of said J. E. Woody Road passing the northwest corner of said Lot 10, 310.68 feet to the POINT OF BEGINNING and containing 3.227 acres (140,569 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, COWDEN LAND & CATTLE COMPANY, L.L.C., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 10R, LOT 11 AND LOT 12, BLOCK 1, COWDEN RANCH ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, Being a re-plat of Lot 10, Block 1, Amended Plat of Cowden Ranch Estates, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 642, Plat Records, Parker County, Texas and a 1.769 Acre tract situated in and being a portion of the Minnie Graham Survey, Abstract No. 2265, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

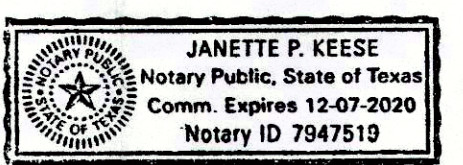
WITNESS my hand at 162 N Main Parker County, Texas this 4 day of February, 2017.

Lane Cowden
Lane Cowden

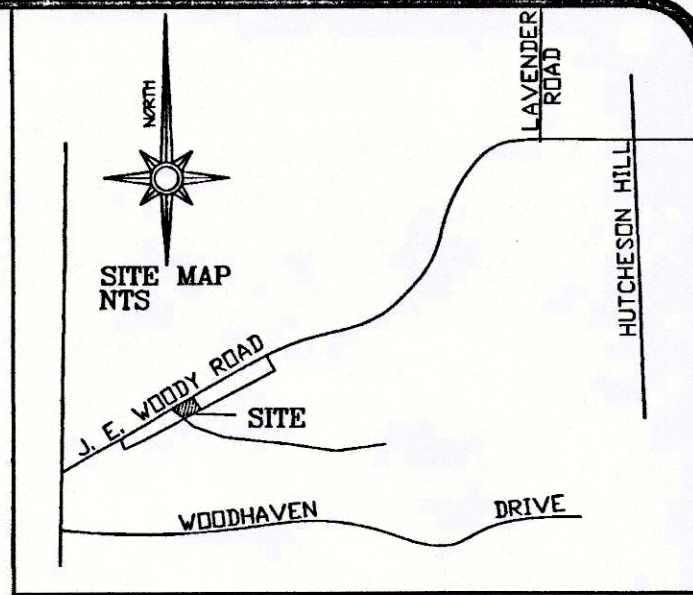
STATE OF TEXAS }
COUNTY OF PARKER }
BEFORE ME, the undersigned authority, on this day personally appeared LANE COWDEN known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4 day of February, 2017

Notary Public in and for the State of Texas
12-07-2020
My Commission Expires on:



FUTURE DEVELOPMENT
COWDEN LAND & CATTLE COMPANY, L.L.C.
DOC# 201316404



THE STATE OF TEXAS }
COUNTY OF PARKER }

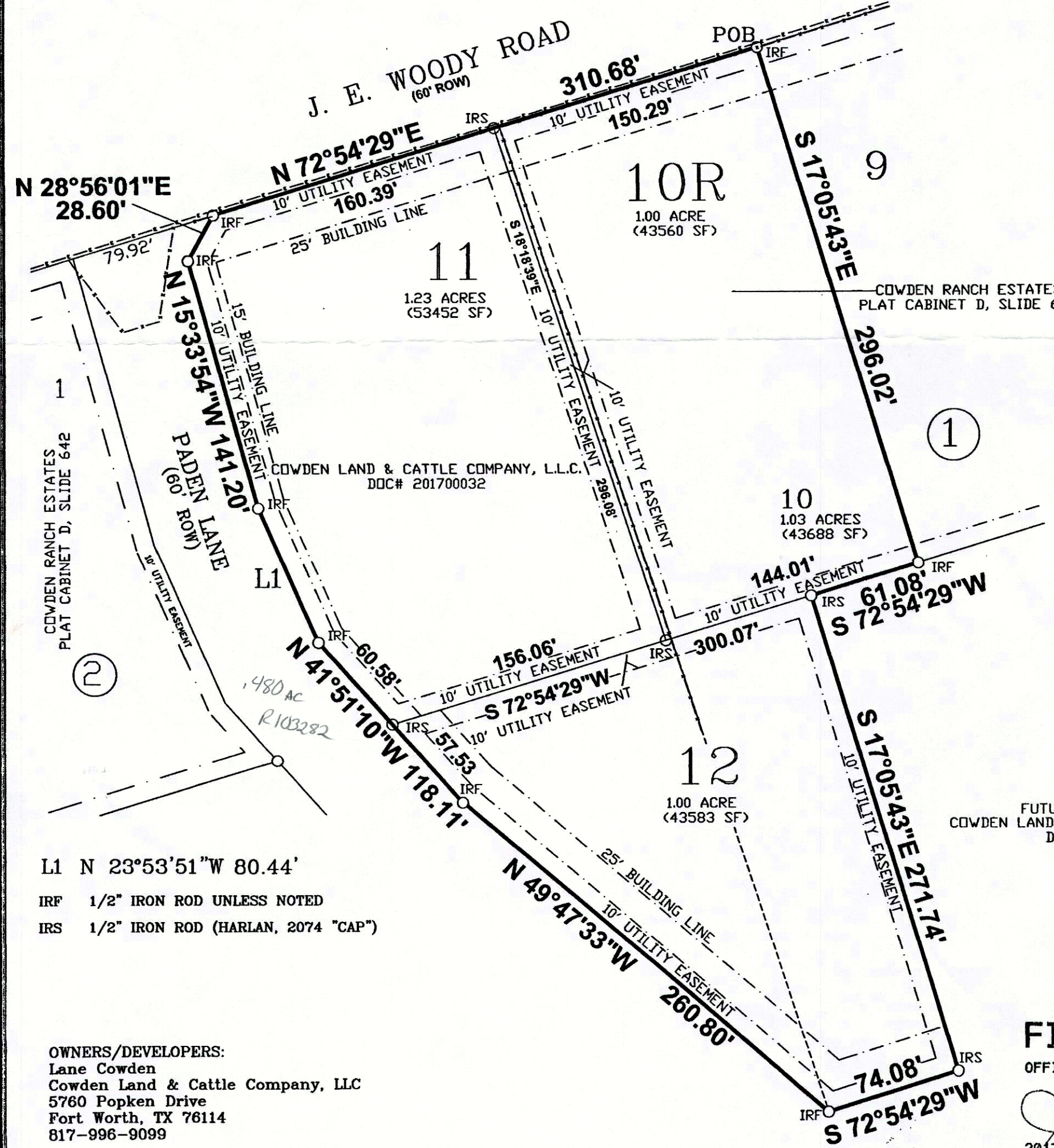
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
DECEMBER 05, 2016

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 is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.

Lane Cowden



L1 N 23°53'51" W 80.44'
IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

OWNERS/DEVELOPERS:
Lane Cowden
Cowden Land & Cattle Company, LLC
5760 Popken Drive
Fort Worth, TX 76114
817-996-9099

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED by the Commissioners of Parker County, Texas, this 13 day of February, 2017.

George Conley
George Conley
Commissioner Precinct #1
Larry Walden
Larry Walden
Commissioner Precinct #3

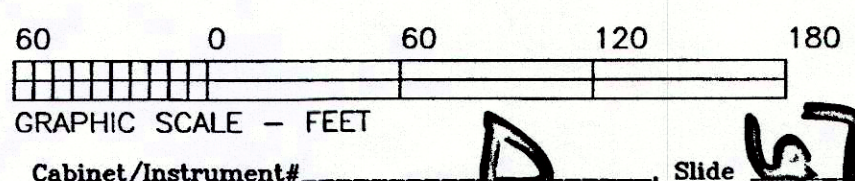
Mark Rhey
Mark Rhey, County Judge
Craig Peacock
Craig Peacock
Commissioner Precinct #2
Steve Dugan
Steve Dugan
Commissioner Precinct #4

ACCT. NO.: 11569
SCH. DIST.: WE
CITY: T-16
MAP NO.:

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Jeanne Brunson
201703663
02/13/2017 10:24 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

LOT 10R, LOT 11 AND LOT 12, BLOCK 1
COWDEN RANCH ESTATES
AN ADDITION TO PARKER COUNTY, TEXAS
Being a replat of Lot 10, Block 1, Amended Plat of Cowden Ranch Estates an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 642, Plat Records Parker County, Texas and a 1.769 Acre tract situated in and being a portion of the Minnie Graham Survey, Abstract No. 2265, Parker County, Texas



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

22301.001.000.00 - 1.23 (11)
22301.001.000.50 - 1.00 (12)
11569.001.010.00 - 1.00 (10)

SCALE: 1" = 60'

16419PLAT