

- GENERAL NOTES:**
- All lots in this subdivision are subject to the following building line setbacks:
 Front Building Line = 50 feet
 Rear Building Line = 15 feet
 Side Building Line = 15 feet
 - Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the rear and side lot lines.
 - Unless noted otherwise on the face of the plat, all lots within this subdivision have 15' utility and drainage easement along lot frontage and an additional 10' utility easement adjacent to the utility and drainage easement along right of way.
 - Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
 - Project is not located in ETJ of any municipality.
 - Water Source to be private individual water wells. Waste Water to be private individual Waste Water Systems.
 - Any reference to the 100 year flood plain or flood hazard zones are an estimate based on the data shown on the flood insurance rate map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property, according to the flood insurance rate map for Parker County, Texas, dated April 05, 2019 map no. 48367C0550F, and for Parker County, Texas, the property described herein does not appear to lie within a special flood hazard area.
 - All streets are private, HOA Lot 69, to be owned and maintained by Homeowner's Association.

WATER RIGHTS 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 regard 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 district's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2008 MAP NO. 48367C375E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

STATE OF TEXAS }
 COUNTY OF PARKER }

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

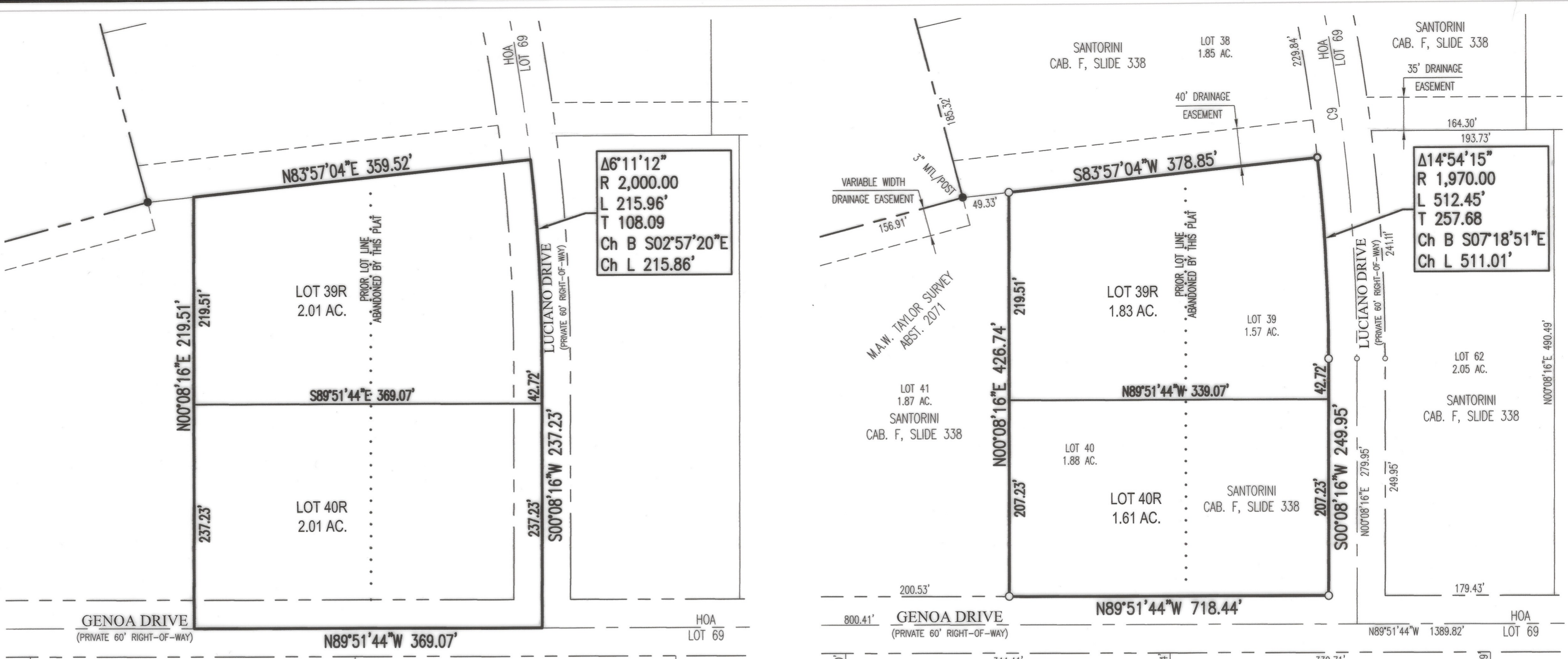
Charles F. Stark 12/19/2022
 Charles F. Stark
 Registered Professional Land Surveyor
 Texas Registration No. 5084



This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084.

6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com



WATER RIGHTS AREA SUMMARY

OWNER'S DEDICATION

State of Texas }
 County of Parker }

WHEREAS, SANTORINI COMMUNITY, LLC

Being all of Lots 39 and 40, SANTORINI, as recorded in Cabinet F, Slide 338, Plat Records Parker County, Texas;

Does hereby dedicate the same to be known as Lots 39R and 40R, SANTORINI, an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

SANTORINI COMMUNITY, LLC, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

I also certify the property is not within the Extraterritorial Jurisdiction on any incorporated City within Parker County, Texas; to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

17281.000.000.00

SANTORINI COMMUNITY, LLC

Carl L. Carr 12/12/22
 Date: Managing Member
 Cord Carpenter Printed Name

STATE OF TEXAS }
 COUNTY OF PARKER }

Before me, the undersigned authority on this day personally appeared Cord Carpenter, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 12th day of December 2022.

Stephanie Saldivar
 Notary Public in and for the State of Texas



COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202244218
 12/29/2022 10:59 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas

on the 27th day of December 2022

Pat Dean, County Judge
George Conley, Commissioner Precinct #1
Craig Peaddock, Commissioner Precinct #2
Larry Walden, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4

LIENHOLDER ACKNOWLEDGEMENT

PLAINSCAPITOL

DOUG DOWD, VP

[Signature]
 Signature
 12/12/2022
 Date:

FINAL PLAT

202244218 PLAT Total Pages: 1

17281
 BR
 D-19

Final Plat

Lot 39R and Lot 40R

SANTORINI

An Addition to Parker County, Texas

Being a Replat of
 Lot 39 and 40
 SANTORINI

An Addition to Parker County, Texas
 According to the Amending Plat recorded in
 Cabinet F, Slide 338, Plat Records
 Parker County, Texas

NOVEMBER, 2022

SHEET 1 of 1

USER: RANDALL PETERSON FILED ON: 12/29/2022 10:59 AM FILE NAME: 17281.000.000.00 - BARRONSTARK - SANTORINI - 161 ACRES YOUNG BEND ROAD (0.00 CAD) (0.00 PLAT) 367-9895 RE-PLATTING