

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: WALNUT CREEK SPECIAL UTILITY DISTRICT  
1155W. HIGHWAY 199 SPRINGTOWN 817/523-4463

WASTEWATER: INDIVIDUAL 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."

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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.

THE STATE OF TEXAS }  
COUNTY OF PARKER }

I, Darrell Horton, Brandon Horton, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

Darrell Horton Brandon Horton

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.

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.

Brandon Darrell Horton  
Signature of Owner

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.  
Texas Registered Professional Land Surveyor, No. 2074

August 2019



STATE OF TEXAS  
COUNTY OF PARKER

201928807 PLAT Total Pages: 1

WHEREAS, BRANDON HORTON AND DARRELL HORTON (Doc No. 201910569), being the sole owners of Lots 101 and 102, COOPERSTOWN, PHASE ONE, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 208, 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) in the east line of a tract of land described by deed to Richard A. Henze, Sr., etux. recorded in Volume 1932, Page 1070, Real Records, Parker County, Texas at the northwest corner of said Lot 102 in the south line of Sandlin Lane, as it exists;

THENCE S 61°11'18" E, with the south line of said Sandlin Lane, 516.98 feet to an iron rod found at the northeast corner of said Lot 101 and the northwest corner of Lot 100, said Cooperstown, Phase One; THENCE S 00°32'08" W, with the common line of said lots, 130.65 feet to an iron rod found at the southeast corner of said Lot 101 and the northeast corner of Lot 95, said Cooperstown, Phase One; THENCE N 89°52'02" W, 453.81 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southwest corner of said Lot 102 and the northwest corner of Lot 94, said Cooperstown, Phase One in the east line of said Richard A. Henze, Sr. tract; THENCE N 00°18'38" E, with the east line of said Richard A. Henze, Sr. tract, 378.74 feet to the POINT OF BEGINNING and containing 2.65 acres (115,678 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BRANDON HORTON AND DARRELL HORTON, does hereby adopt this plat designating the hereinabove described real property as LOTS 101R AND 102R, COOPERSTOWN, PHASE ONE, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lots 101 and 102, Cooperstown, Phase One, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 208, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at \_\_\_\_\_, Parker County, Texas this 4th day of October, 2019.

Brandon Horton Darrell Horton  
Brandon Horton Darrell Horton

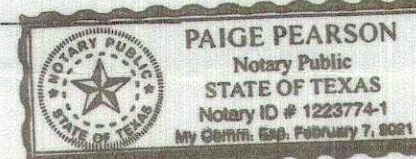
STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared BRANDON HORTON, 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 4th day of October, 2019.

Paige Pearson  
Notary Public in and for the State of Texas

My Commission Expires On: 2-7-21



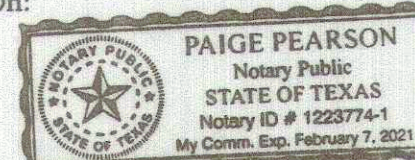
STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared DARRELL HORTON, 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 4th day of October, 2019.

Paige Pearson  
Notary Public in and for the State of Texas

My Commission Expires On: 2-7-21



THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas, this 28 day of October, 2019.

Pat Deen  
Pat Deen, County Judge

George Conley Craig Peacock  
George Conley Commissioner Precinct #1 Craig Peacock Commissioner Precinct #2

Jim Walden Steve Dugan  
Jim Walden Commissioner Precinct #3 Steve Dugan Commissioner Precinct #4

Larry Walden Steve Dugan  
Larry Walden Commissioner Precinct #3 Steve Dugan Commissioner Precinct #4

ACCT. NO.: 11439  
SCH. DIST.: 2  
CITY: J-7  
MAP NO.:

FILED AND RECORDED

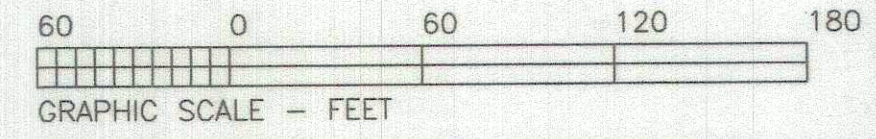
OFFICIAL PUBLIC RECORDS  
Lila Deakle

201928807  
10/26/2019 02:26 PM  
Fee: 78.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

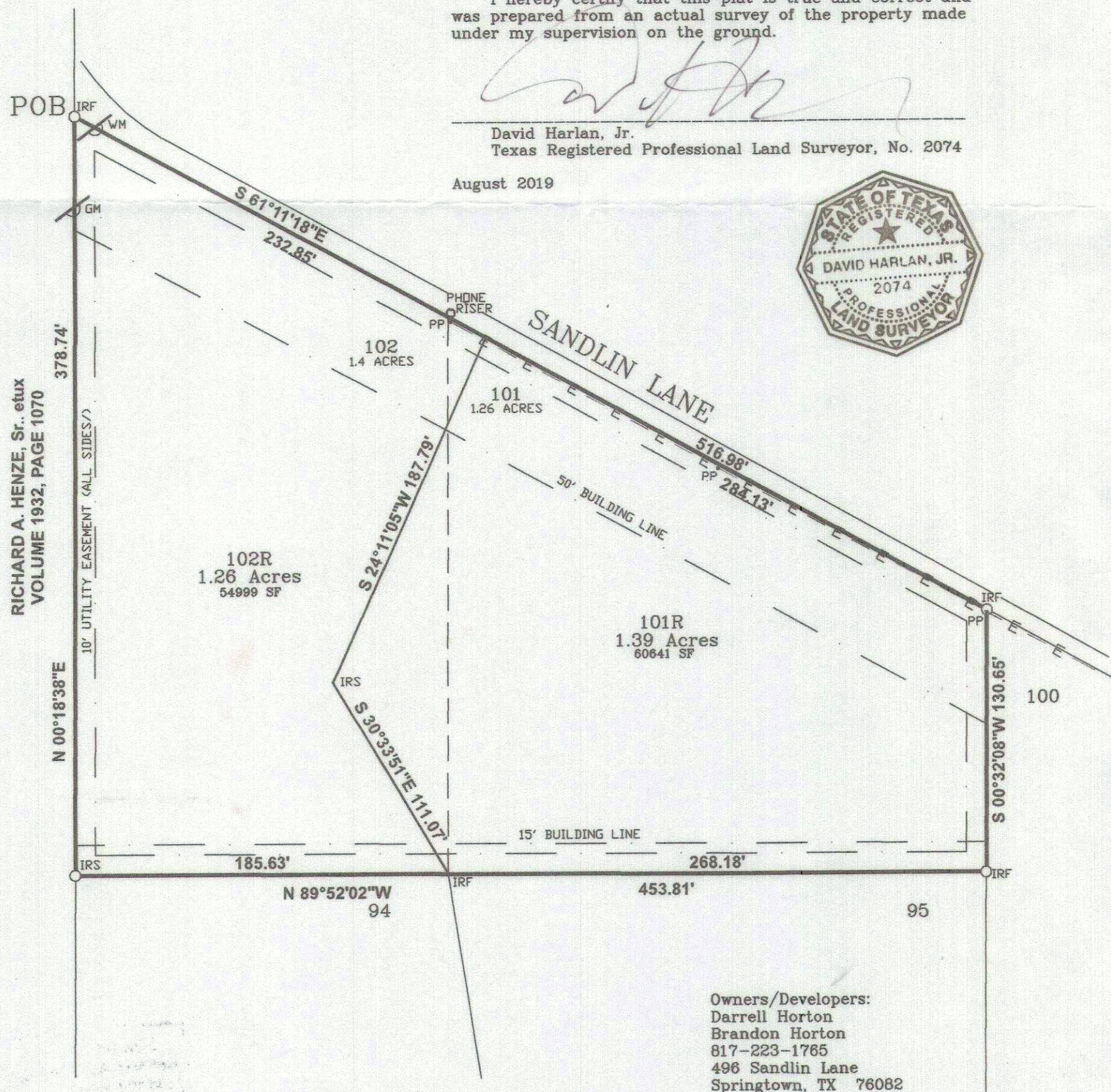
REPLAT  
LOTS 101R AND 102R  
COOPERSTOWN, PHASE ONE  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being a replat of Lots 101 and 102, Cooperstown, Phase One  
an addition in Parker County, Texas, according to the plat recorded  
in Plat Cabinet C, Slide 208, Parker County, Texas

11439-001-101-00 11439-001-102-00

Cabinet/Instrument# E Slide 404



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



Owners/Developers:  
Darrell Horton  
Brandon Horton  
817-223-1765  
496 Sandlin Lane  
Springtown, TX 76082

IRP 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")