

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

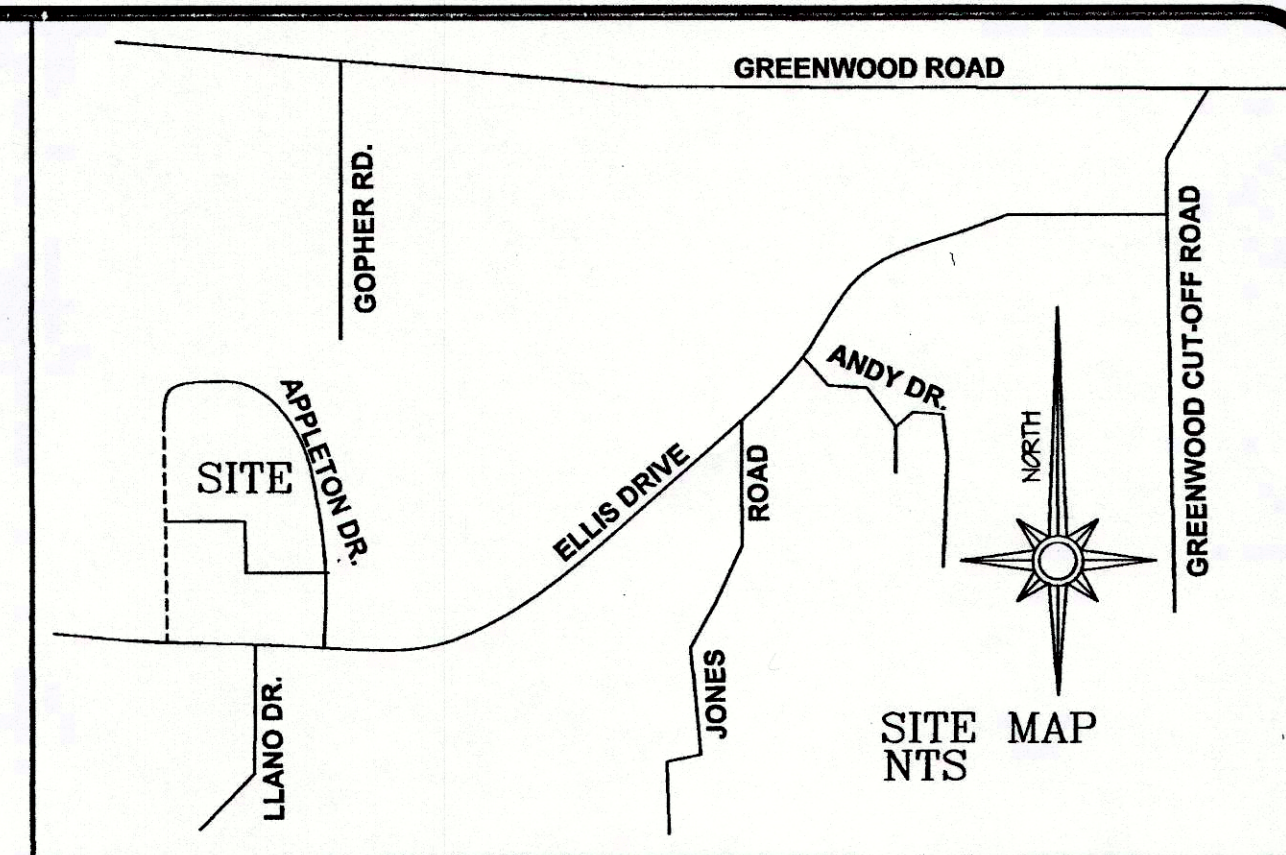
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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.

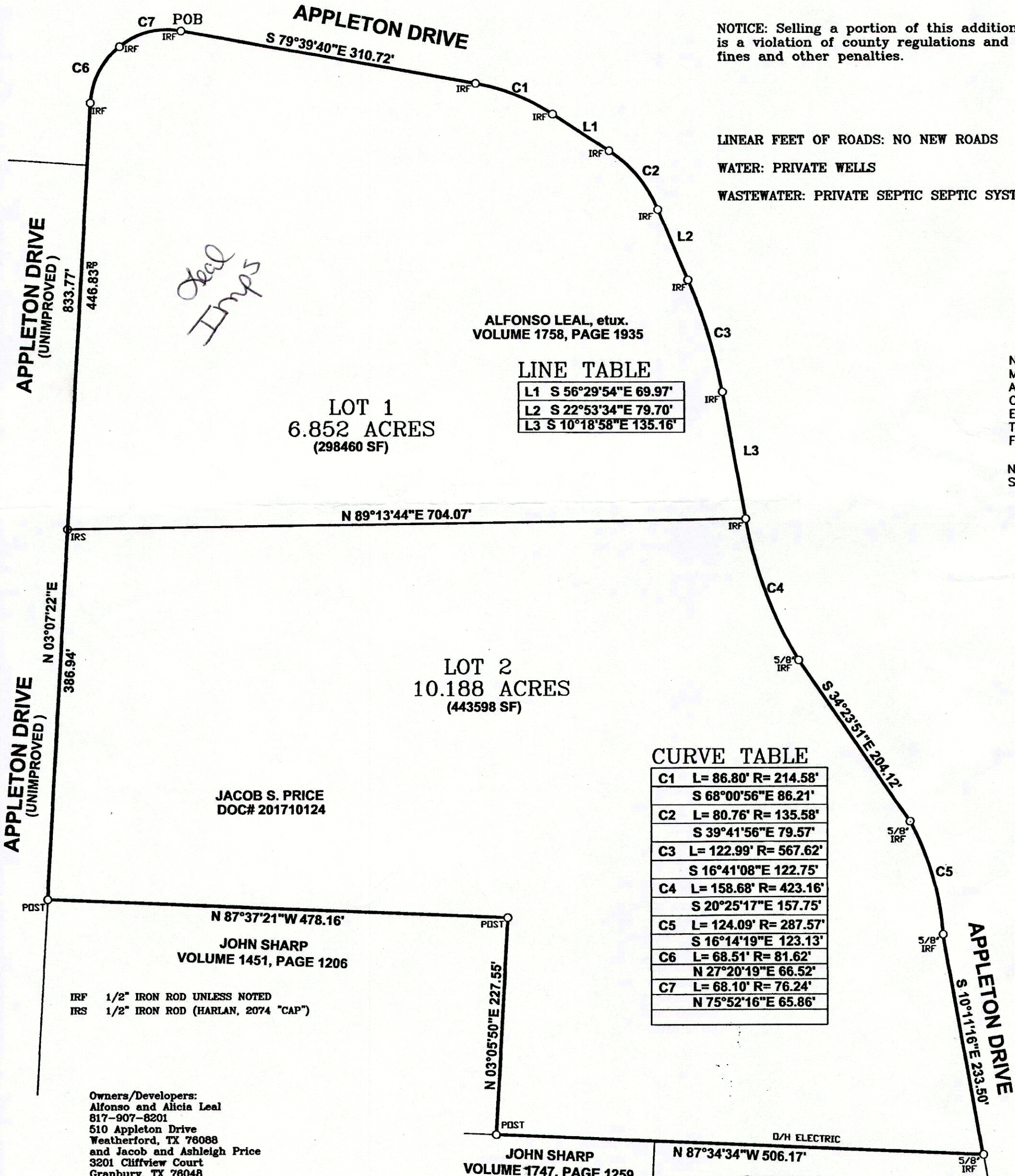
LINEAR FEET OF ROADS: NO NEW ROADS
 WATER: PRIVATE WELLS
 WASTEWATER: PRIVATE SEPTIC SEPTIC SYSTEMS

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0375 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



"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."



ALFONSO LEAL, etux.
VOLUME 1758, PAGE 1935

L1	S 56°29'54"E 69.97'
L2	S 22°53'34"E 79.70'
L3	S 10°18'58"E 135.16'

C1	L= 86.80' R= 214.58'
	S 68°00'56"E 86.21'
C2	L= 80.76' R= 135.58'
	S 39°41'56"E 79.57'
C3	L= 122.99' R= 567.62'
	S 16°41'08"E 122.75'
C4	L= 158.68' R= 423.16'
	S 20°25'17"E 157.75'
C5	L= 124.09' R= 287.57'
	S 16°14'19"E 123.13'
C6	L= 68.51' R= 81.62'
	N 27°20'19"E 66.52'
C7	L= 68.10' R= 76.24'
	N 75°52'16"E 65.86'

THE STATE OF TEXAS }
 COUNTY OF PARKER }

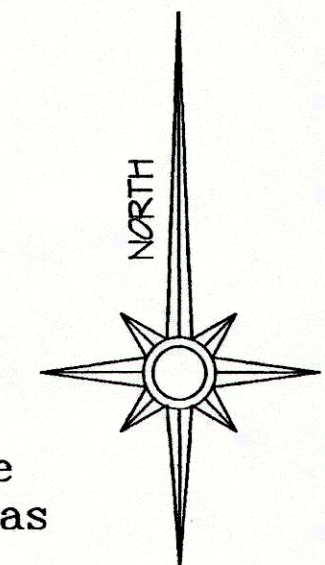
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
 David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 JUNE, 2017

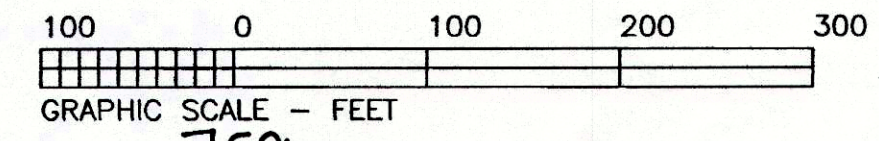


ACCT. NO: 11409
 SCH. DIST.: PR
 CITY: E-15
 MAP NO.:

LOT 1 AND LOT 2
 COTTONWOOD ESTATES
 AN ADDITION IN PARKER COUNTY, TEXAS
 Being 17.04 acres situated in and being a portion of the
 P. J. Howard Survey, Abstract No. 1981, Parker County, Texas



SCALE: 1" = 100'



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

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