

And designated herein as Lots 6R1 and 6R3, 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 forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

*Pamela Dickey*  
Pamela Dickey  
7-11-2024  
DATE

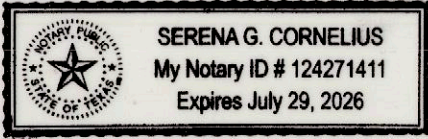
STATE OF TEXAS  
COUNTY OF PARKER

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 acknowledge 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 11th day of July, 2024

*[Signature]*  
Notary Public

Commission expires: July 29, 2026



And designated herein as Lots 6R1 and 6R3, 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 forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

*Christopher Shane Dickey*  
Christopher Shane Dickey  
7-11-2024  
DATE

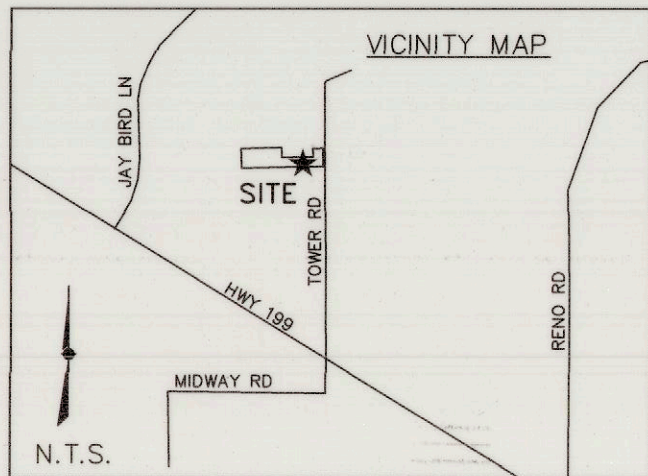
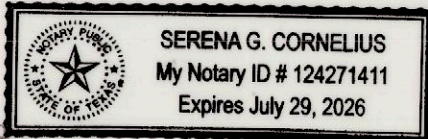
STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Christopher Shane Dickey, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge 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 11th day of July, 2024

*[Signature]*  
Notary Public

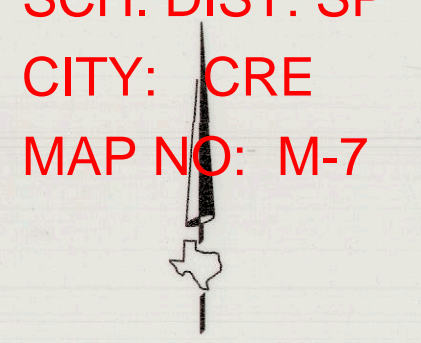
Commission expires: July 29, 2026



LEGEND

- 1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING" SET
- 1/2-INCH IRF WITH CAP STAMPED "TQ BURKS 5509" (UNLESS OTHERWISE NOTED)
- EXISTING ATMOS PIPELINE
- IRON ROD FOUND
- DEED RECORDS, PARKER COUNTY, TEXAS
- NOT TO SCALE
- POINT OF BEGINNING
- PROPERTY LINE
- CENTERLINE
- DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACK LINE

ACCT. NO: 11470  
SCH. DIST: SP  
CITY: CRE  
MAP NO: M-7



11470.001.006.00  
SP No Imp.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
Lila Deakle  
County Clerk  
Parker County, TX  
PLAT

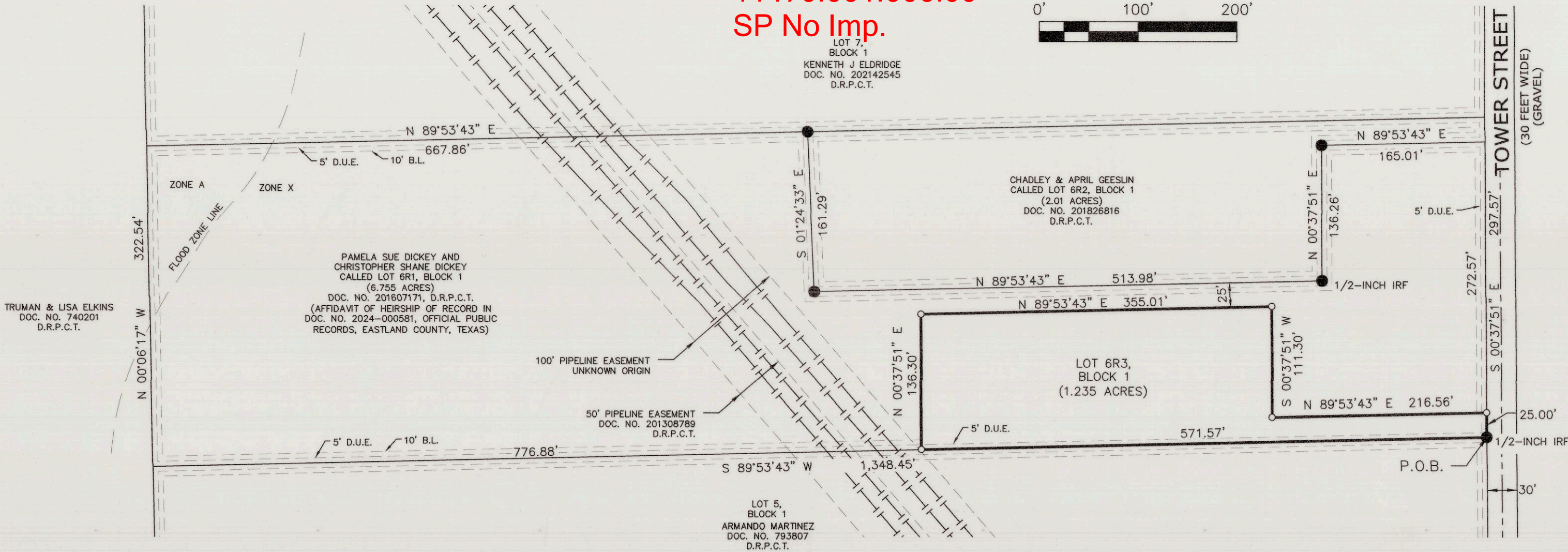
202420143  
08/05/2024 10:55 AM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

THE PLANNING AND ZONING COMMITTEE OF THE CITY OF RENO, PARKER COUNTY, TEXAS ON 8/1/24, 2024 VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: *[Signature]* CHAIRMAN  
ATTEST: *[Signature]* CITY SECRETARY

THE CITY COUNCIL OF THE CITY OF RENO, PARKER COUNTY, TEXAS ON 8/1/24, 2024 VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: *[Signature]* MAYOR  
ATTEST: *[Signature]* CITY SECRETARY



1.235 Acres (53,799 Square Feet)  
T & P Railroad Survey, Abstract Number 1381  
Parker County, Texas

BEING a 1.235 Acre (53,799 Square Feet) tract situated in the T & P Railroad Survey, A-1381, Parker County, Texas, being a portion of Lot 6R1, Block 1, Cottonwood Branch Ranchettes, a subdivision of record in Cabinet C, Slide 301, Plat Records, Parker County, Texas; being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way (R.O.W.) line of Tower Street marking the southeast corner of said Lot 6R1, Block 1 and northeast corner of Lot 5, Block 1 of said Cottonwood Branch Ranchettes, and marking the southeast corner of the herein described tract;

THENCE, South 89°53'43" West, 571.57 feet with the north line of said Lot 5, Block 1 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of the herein described tract;

THENCE, North 00°37'51" East, 136.30 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of the herein described tract;

THENCE, North 89°53'43" East, 355.01 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a northeast corner of the herein described tract;

THENCE, South 00°37'51" West, 111.30 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE, North 89°53'43" East, 216.56 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of the aforementioned Tower Street marking a northeast corner of the herein described tract;

THENCE, South 00°37'51" East, 25.00 feet with the west R.O.W. line of the said Tower Street to the POINT OF BEGINNING and CONTAINING 1.235 Acres (53,799 Square Feet) of land.

I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.

*Rodric R. Reese* 6/4/2024  
Rodric R. Reese, R.P.L.S. No. 5883 Date



OWNED AND DEVELOPED BY:  
Pamela Dickey and Christopher Shane Dickey  
1400 Tower Road  
Reno, Texas 76082  
Phone 817-584-6673

(Inst. No. 201607171, D.R.P.C.T.)  
(Inst. No. 2024-000581, Official Public Records, Eastland County, Texas)

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 WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM 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, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT: 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 STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE CROWN OF THE ROAD, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, 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.

FLOOD INFORMATION  
MAP NUMBER: 48367C0200E  
PANEL 200  
REV. DATE: SEPTEMBER 26, 2008  
ZONE: "NON-SHADED X" AND "A"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

SUBDIVISION RESTRICTIONS:

- IF SEWAGE DISPOSAL IS BY MEANS ON-SITE SEWAGE FACILITIES, A PERMIT MUST BE OBTAINED FOR EACH LOT.
- SEPTIC TANK PERFORMANCE CANNOT BE GUARANTEED, EVEN THOUGH ALL PROVISIONS OF THE PARKER COUNTY RULES FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY PARKER COUNTY SHALL INDICATE ONLY THAT THE FACILITY MEETS THE MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE PROPERTY OWNER OF THE RESPONSIBILITY TO COMPLY WITH COUNTY, STATE, AND FEDERAL REGULATIONS.
- ON-SITE SEWAGE FACILITIES, ALTHOUGH APPROVED OF MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE PROPERTY OWNER AT THE PROPERTY OWNER'S EXPENSE IF THE NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED OR IF THE FACILITY AT ANY TIME, DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- A PROPERLY DESIGNED AND CONSTRUCTED ON-SITE SEWAGE FACILITY, SITUATED IN SUITABLE SOIL, MAY MALFUNCTION IF THE FACILITY IS NOT PROPERLY MAINTAINED AND CONTROLLED, THEREFORE, IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN AND OPERATE THE ON-SITE SEWAGE FACILITY IN A SATISFACTORY MANNER.
- ON-SITE SEWAGE FACILITIES MUST BE DESIGNED IN ACCORDANCE WITH THE RULES ESTABLISHED BY PARKER COUNTY AND THE TOWN DESIGN SHALL BE BASED ON THE RESULTS OF A SITE EVALUATION PERFORMED ON EACH LOT.
- ONLY ONE SINGLE-FAMILY RESIDENCE OR DUPLEX SHALL BE LOCATED ON A LOT WHEN AN ON-SITE SEWAGE FACILITY IS USED AND ONLY ONE RESIDENCE SHALL BE CONNECTED TO SAID FACILITY.
- BUILDINGS TO BE BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR ROADS ON WHICH THE FRONT AND/OR ABUT SHALL BE BUILT SUCH THAT THE MINIMUM FINISHED FLOOR ELEVATION IS AT LEAST 2-FOOT ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE BUILDING. THIS IS TO REDUCE THE RISK OF DAMAGE TO BUILDINGS THAT MAY BE CAUSED BY STORM WATER DRAINAGE.
- NO BUILDINGS SHALL BE BUILT IN A 100-YEAR FLOOD PLAIN UNLESS THE MINIMUM RECOMMENDED FINISHED FLOOR ELEVATION IS COMPLIED WITH. IN NO CASE SHALL THE MINIMUM FINISHED FLOOR ELEVATION BE LESS THAN 2-FOOT ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION.
- ANY FILLING OR OBSTRUCTION OF THE FLOODWAY OR DRAINAGE EASEMENTS IS PROHIBITED.
- ANY DRIVEWAY CULVERTS, OF NECESSARY, ARE TO BE INSTALLED BY THE PROPERTY OWNER AND IN ACCORDANCE WITH THE POLICIES OF PARKER COUNTY AND SHALL BE OF SUFFICIENT SIZE TO PASS THE 10-YEAR STORM. IN NO CASE SHALL A DRIVEWAY CULVERT BE LESS THAN 18-INCHES IN DIAMETER ON A PROPOSED ROAD.
- THE DRIVEWAY ABOVE A CULVERT SHOULD BE CONSTRUCTED SUCH THAT THE DRIVEWAY IS AT LEAST SIX(6) INCHES BELOW THE OUTSIDE EDGE OF THE MAIN ROADWAY. THIS WILL REDUCE THE RISK OF WATER, WHICH EXCEEDS THE CAPACITY OF THE CULVERT, FLOWING OVER THE CULVERT AND ENTERING THE ROADWAY.
- ANY UNDERGROUND UTILITY COMPANY SHALL BE CONTACTED TO VERIFY DEPTH AND LOCATIONS OF UTILITIES PRIOR TO ANY EXCAVATION OCCURRING ON THE LOT.

NOTES:

- BEARINGS ARE BASED ON THE FINAL PLAT OF COTTONWOOD BRANCH RANCHETTES AS RECORDED IN CABINET C, SLIDE 301 P.R.P.C.T. TRACT AS DESCRIBED IN VOLUME 2018, PAGE 20 O.R.P.C.T.
- ALL LOTS WILL HAVE SEPTIC.
- ALL LOTS HAVE CITY WATER.
- 30 FEET FRONT BUILDING SETBACK
- 25 FEET REAR BUILDING SETBACK
- 15 FEET SIDE BUILDING SETBACK
- THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF RENO, TEXAS.
- THIS DEVELOPMENT LIES WITHIN THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (UTGCD) AND IS SUBJECT TO THE UTGCD'S REGISTRATION AND PERMITTING REQUIREMENTS.
- GROSS AREA = 7.99 ACRES
- ROW DEDICATION = 0.00 ACRES
- NET RESIDENTIAL AREA = 7.99 ACRES

FINAL PLAT  
OF LOT 6R3, BLOCK 1  
COTTONWOOD BRANCH RANCHETTES  
AND BEING A  
RE-PLAT OF LOT 6R1, BLOCK 1  
COTTONWOOD BRANCH RANCHETTES SITUATED  
IN THE T. & P. RR. CO. SURVEY,  
ABSTRACT NO. 1381  
TOWN OF RENO, PARKER COUNTY, TEXAS  
PROPOSED USAGE: RESIDENTIAL 2 LOTS  
7.99 ACRES

REV	DATE	BY	DESCRIPTION	PROJECT	2024.007-1400 Tower St
				DRAWN BY:	MM DATE: 03/11/24
				FIELD CREW:	BM DATE: 03/01/24
				SCALE:	1"=100' PAGE: 1 OF 1

F-759



APEX Land Surveying  
TBPLS Firm Registration  
No. 101941-30  
214 Wapiti Drive  
Azle, TX 76020  
(817) 565-6681

5313 50th St. Ste. D-8  
Lubbock, TX. 79414