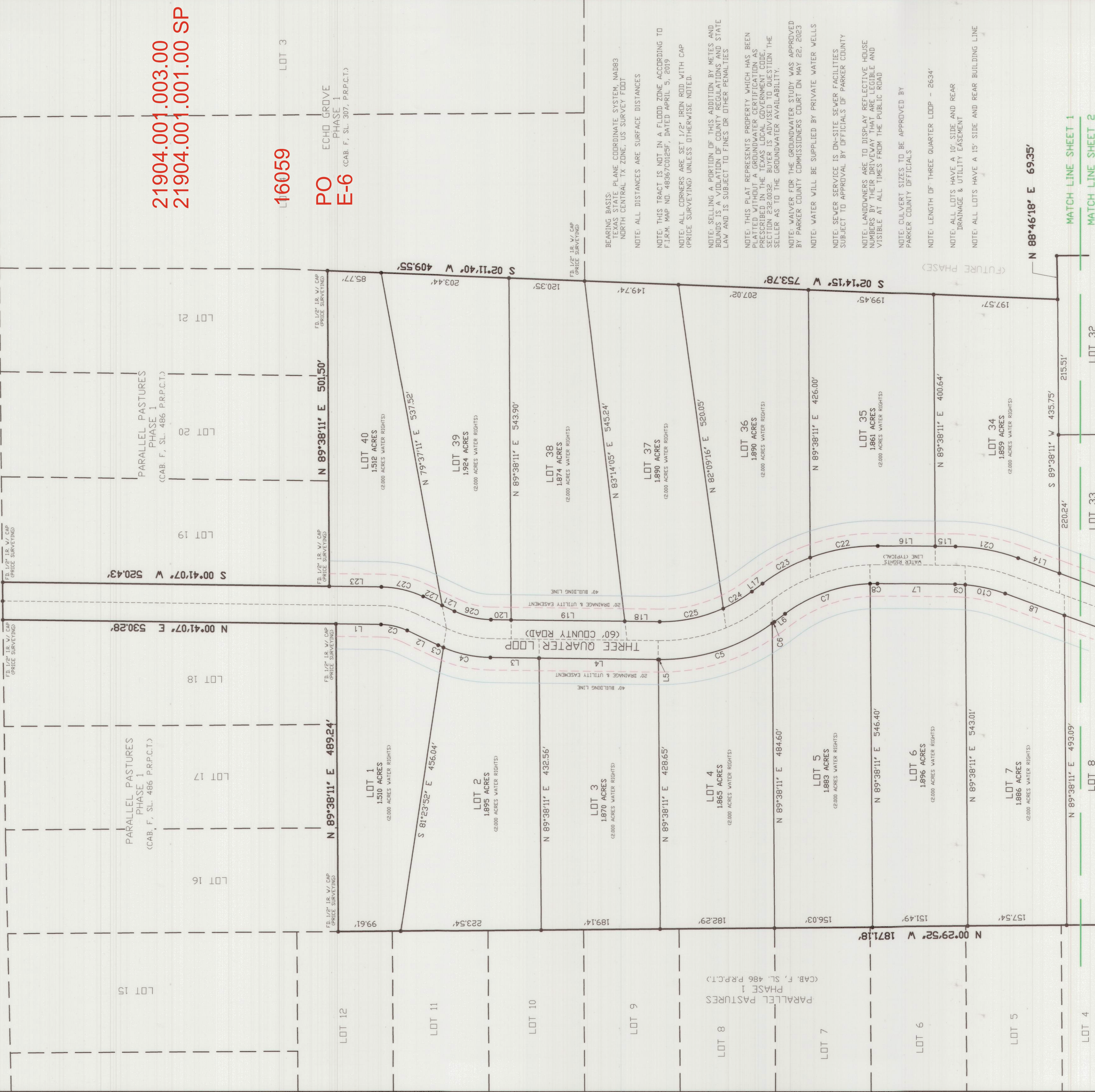


COTTONWOOD TRAIL (PAVED COUNTY ROAD)

60.01' N 89°25'12" E



LINE	BEARING	DISTANCE
L1	S 00°41'07" W	71.68'
L2	S 25°15'50" W	54.86'
L3	S 00°41'07" W	189.17'
L4	S 00°41'07" W	1.63'
L5	S 36°53'07" E	21.33'
L6	S 00°41'07" E	123.60'
L7	S 20°10'03" W	100.34'
L8	S 20°10'03" W	154.68'
L9	N 89°40'35" E	187.77'
L10	N 89°40'35" E	27.86'
L11	S 00°41'07" E	32.27'
L12	S 20°10'03" E	185.31'
L13	S 00°41'07" E	92.27'
L14	S 00°41'07" E	91.33'
L15	S 36°53'07" E	21.33'
L16	S 00°41'07" E	55.14'
L17	N 89°40'35" E	187.77'
L18	N 89°40'35" E	32.27'
L19	S 00°41'07" E	92.27'
L20	S 20°10'03" E	185.31'
L21	S 00°41'07" E	91.33'
L22	S 36°53'07" E	21.33'
L23	S 00°41'07" E	82.85'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°49'21"	2030.00'	0°58'37"	S 81°27'54" E	34.61'	34.62'
C2	57°17'45"	100.00'	24°34'43"	S 12°58'28" W	42.57'	42.90'
C3	28°38'52"	200.00'	2°33'21"	S 23°59'08" W	8.92'	8.92'
C4	28°38'52"	200.00'	22°01'21"	S 11°41'48" W	76.40'	76.97'
C5	19°05'55"	300.00'	0°47'33"	S 16°57'08" E	189.77'	192.56'
C6	23°52'24"	240.00'	34°46'37"	S 19°29'48" E	143.45'	145.87'
C7	23°52'24"	240.00'	2°47'37"	S 00°42'41" E	11.70'	11.70'
C8	23°52'24"	240.00'	3°52'30"	S 02°37'22" W	16.23'	16.23'
C9	23°52'24"	240.00'	15°36'26"	S 12°21'50" W	65.17'	65.37'
C10	23°52'24"	240.00'	14°38'52"	S 12°50'37" W	33.14'	33.24'
C11	44°04'25"	130.00'	39°35'58"	S 14°16'49" E	88.07'	89.85'
C12	44°04'25"	130.00'	21°00'31"	S 44°35'03" E	47.40'	47.67'
C13	44°04'25"	130.00'	31°09'36"	S 06°47'07" E	2.46'	2.46'
C14	44°04'25"	130.00'	4°28'17"	S 88°05'18" E	156.04'	156.08'
C15	2°51'53"	2000.00'	52°0'58"	S 3°10'39" E	188.66'	186.73'
C16	2°51'53"	2060.00'	7°57'10"	S 86°03'16" W	285.70'	285.93'
C17	2°46'53"	2060.00'	0°17'33"	S 89°49'22" W	10.52'	10.52'
C18	2°46'53"	2060.00'	11°07'29"	N 35°04'41" W	115.02'	134.99'
C19	19°05'55"	300.00'	19°28'56"	N 10°25'35" E	101.52'	102.01'
C20	19°05'55"	300.00'	21°00'51"	N 09°49'18" W	109.41'	110.03'
C21	23°52'24"	240.00'	12°41'09"	N 30°53'52" W	53.03'	56.64'
C22	23°52'24"	240.00'	24°53'05"	N 11°45'25" W	103.42'	104.24'
C23	40°55'32"	140.00'	24°34'43"	N 12°58'28" E	60.06'	60.06'
C24	35°48'36"	160.00'	24°34'43"	N 12°58'28" E	68.11'	68.64'

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL EASEMENTS, RIGHTS, AND INTERESTS IN SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY RESERVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION THAT EACH LOT OWNER AND HIS SUCCESSORS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH STREETS AND ALLEYS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (DISTRICT). ANY SALE, CONVEYANCE, LEASE, OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING LOT. NO LATER IN SUCH WAY THAT THE LOT NO LONGER RETAINS AT A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS. THE OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARDS TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, THE DISTRICT HAS THE AUTHORITY TO REQUIRE THAT THE WELL BE PLUGGED WITHIN THE TIME FRAME OF 90 DAYS OF SUCH TRANSFER. ANY TRANSFER OF GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET **G**, SLIDE **031**
DATE **11/27/24**

VICINITY MAP
COTTONWOOD TRAIL
ADVANCE ROAD
PINE ROAD
SLIP DOWN ROAD
HEDGES ROAD

DEVELOPER
ECHO GROVE DEVELOPMENT, LLC dba PARALLEL PASTURES
PO BOX 1195
WEATHERFORD, TX 76086
PH. 817-694-2067

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
PARALLEL PASTURES
PHASE 2
LOTS 1 THRU 14 &
LOTS 32 THRU 40
BEING A SUBDIVISION OF 46,500 ACRES OUT OF THE NORTHWEST 1/4 OF SECTION NO. 238, M.E.P. & P. RR. CO. SURVEY (D.D. SULLIVAN SURVEY), ABSTRACT NO. 1904 PARKER COUNTY, TX
PLAT DATE: NOVEMBER 7, 2024

