202406108 PLAT Total Pages: 1

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, DAVID H. ARRINGTON, MANAGING MEMBER OF DAVID H. ARRINGTON, LLC DBA PECOS RIVER RANCH, BEING THE OWNER OF A TRACT OF LAND SITUATED IN PARKER COUNTY,TEXAS WITHIN THE WILLIAM A. THORP SURVEY, ABSTRACT NUMBER 1331 TO WIT:

BEING A 2.009 ACRE TRACT OF LAND SITUATED IN THE WILLIAM A. THORP SURVEY, ABSTRACT NUMBER 1331, PARKER COUNTY, TEXAS AND BEING THAT SAME 2.009 ACRE TRACT OF LAND CONVEYED TO FC LEGACY VENTURES, LLC, UNDER INSTRUMENT NUMBER 202322068 IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND ON THE NORTH LINE OF FARM TO MARKET HIGHWAY 1187 FOR THE SOUTHWEST CORNER OF SAID 2.009 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND CONVEYED TO MATHEW WILLIAM TAYLOR AND MARY-LOUISE TAYLOR UNDER INSTRUMENT NUMBER 201701869 IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. SAID 3/8" IRON ROD FOUND BEING FURTHER REFERRED TO AS THE **POINT OF BEGINNING**, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FOOT, GRID COORDINATE OF **N:6928800.74, E:2250989.43** FOR REFERENCE.

THENCE, N 00°09'09" E, A DISTANCE OF 460.04 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND FOR THE NORTHWEST CORNER OF SAID 2.009 ACRE TRACT, ALSO BEING A POINT IN THE EAST LINE OF SAID TAYLOR TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF THAT CALLED 14.000 ACRE TRACT CONVEYED TO A-AFFORDABLE BOAT, RV & MINI STORAGE - ALEDO LLC UNDER INSTRUMENT NUMBER 201919809 IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "TRANSGLOBAL SERVICES" FOUND FOR AN ANGLE POINT OF IN THE WEST LINE OF SAID A-AFFORDABLE REMAINDER TRACT BEARS N 00°09'09" E, A DISTANCE OF 458.49 FEET;

THENCE, N 89°54'18" E, A DISTANCE OF 94.66 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND FOR AN ELL CORNER OF SAID 2.009 ACRE TRACT;

THENCE, S 00°09'09" W, A DISTANCE OF 38.38 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND FOR AN ELL CORNER OF SAID 2.009 ACRE TRACT;

THENCE, N 89°54'18" E, A DISTANCE OF 103.36 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" FOUND FOR THE NORTHEAST CORNER OF SAID 2.009 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID A-AFFORDABLE REMAINDER TRACT AND BEING A POINT IN THE WEST LINE OF A CALLED 2.061 ACRE TRACT CONVEYED TO DAVID M. GREEN AND MARY GREEN UNDER INSTRUMENT NUMBER 202100304 IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "TRANSGLOBAL SERVICES" FOUND FOR AN INTERIOR ELL CORNER OF SAID A-AFFORDABLE REMAINDER TRACT BEARS N 00°05'49" W, A DISTANCE OF 178.05 FEET;

THENCE, S 00°05'49" E, A DISTANCE OF 421.65 FEET TO A CUT 'X' FOUND IN CONCRETE IN THE NORTH LINE OF FARM TO MARKET HIGHWAY 1187 FOR THE SOUTHEAST CORNER OF SAID 2.009 ACRE TRACT, FROM WHICH A 3/4" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID GREEN TRACT BEARS N 89°54'18" E, A DISTANCE OF 150.17 FEET;

THENCE, WITH THE NORTH LINE OF FARM TO MARKET HIGHWAY 1187, S 89°54'18" W, A DISTANCE 199.85 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.009 ACRES OR 87,513 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS §

THAT, DAVID H. ARRINGTON, MANAGING MEMBER OF DAVID H. ARRINGTON, LLC DBA PECOS RIVER RANCH, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PECOS RIVER RANCH ADDITION** AN ADDITION TO PARKER COUNTY, TEXAS ("THE COUNTY"), AND DOES HEREBY DEDICATE TO THE COUNTY: (I) EASEMENTS FOR THE PURPOSES SHOWN ON THIS PLAT AND FOR THE MUTUAL BENEFIT, USE AND ACCOMMODATION OF ALL PUBLIC UTILITY ENTITIES, INCLUDING THE COUNTY, PROVIDING SERVICES TO THE ADDITION CREATED HEREBY AND DESIRING TO USE OR USING THE SAME, AND ALSO AN EASEMENT AND RIGHT-OF-WAY UNDER, ACROSS AND UPON LOT 1, BLOCK 1 SHOWN HEREON FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, INSPECTION, REMOVAL AND RECONSTRUCTION OF THE FACILITIES, EQUIPMENT AND SYSTEMS OF SUCH PUBLIC UTILITY ENTITIES; AND (II) FOR THE USE, BENEFIT, AND ACCOMMODATION OF THE COUNTY, AN EASEMENT AND RIGHT-OF-WAY, UNDER, ACROSS, AND UPON LOT 1, BLOCK 1 SHOWN HEREON FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION INCLUDING, BUT NOT LIMITED TO, FIRE PROTECTION AND LAW ENFORCEMENT, GARBAGE COLLECTION, INSPECTION AND CODE ENFORCEMENT, AND THE REMOVAL OF ANY VEHICLE OR OBSTACLE THAT IMPAIRS EMERGENCY ACCESS. THE 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 PROHIBITED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THEIR RESPECTIVE EASEMENTS. IN ADDITION THE COUNTY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ANY VEHICLE OR OBSTACLE THAT IMPAIRS EMERGENCY ACCESS TO ITS EASEMENT. THE COUNTY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM THEIR RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE. THE USE, BY THE COUNTY AND PUBLIC UTILITY ENTITIES, OF THEIR RESPECTIVE EASEMENTS SHALL NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF PROPERTY OWNERS IN AND TO LOT 1, BLOCK 1 AS SHOWN HEREON.

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

WITNESS, MY HAND THIS THE 27th, DAY OF February, 2024.

BY:

DAVID H. ARRINGTON, MANAGING MEMBER
DAVID H. ARRINGTON, LLC DBA PECOS RIVER RANCH

STATE OF TEXAS §
COUNTY OF Midland **§**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID H. ARRINGTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED, AS DAVID H. ARRINGTON, LLC DBA PECOS RIVER RANCH, A TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGING MEMBER OF DAVID H. ARRINGTON, LLC DBA PECOS RIVER RANCH, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ORGANIZATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27th, DAY OF FEBRUARY, 2024.

NOTARY PUBLIC, STATE OF TEXAS

MERRITT DOUGLAS
Notary Public, State of Texas
Comm. Expires 09-13-2027
Notary ID 132171790

SURVEYORS CERTIFICATE

I, GARRETT J. SMELKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF PARKER COUNTY, TEXAS.

2-20-2024

GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870

STATE OF TEXAS REGISTERED GARRETT JAMES SMELKER 6870 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, APPEARED GARRETT JAMES SMELKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 25th, DAY OF February, 2024.

NOTARY PUBLIC, STATE OF TEXAS

KRISTINA MILLER
Notary Public
STATE OF TEXAS
Notary I.D. 13080445-0
My Comm. Exp. Aug. 31, 2024

STATE OF TEXAS §
COUNTY OF PARKER §

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 11th, DAY OF March, 2024.

PAT DEEN, COUNTY JUDGE

GEORGE CONLEY, COMMISSIONER PRECINCT #1
JACOB HOLT, COMMISSIONER PRECINCT #2
LARRY WALDEN, COMMISSIONER PRECINCT #3
MIKE HALE, COMMISSIONER PRECINCT #4

Research of Easements by this Surveyor was limited to a Title Commitment Prepared by First National Title Insurance Company, GF No. Sewell-396-LC, Effective Date: October 27, 2023, 8:00 am and Issued November 7, 2023.

Schedule B item:

10.e. Terms, conditions and provisions as set out in Water Well and Maintenance Agreement dated March 7, 2005, executed by and between McMillan Family Trust and Walter Weldon Smith and Joyce Smith, recorded in Volume 2306, Page 1891, Official Public Records, Parker County, Texas.
DOES APPEAR TO AFFECT (UNABLE TO PLOT)

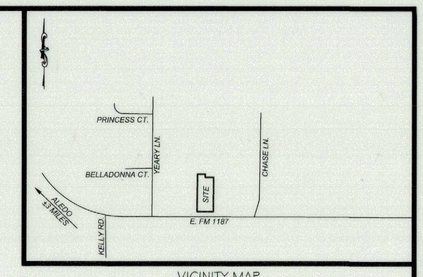
10.f. Easement dated September 3, 2019, from A-Affordable Boat, RV & Mini Storage - Aledo, LLC to Tri-County Electric Cooperative, Inc. recorded in Clerk's Instrument No. 202042066, Official Public Records, Parker County, Texas.
DOES APPEAR TO AFFECT (BLANKET IN NATURE)

10.g. Easement dated August 31, 2020, from A-Affordable Boat, RV & Mini Storage - Aledo, LLC to Tri-County Electric Cooperative, Inc. recorded in Clerk's Instrument No. 202132838, Official Public Records, Parker County, Texas.
DOES APPEAR TO AFFECT (BLANKET IN NATURE)

GENERAL NOTES:

1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY GPS OBSERVATIONS USING THE ALLTERRA CENTRAL VRS NETWORK.
2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
3.) SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48367C0450E EFFECTIVE ON 09/26/2008.
4.) THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO OIL, GAS & MINERAL LEASES THAT AFFECTS SAID PROPERTY AS RECORDED IN THE PARKER COUNTY CLERKS OFFICE.
5.) THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO UTILITY EASEMENTS FOR ELECTRIC, TELEPHONE OR OTHER UTILITIES THAT AFFECTS SAID PROPERTY AS RECORDED IN THE PARKER COUNTY CLERKS OFFICE.
6.) THIS SUBDIVISION DOES NOT LIE WITHIN THE ETJ OF ANY MUNICIPALITY. SUBJECT TRACT RELEASED FROM THE "CITY OF FORT WORTH'S ETJ BY PETITION OF LAND OWNER OR RESIDENT PURSUANT TO CHAPTER 42, SUBCHAPTER D OF THE TEXAS LOCAL GOVERNMENT CODE TRACKING NO. BAX-23-030" BY LETTER FROM THE CITY OF FORT WORTH DATED DECEMBER 13, 2023.
7.) NO CONSTRUCTION OR DEVELOPMENT PERMITS WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL PARKER COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN SATISFIED AND THE CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE DIRECTOR OF DEVELOPMENT AND COMPLIANCE.
8.) NO LOT OR PARCEL SHOWN ON THIS PLAT MAY BE SOLD BY METES AND BOUNDS (OR CONVEYED BY OTHER MEANS) PRIOR TO THE FILING OF THIS PLAT AT PARKER COUNTY. SUCH SALE/CONVEYANCE OF LOTS OR PARCELS MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.
9.) THE ENFORCEMENT OF DEED AND PLAT RESTRICTIONS ARE THE RESPONSIBILITY OF THE OWNER(S) OF THE SUBDIVISION OR THE HOME OWNER'S ASSOCIATION.
10.) MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
11.) THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY COUNTY STATUTES.
12.) WE DO HEREBY WAIVER 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.
13.) 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.
14.) 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.
15.) WATER SOURCE: INDIVIDUAL PRIVATE WATER WELLS
16.) WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

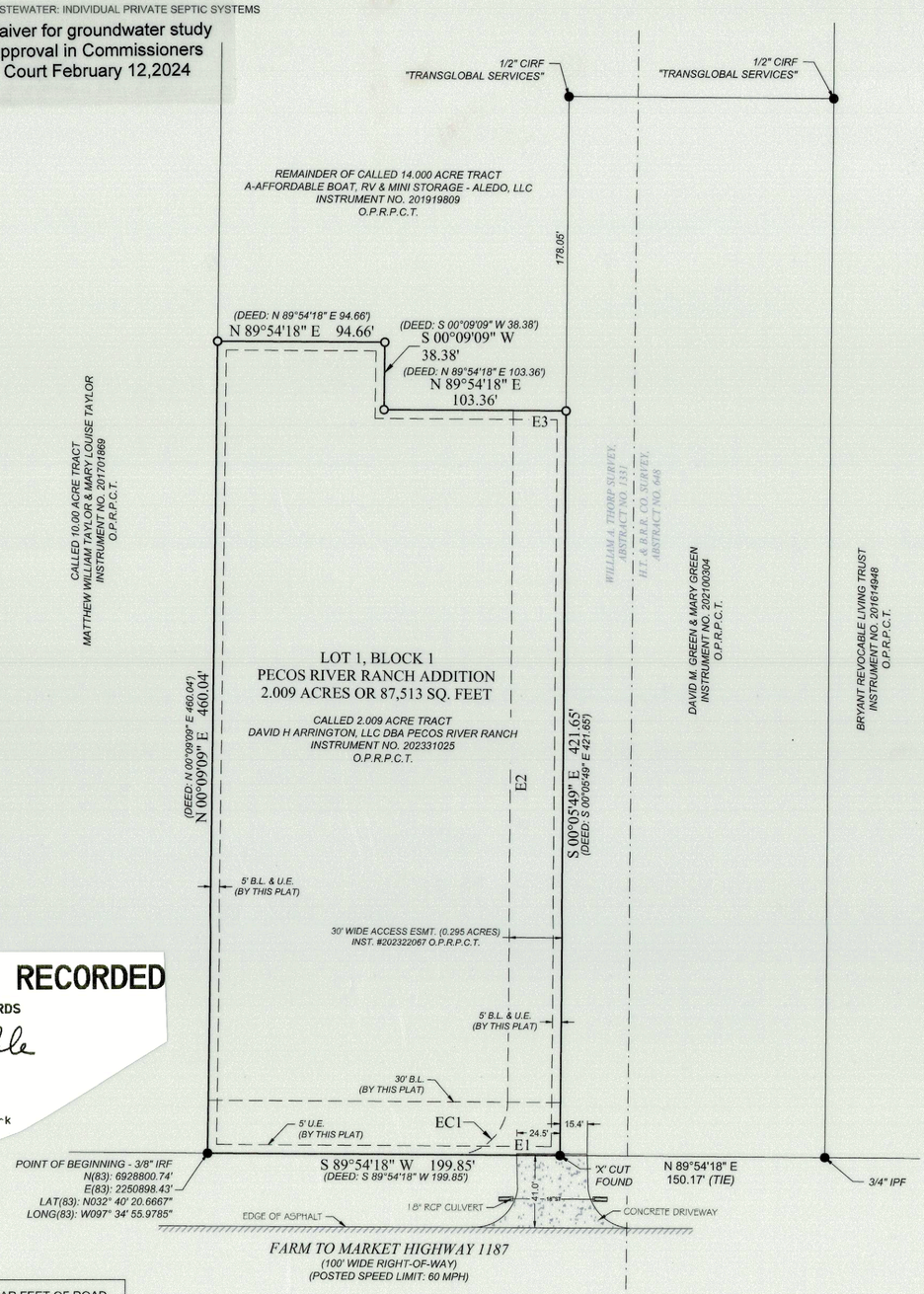
Waiver for groundwater study approval in Commissioners Court February 12,2024



VICINITY MAP
NOT TO SCALE

LEGEND

●	MONUMENT – TYPE AS NOTED
○	1/2" IRON ROD SET W/ CAP "RPLS 6870"
———	LOT LINE
— — — —	EASEMENT
— · — · —	APPROX. SURVEY ABSTRACT LINE
——18"ST——	STORM CULVERT
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
P.R.P.C.T.	PLAT RECORDS PARKER COUNTY TEXAS
D.R.P.C.T.	DEED RECORDS PARKER COUNTY TEXAS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS PARKER COUNTY TEXAS



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202406108
03/11/2024 03:40 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

LINEAR FEET OF ROAD	
FM HWY 1187	199.85 FEET

LINE TABLE - ACCESS ESMT.		
LINE NO.	DIRECTION	LENGTH
E1	S89° 54' 18"W	60.00'
E2	N00° 05' 49"W	391.65'
E3	N89° 54' 18"E	30.00'

CURVE TABLE - ACCESS ESMT.					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	CH-DIST
EC1	47.12'	30.00'	90°00'07"	N44° 54' 15"E	42.43'

16234
AL
M-18

21331.002.011.00

F673

N
W E
S

60 30 0 60 120
SCALE: 1" = 60'

AMERICAN MERIDIAN, LLC
Surveying + 3D Scanning

OWNER
DAVID H. ARRINGTON, MANAGING MEMBER
DAVID H. ARRINGTON, LLC DBA PECOS RIVER RANCH
500 WEST WALL STREET, SUITE 300, MIDLAND, TEXAS 79701

SURVEYOR
AMERICAN MERIDIAN, LLC
2012 E. RANDOL MILL, STE. 213 ARLINGTON, TEXAS 76012
PH: 817-948-2667 • INFO@AMERICANMERIDAINLLC.COM
TBPELS FIRM #10194663

FINAL PLAT

PECOS RIVER RANCH ADDITION

1 LOT
BEING A 2.009 ACRE TRACT OF LAND
SITUATED IN THE WILLIAM A. THORP SURVEY,
ABSTRACT NO. 1331
PARKER COUNTY, TEXAS
FEBRUARY 2024 **SHEET 1 OF 1**