

NOTES:

ALL CORNERS ARE AS SHOWN.

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 48367C0150E, 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

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.

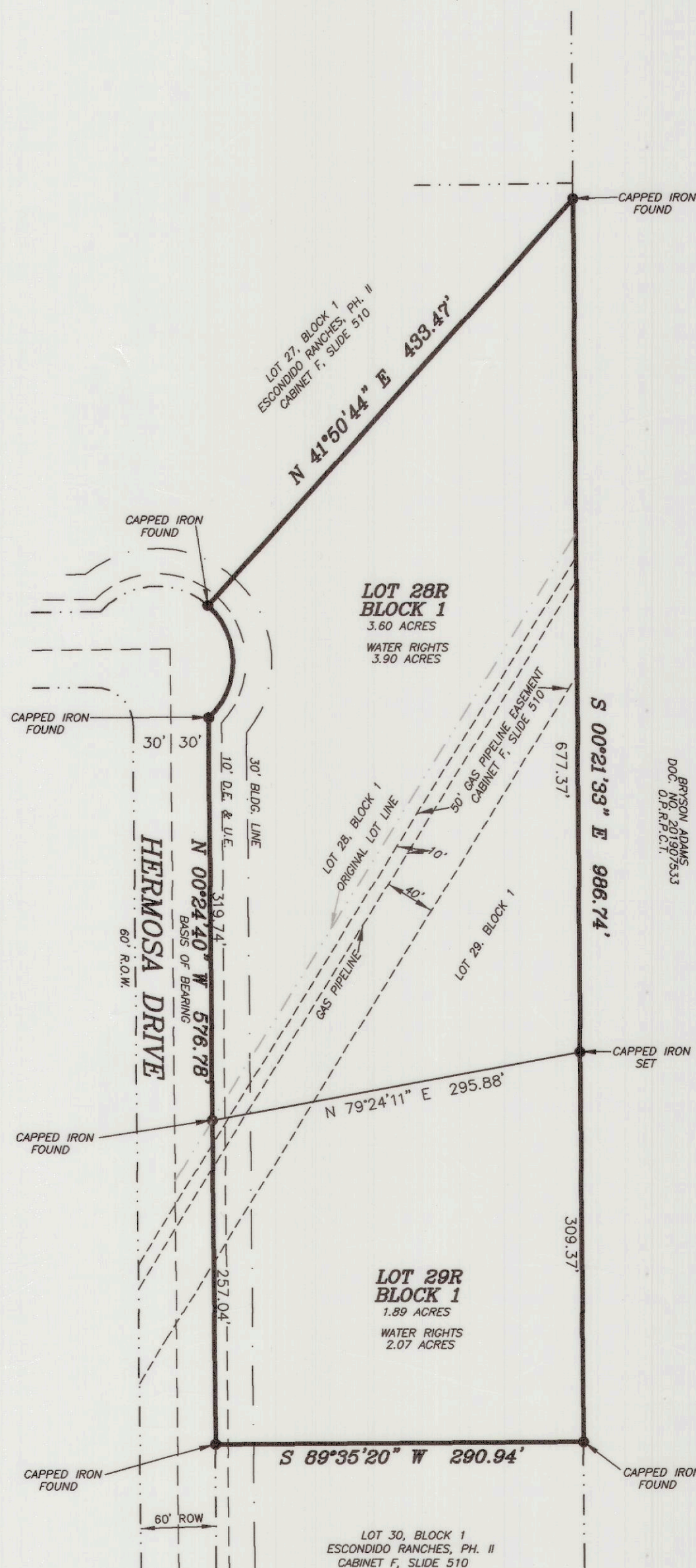
THERE SHALL EXIST A 10' UTILITY & DRAINAGE EASEMENT INSIDE THE PERIMETER OF ALL RESIDENTIAL LOTS HEREIN, UNLESS SHOWN OTHERWISE.

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.

CULVERTS ON LOTS 28R & 29R, BLOCK 1, SHALL BE A MINIMUM OF 30" CULVERTS.

Waiver for groundwater study approved in Commissioners Court on Sept. 23, 2024

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 WITHIN NINETY (90) DAYS OF SUCH TRANSFER



ACCT. NO: 12129
SCH. DIST: PE
CITY:
MAP NO: G-7

STATE OF TEXAS }
COUNTY OF PARKER }

202424737 PLAT Total Pages: 1

WHEREAS DKO Ranches, LLC., being the owners of that certain tract of land more particularly described as follows:

Description for all of Lots 28 & 29, Block 1, Escondido Ranches, Phase II, an addition in Parker County, Texas, according to the plat thereof recorded in Cabinet F, Slide 510, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found at the Northeast corner of said Lot 28, Block 1, and a Southeast corner of Lot 27, Block 1 and being in the West line of that certain tract of land described in deed to Bryson Adams, recorded in Clerks File No. 201907533, Real Records, Parker County, Texas;

thence S 00°21'33" E, with the East line of said Lot 28 and 29, Block 1 and with the West line of said Clerks File No. 201907533, a distance of 986.74 feet to a capped iron found at the Southeast corner of said Lot 29, Block 1 and the Northeast corner of Lot 30, Block 1;

thence S 89°35'20" W, with the common line of said Lot 29, Block 1 and said Lot 30, Block 1, a distance of 290.94 feet to a capped iron found in the East line of Hermosa Drive;

thence N 00°24'40" W, with the East line of said Hermosa Drive, a distance of 576.78 feet to a capped iron found at the beginning of a curve to the left;

thence with said Hermosa Drive and with said curve turning to the left with an arc length of 100.46', with a radius of 60.00', with a chord bearing of N 00°11'17" W, with a chord length of 89.13' feet to a capped iron found at the Northwest corner of said Lot 28, Block 1 and the Southeast corner of said Lot 27, Block 1;

thence N 41°50'44" E, with the common line of said Lot 27, Block 1 and said Lot 28, Block 1, a distance of 433.47 feet to the POINT OF BEGINNING and containing 5.496 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that DKO Ranches, LLC., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 28R & 29R, Block 1
ESCONDIDO RANCHES, Phase II, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this 2nd day of August, 2024.

Kenneth Ray Oze, Jr.

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Ray Oze, 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 purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 2nd day of August, 2024.

April Robertson
Notary Public State of Texas



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 23rd DAY OF September, 2024.

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

Paul H. Hite
COMMISSIONER PRECINCT #2

Sam M. Hildebrand
COMMISSIONER PRECINCT #3

Quinn A. Hildebrand
COMMISSIONER PRECINCT #4

THE PURPOSE OF THIS REPLAT IS MOVE THE DIVIDING LINE BETWEEN LOTS 28, BLOCK 1 AND LOT 29, BLOCK 1.

FILED AND RECORDED

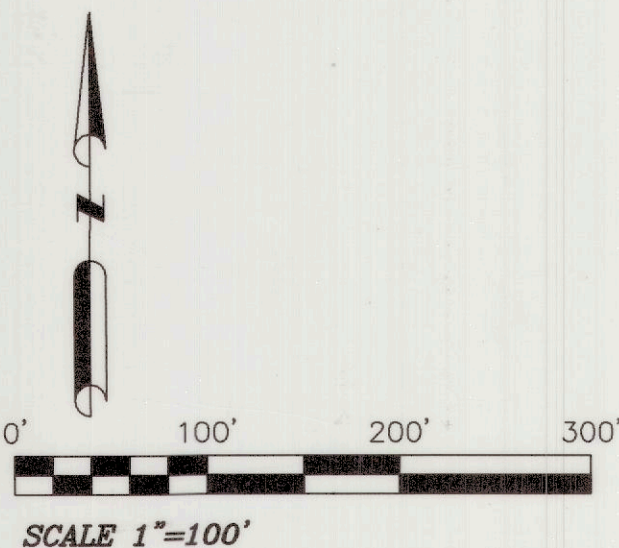
OFFICIAL PUBLIC RECORDS

Lila Deakle

202424737
09/24/2024 08:22 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

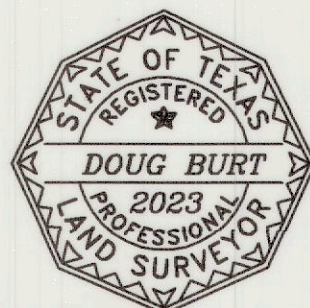
F 788

OWNER/DEVELOPER
DKO RANCHES, LLC.
P.O. BOX 1326
ALED, TEXAS 76008



HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
AUGUST 01, 2024

Re Plat Showing
Lots 28R & 29R, Block 1,
Escondido Ranches, Phase II,
an addition to Parker County, Texas and being a re-plat of
Lots 28 & 29, Block 1, Escondido Ranches, Phase II, recorded in
Cabinet F, Slide 510, Plat Records, Parker County, Texas.
and being 5.496 acres of land situated in the T&P R.R. CO.
SURVEY, Abstract No. 1364, Parker County, Texas.