

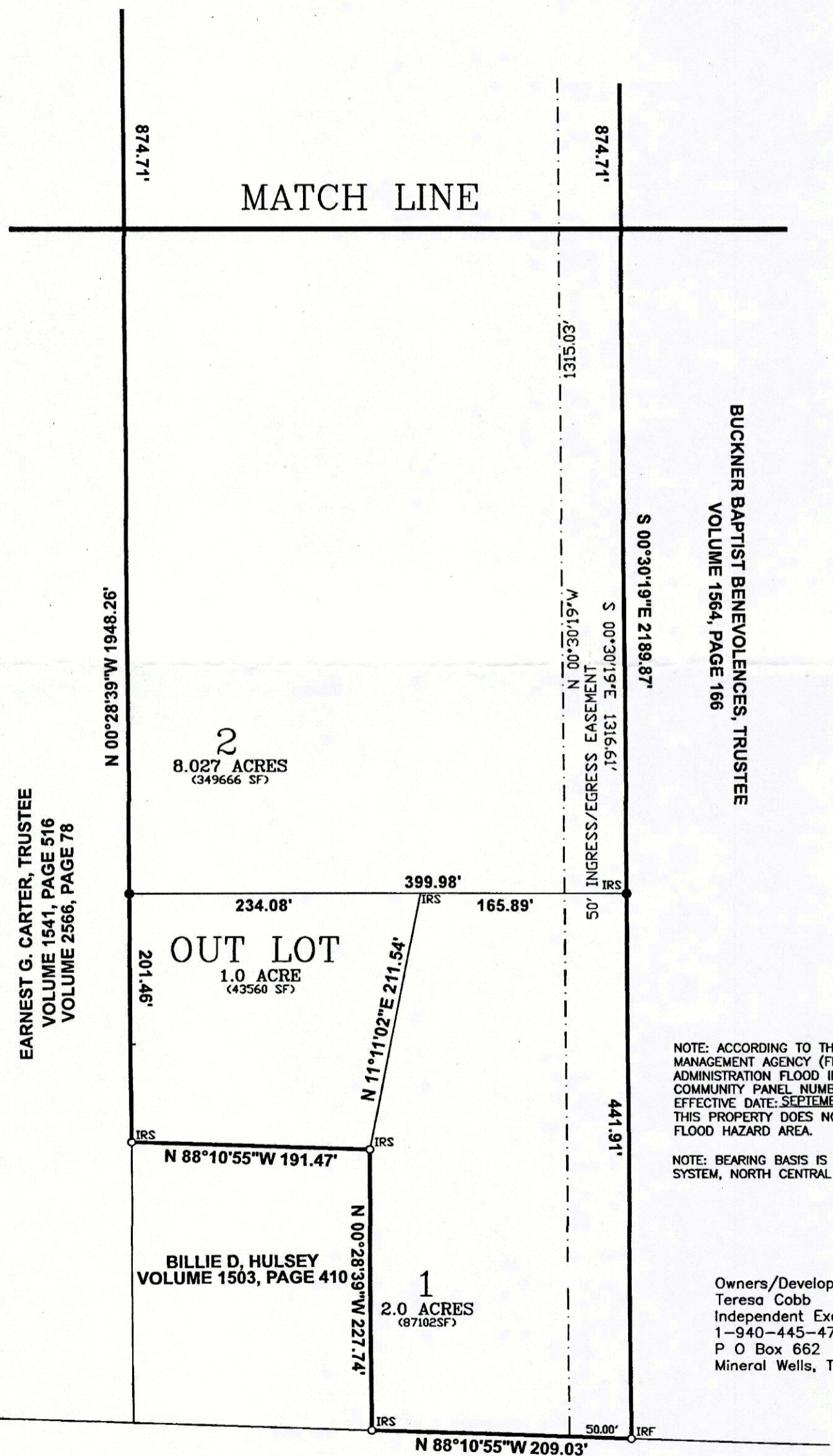
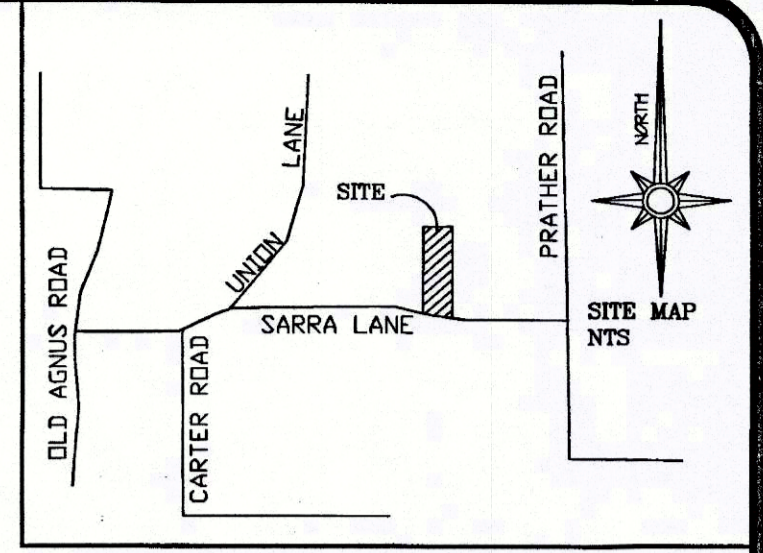
NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

201812622 PLAT Total Pages: 2



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.

NOTE: THE "OUT LOT" LOT IS NOT CREATED AS A "STAND ALONE" LOT. ONLY TO BE SOLD TO AN ADJUTING LAND OWNER.

"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."

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, Teresa Diane Cobb, 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 in Parker County, Texas.

Teresa Diane Cobb

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
April 2018



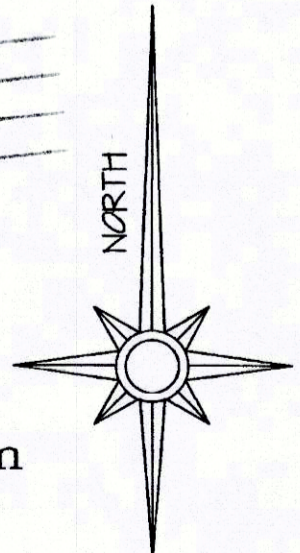
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0150 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

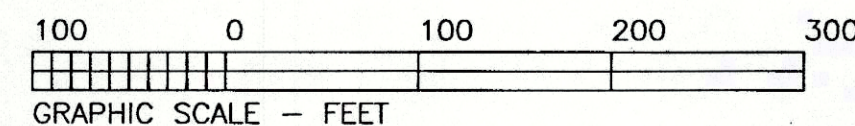
Owners/Developer
Teresa Cobb
Independent Executor
1-940-445-4747
P O Box 662
Mineral Wells, TX 76067

LOT 1, LOT 2, LOT 3 AND AN OUT LOT
COYOTE RANCH
AN ADDITION TO PARKER COUNTY, TEXAS
Being 19.027 acres situated in and being a portion of the William Davis Survey, Abstract No. 2299, Parker County, Texas

ACCT. NO.: 11571
SCH. DIST.: WE
CITY: FW
MAP NO.: NWE



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

SHEET ONE OF TWO

Cabinet/Instrument# E Slide 97

22299.001.001.00 22299.001.001.00