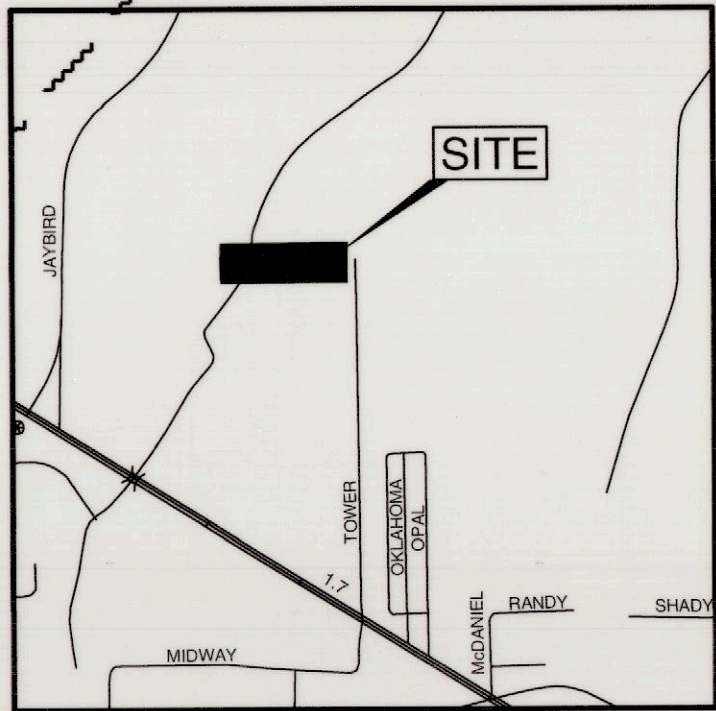
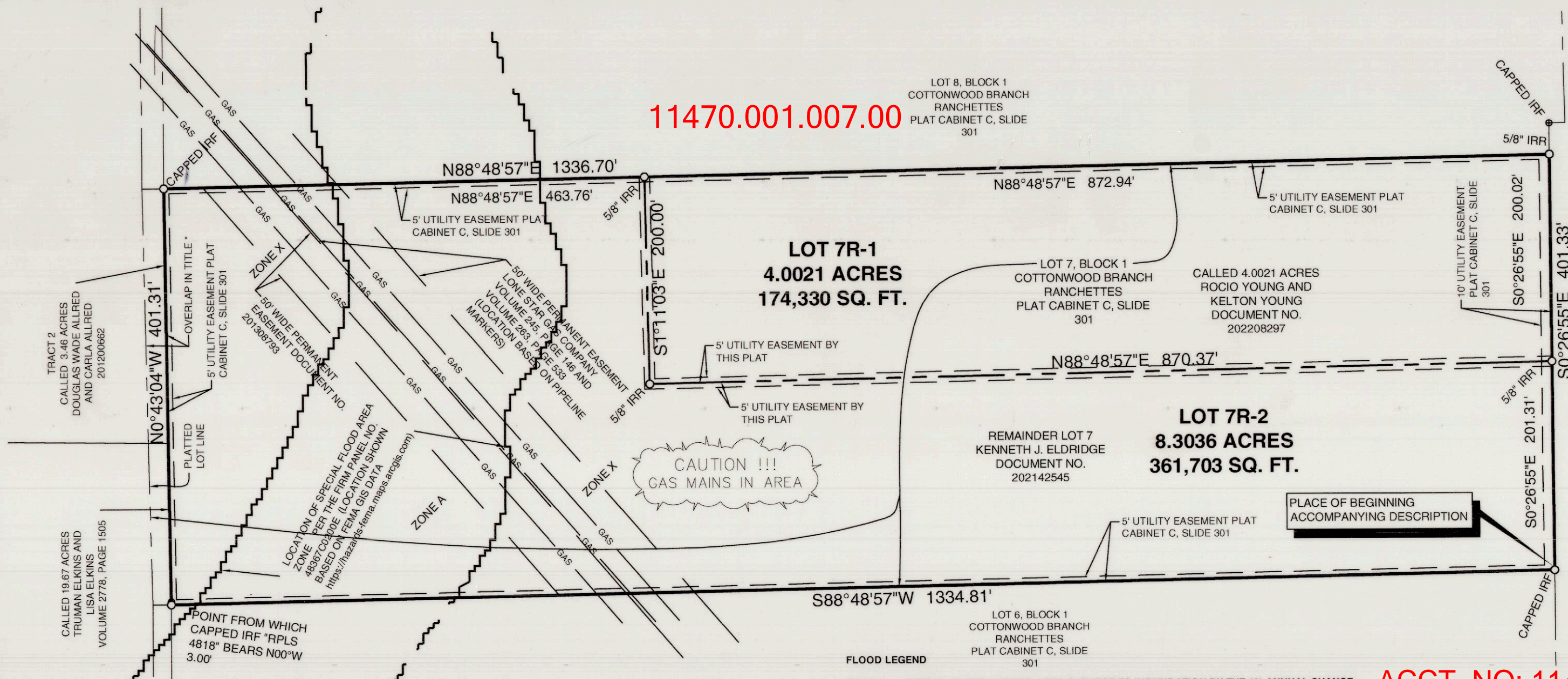




202419600 PLAT Total Pages: 1

11470.001.007.00



LOCATION MAP
SCALE 1"=2000'

THE PURPOSE OF THE REPLAT IS TO DIVIDE ONE LOT INTO TWO SEPARATE LOTS.

ACCORDING TO MAP NO. 48367C0200E DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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

UTILITY EASEMENTS

ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE C MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS 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 TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SUR RPLS 5606".

* Surveyor's Report: On the ground Award Surveying, Inc. found two capped iron found marked "RPLS 4818" along the west property line that are short of the plat calls. Award Surveying, Inc. contacted Johnny D.L. Williams RPLS 4818 with Whitfield-Hall Surveyors, the surveyor of record for the plat of Cottonwood Branch Ranchettes. He stated that there was an overlap in title along the west line of Lot 7. He provided Award Surveying Inc. a revised survey showing the discrepancy in Lot 7. The bearings and distances shown hereon are based on the survey provided by Whitfield-Hall Surveyors.

CITY PLAN COMMISSION CITY OF RENO, TEXAS	
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL	
PLAT APPROVAL DATE: 6/10/2024	
BY:	CHAIRMAN
BY:	SECRETARY

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Rocio Young and Kelton Young (Lot 7R-1) and Kenneth J. Eldridge (Lot 7R-2) are the owners of Lot 7, Block 1, COTTONWOOD BRANCH RANCHETTES, an subdivision in the City of Reno, in Parker County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 301, Plat Records, Parker County, Texas; Lot 7R-1, being all of the called 4.0021 acre tract of land described in the deed to Rocio Young and Kelton Young as recorded in Document No. 202208297 of the of the Official Public Records of Parker County, Texas; and Lot 7R-2, being the remainder of that certain tract of land described in the deed to Kenneth J. Eldridge as recorded in Document No. 202145545, Deed Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

BEGINNING at a capped iron rod found (whose Northing is 7024073.00 and Easting is 2242011.42) for the southeast corner of said Lot 7 common to the northeast corner of Lot 6 of said Block 1 and being on the west right-of-way line of Tower Street, a 30' wide right-of-way as dedicated on said COTTONWOOD BRANCH RANCHETTES plat;

THENCE South 88°48'57" West, along the common line of said Lots 7 and 6, a distance of 1334.81 feet to a point in the east line of a called 16.67 acre tract of land described in the deed to Truman Elkins and Lisa Elkins as recorded in Volume 2778, Page 1505, for the southwest corner of said Lot 7 and the northwest corner of said Lot 6 from which a rejected capped iron rod found marked "RPLS4818" bears North 00° West a distance of 3.00 feet;

THENCE North 0°43'4" West, along the east line of said 19.67 acre tract for the west line of said Lot 7, to and along the easterly line of Tract 2, being a called 3.46 acre tract of land described in the deed to Douglas Wade Allred and Carla Allred as recorded in Document No. 201200662 of said Deed Records, a distance of 401.31 feet to a capped iron rod found marked "Registered Professional Land Surveyor No. 4818" for the northwest corner of said Lot 7 and the southwest corner of Lot 8 in said COTTONWOOD BRANCH RANCHETTES;

THENCE North 88°48'57" East, along the common line of said Lots 7 and 8, a distance of 1336.706 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common east corner of said Lot 7 and Lot 8 in said COTTONWOOD BRANCH RANCHETTES and being in the west line of Tower Street;

THENCE South 0°26'55" East, along the common line of said Lot 7 and Tower Street, a distance of 401.33 feet to the POINT OF BEGINNING and containing 12.3056 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Rocio Young and Kelton Young (Lot 7R-1) and Kenneth J. Eldridge (Lot 7R-2) do hereby adopt this plat designating the herein above described real property as

LOTS 7R-1 and 7R, BLOCK 1
COTTONWOOD BRANCH RANCHETTES

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Lot 7R-1

Rocio Young

Kelton Young

Lot 7R-2

Kenneth J. Eldridge

CITY COUNCIL CITY OF RENO, PARKER COUNTY TEXAS	
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL	
PLAT APPROVAL DATE: 6/10/2024	
BY:	MAYOR
BY:	SECRETARY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

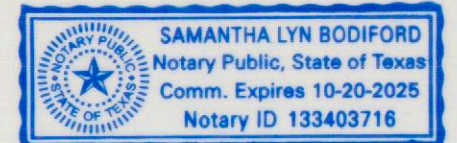
Lila Deakle
202419600
07/30/2024 11:44 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Rocio Young 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 considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1 day of July, 2024.

Notary Public State of Texas

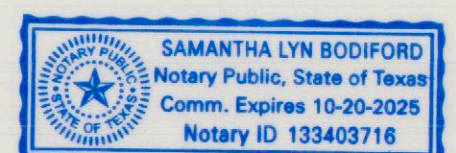


STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Kelton Young 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 considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1 day of July, 2024.

Notary Public State of Texas

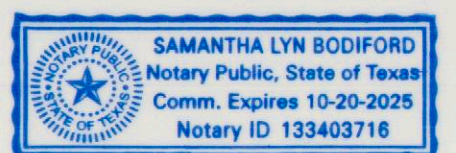


STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth J. Eldridge 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 considerations expressed and in the capacity therein states.

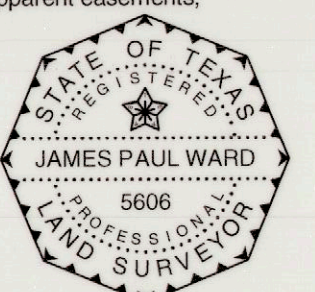
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of June, 2024.

Notary Public State of Texas



The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground May 20, 2022.

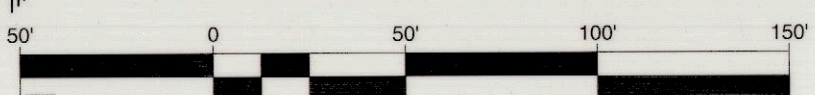
James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



FINAL PLAT
Lots 7R-1 and 7R-2 of COTTONWOOD BRANCH RANCHETTES,
being a replat of Lot 7, Block 1, of COTTONWOOD BRANCH RANCHETTES, a Subdivision in the City of Reno, Parker County, Texas, according to the Map or Plat thereof recorded in Cabinet C, Slide 301, of the Plat Records of Parker County, Texas
12.3056 acres

May, 2024

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273)
survey@a-wardsurveying.com TBPLS Firm No. 10194435



A-WARD PROJECT NO: 2023-1905 TOWER REPLAT

F758