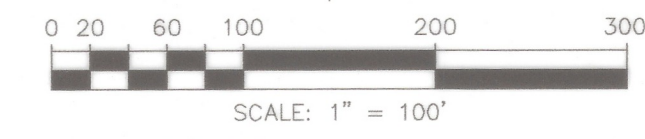


VICINITY MAP
N.T.S.

21364.001.000.00

202316474 PLAT Total Pages: 3



LEGEND

- 1/2" CIRF 1/2" CAPPED IRON ROD FOUND
- 1/2" IRF 1/2" IRON ROD FOUND
- 1/2" CIRS 1/2" IRON ROD SET WITH RED CAP STAMPED "B&D SURVEYING, INC"
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- ROW RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- D.R.P.C.T. DEED RECORDS PARKER COUNTY TEXAS
- P.R.P.C.T. PLAT RECORDS PARKER COUNTY TEXAS
- O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS PARKER COUNTY TEXAS
- U.E. UTILITY EASEMENT
- "TSI" TEXAS SURVEYING, INC.
- W/OC WITH ORANGE CAP
- W/BC WITH BLUE CAP
- W/RC WITH RED CAP
- "5691" ORANGE CAP STAMPED "5691"
- "CARTER" ORANGE CAP STAMPED "CARTER M. WELLS"
- N.T.S. NOT TO SCALE
- C.M. CONTROLLING MONUMENT

12129
PO-PE
G-7

LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS
L1	14.18'	N44°24'59"E	C1	78.58'	90.00'
L2	17.91'	N89°14'37"E	C2	33.90'	90.00'
L3	88.60'	N89°12'50"E	C3	94.25'	90.00'
L4	30.00'	N00°45'23"W	C4	28.90'	90.00'
L5	42.52'	N10°37'37"W	C5	47.12'	30.00'
L6	77.55'	N27°46'31"W	C6	219.85'	60.00'
L7	135.86'	N10°19'39"W	C7	62.79'	60.00'
L8	186.81'	N16°15'02"W	C8	95.08'	60.00'
L9	198.40'	N12°38'04"W	C9	100.46'	60.00'
L10	136.92'	N14°01'37"E	C10	47.30'	30.00'
L11	137.03'	N08°58'44"W			
L12	105.27'	N17°13'40"W			
L13	283.59'	N36°59'59"W			
L14	257.84'	N36°59'59"W			
L15	117.19'	N17°13'40"W			
L16	150.81'	N08°58'44"W			
L17	135.25'	N14°01'37"E			
L18	184.97'	N12°38'04"W			
L19	187.82'	N16°15'02"W			
L20	130.77'	N10°19'39"W			
L21	85.56'	N27°46'31"W			
L22	105.02'	S42°11'25"W			
L23	90.76'	N42°11'25"E			

A FINAL PLAT OF
LOTS 13-30, BLOCK 1, LOTS 1-8, BLOCK 4
(26 SINGLE FAMILY LOTS)

ESCONDIDO RANCHES II

AN ADDITION TO PARKER COUNTY, TEXAS, SITUATED IN THE
TEXAS & PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT NO. 1364,
AND CONTAINING 59.805 ACRES OF LAND

DATE: 06/15/23

SHEET 1 OF 2

F 510

WHEREAS, DKO RANCHES, LLC., BEING THE OWNERS OF A 59.805 ACRE TRACT OF LAND SITUATED IN THE TEXAS & PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT NUMBER 1364, IN PARKER COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DKO RANCHES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED UNDER DOCUMENT NUMBER 201303337, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (O.P.R.P.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (THE BASIS OF BEARING FOR THIS SURVEY IS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE (4202) AS ESTABLISHED USING GPS TECHNOLOGY IN CONJUNCTION WITH THE RTK COOPERATIVE NETWORK. REFERENCE FRAME IS NAD83 CORS96 EPOCH 2002.000 WITH A COMBINED SCALE FACTOR OF 1.00012):

BEGINNING AT A 1/2 INCH IRON ROD WITH AN ORANGE CAP STAMPED "5691" FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO RUSSELL JOHN MEIER AND CARLA BULL MEIER, AS RECORDED UNDER DOCUMENT NUMBER 202106929, O.P.R.P.C.T., AND LYING IN THE WEST LINE OF LOT 12, BLOCK 1, OF ESCONDIDO RANCHES, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 734, PLAT RECORDS, PARKER COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD WITH AN ORANGE CAP STAMPED "TEXAS SURVEYING INC" FOUND FOR THE COMMON WEST CORNER OF SAID LOT 12 AND LOT 11 OF SAID BLOCK 1 BEARS S00°21'50"E, A DISTANCE OF 7.40 FEET;

THENCE DEPARTING THE WEST LINE OF SAID LOT 12, SOUTH 88 DEGREES 04 MINUTES 58 SECONDS WEST (DEED: S88°05'15"W), WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH LINE OF SAID MEIER TRACT, A DISTANCE OF 1,528.83 FEET (DEED: 1,529.49') TO A 1/2 INCH IRON ROD WITH AN ORANGE CAP STAMPED "CARTER M. WELLS" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO RHONDA J. WITHERSPOON, A MARRIED PERSON, AS RECORDED UNDER DOCUMENT NUMBER 201609603, O.P.R.P.C.T.;

THENCE DEPARTING THE NORTH LINE OF SAID MEIER TRACT, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID WITHERSPOON TRACT, PASSING A 1/2 INCH IRON ROD WITH AN ORANGE CAP STAMPED "CARTER M. WELLS" FOUND FOR THE COMMON EAST CORNER OF SAID WITHERSPOON TRACT AND THE CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DAVID ALLEN GRANSTAFF JR. AND KATHRYN MERKA GRANSTAFF, HUSBAND AND WIFE, AS RECORDED UNDER DOCUMENT NUMBER 202200454, O.P.R.P.C.T., FOR A DISTANCE OF 830.75 FEET, CONTINUING WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND PASSING A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "TEXAS SURVEYING INC." FOUND FOR THE COMMON EAST CORNER OF SAID GRANSTAFF TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO TRACY S. HAYES AND WIFE, HEATHER HAYES, AS RECORDED UNDER DOCUMENT NUMBER 201722904, O.P.R.P.C.T., FOR A DISTANCE OF 1,622.58 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,697.08 FEET TO A 1/2 INCH IRON ROD WITH AN ORANGE CAP STAMPED "CARTER M. WELLS" FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO BENJAMIN LUCAS BAXTER, A SINGLE MAN, AS RECORDED UNDER DOCUMENT NUMBER 201913335, O.P.R.P.C.T.;

THENCE DEPARTING THE EAST LINE OF SAID HAYES TRACT, NORTH 89 DEGREES 11 MINUTES 48 SECONDS EAST, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF SAID BAXTER TRACT, PASSING A 1/2 INCH IRON ROD WITH A BLUE CAP STAMPED "TEXAS SURVEYING INC." FOUND FOR THE COMMON SOUTH CORNER OF SAID BAXTER TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO TANNER HERR AND SPOUSE, IVA HERR A/K/A BETH HERR, AS RECORDED UNDER DOCUMENT NUMBER 201809469, O.P.R.P.C.T., FOR A DISTANCE OF 534.38 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,568.79 FEET (DEED: 1,568.89') TO A 1/2 INCH IRON ROD WITH AN ORANGE CAP STAMPED "TEXAS SURVEYING INC." FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF SAID HERR TRACT, AND LYING IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO BRYSON ADAMS, AS RECORDED UNDER DOCUMENT NUMBER 201907533, O.P.R.P.C.T.;

THENCE SOUTH 00 DEGREES 21 MINUTES 33 SECONDS EAST (DEED: S00°23'28"E), WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID ADAMS TRACT, A DISTANCE OF 1,020.26 FEET (DEED: 1019.34') TO A 1/2 INCH IRON ROD WITH AN ORANGE CAP STAMPED "TEXAS SURVEYING INC." FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 2, OF THE AFOREMENTIONED ESCONDIDO RANCHES

THENCE SOUTH 00 DEGREES 20 MINUTES 35 SECONDS EAST, CONTINUING WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID ESCONDIDO RANCHES, PASSING A 1/2 INCH IRON WITH A BLUE CAP STAMPED "TEXAS SURVEYING INC." FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2 AND THE NORTHWEST CORNER OF LLANO WAY, HAVING A 60 FOOT WIDE RIGHT-OF-WAY FOR A DISTANCE OF 287.44 FEET, AND PASSING A 1/2 INCH IRON ROD WITH A BLUE CAP STAMPED "TEXAS SURVEYING INC." FOUND FOR THE SOUTHWEST CORNER OF SAID LLANO WAY AND THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 12, BLOCK 1, FOR A DISTANCE OF 347.44 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 646.97 (DEED: 647.17') TO THE POINT OF BEGINNING, AND CONTAINING 59.805 ACRES OR 2,605,102 SQUARE FEET OF LAND, PLUS OR MINUS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DKO RANCHES, LLC, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 13 - 30, BLOCK 1, LOTS 1 - 8, BLOCK 4, ESCONDIDO RANCHES II, AN ADDITION TO PARKER COUNTY, TEXAS, AND DO(ES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE COUNTY COMMISSIONERS. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND PARKER COUNTY'S USE THEREOF. PARKER COUNTY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. PARKER COUNTY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 19 DAY OF June, 2023.

BY: Kenneth Orze
NAME / TITLE

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Kenneth Orze KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF June, 2023.

April Robertson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:

AT THE TIME OF THIS SURVEY, ALL OF THIS TRACT APPEARS TO BE LOCATED IN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE F.I.R.M. MAP NUMBER 4836700150E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).

ALL PREEXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT

ALL INTERIOR LOT CORNERS ARE 1/2" IRON RODS WITH RED CAPS STAMPED "B&D SURVEYING".

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

NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS. WATER RIGHTS HAVE BEEN SPECIFICALLY ASSIGNED TO EACH LOT AS PER THE "WATER RIGHTS ASSIGNMENTS EXHIBIT" FOR ESCONDIDO RANCHES II, RECORDED IN PARKER COUNTY

SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.

SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THERE SHALL EXIST A 10' UTILITY & DRAINAGE EASEMENT INSIDE THE PERIMETER OF ALL RESIDENTIAL LOTS HEREIN, UNLESS SHOWN OTHERWISE.

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 AVAILABILITY.

LOTS 17, 18, 19, 20, AND 21, BLOCK 1 ARE SPECIFICALLY RESPONSIBLE FOR THE MAINTENANCE OF THE 50' DRAINAGE EASEMENTS ON THOSE LOTS. THESE LOTS ARE SPECIFICALLY PROHIBITED FROM ALTERING OR BLOCK THE UPSTREAM DRAINAGE.

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER 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 HAVE AND MAINTAIN NO LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS 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 STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A 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, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICTS MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED OR WITHIN NINETY (90) DAYS OF SUCH TRANSFER

LLANO WAY	2187 FEET
CONEJO CT.	1120 FEET
HERMOSA DRIVE	972 FEET

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 26 DAY OF June, 2023.

Absent
George A. Conley
COMMISSIONER PRECINCT #1
Janae Holt
COMMISSIONER PRECINCT #2
Sam Walden
COMMISSIONER PRECINCT #3
Dimitri
COMMISSIONER PRECINCT #4

OWNER:
DKO RANCHES, LLC.
P.O. Box 1326
Aledo, Texas 76179
817-825-1229

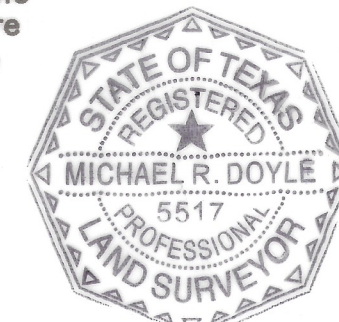
ENGINEER:
DONOHUE CONSULTING, INC.
1327 Blue Jay Dr.
Lewisville, Texas 75077
972-746-0632
F-16207

SURVEYOR:
B & D SURVEYING, INC.
P.O. BOX 293284
Lewisville, Texas 75087
972-221-2838
FIRM. NO 101247-00

SURVEYORS CERTIFICATE:

That I, Michael R. Doyle, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

Michael R. Doyle 6-19-23
MICHAEL R. DOYLE, R.P.L.S. NO 5517 DATE



A FINAL PLAT OF
LOTS 13-30, BLOCK 1, LOTS 1-8, BLOCK 4
(26 SINGLE FAMILY LOTS)

ESCONDIDO RANCHES II

AN ADDITION TO PARKER COUNTY, TEXAS, SITUATED IN THE TEXAS & PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT NO. 1364, AND CONTAINING 59.805 ACRES OF LAND

DATE: 06/15/23

SHEET 2 OF 2

F 510

TRACY S. HAYES
HEATHER W. HAYES
DOC. NO. 201913335
O.P.R.P.C.T.

BENJAMIN LUCAS BAXTER
D single MDR
DOC. NO. 201913335
O.P.R.P.C.T.

TANNER HERR and spouse
IVA HERR & VAUGHN BEITH HERR
DOC. NO. 20190469
O.P.R.P.C.T.

DAVID ALLEN GRANSTAFF JR. and
KATHRYN W. GRANSTAFF
DOC. NO. 202200434
O.P.R.P.C.T.

BYRON ADAMS
DOC. NO. 201607633
O.P.R.P.C.T.

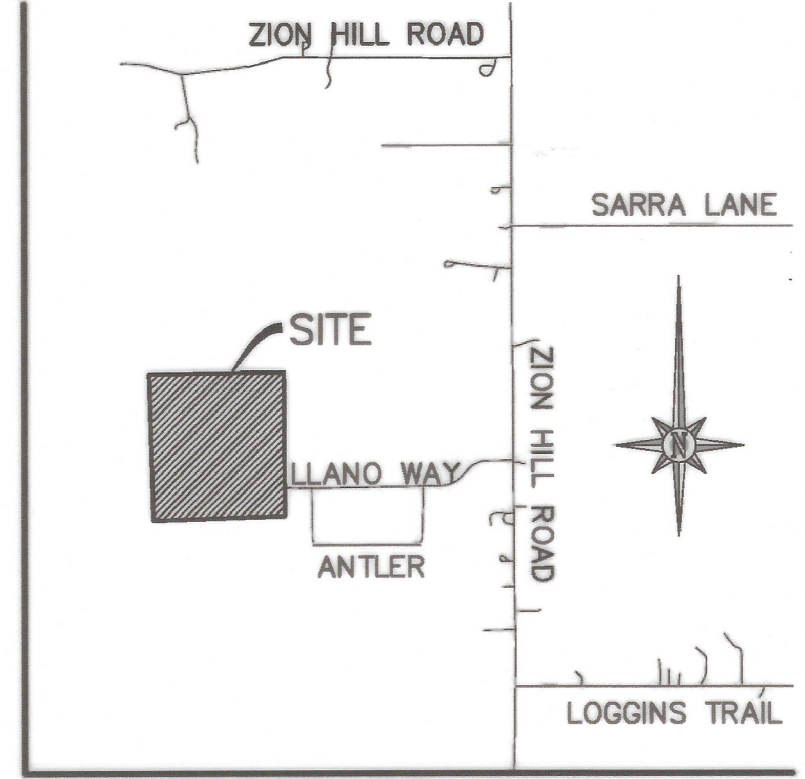
RHONDA J. WITHERSPOON
DOC. NO. 201009903
O.P.R.P.C.T.

LOT 1, BLOCK 2
ESCONDIDO RANCHES
CAB. PG. 734
P.R.P.C.T.

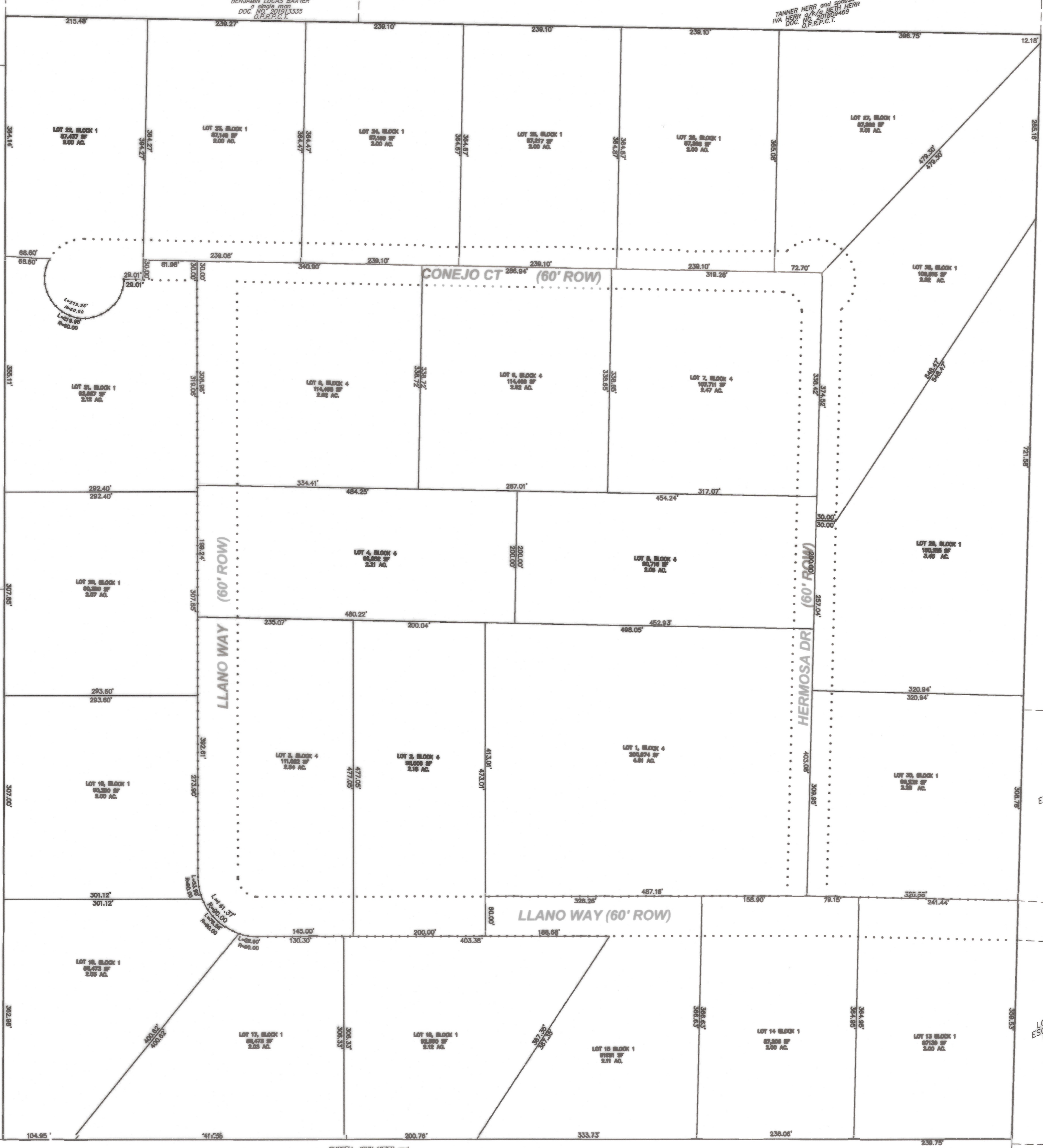
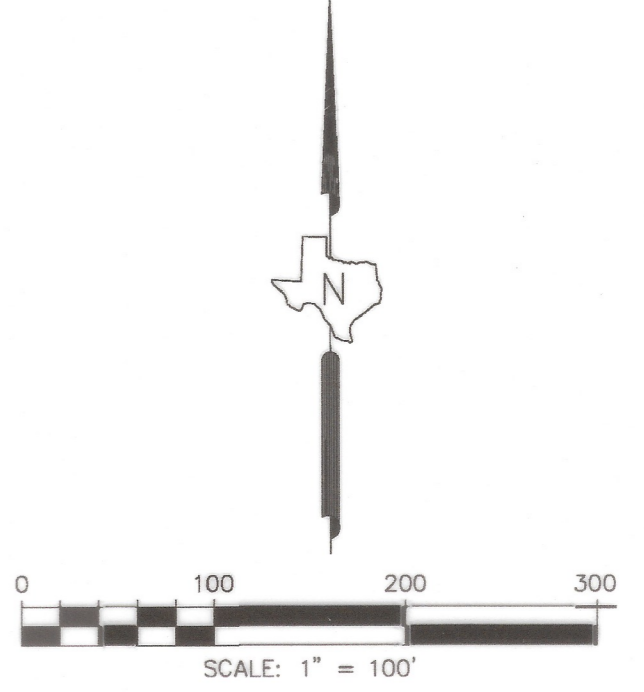
LOT 12, BLOCK 1
ESCONDIDO RANCHES
CAB. PG. 734
P.R.P.C.T.

LOT 11, BLOCK 1
ESCONDIDO RANCHES
CAB. PG. 734
P.R.P.C.T.

RUSSELL JOHN MEIER and
CARLA BULL MEIER
DOC. NO. 202109929
O.P.R.P.C.T.



VICINITY MAP
N.T.S.



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202316474
05/26/2023 02:56 PM
Fee: 84.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

EXHIBIT A
WATER RIGHTS ASSIGNMENT EXHIBIT

ESCONDIDO RANCHES II

DATE: 03/8/23

F 510