



OWNERS CERTIFICATION:

§ STATE OF TEXAS  
§ COUNTY OF PARKER

BEING a tract of land within the M. Brunbelow Survey, Abstract No. 1822, A. Johnson Survey, Abstract No. 1917, and the E. Perry Survey, Abstract No. 2449, Jack County, Texas, and the M. Brunbelow Survey, Abstract No. 2290. E. Perry Survey, Abstract No. 2412, Parker County, Texas, and being all of Tracts One and Two, as described in the deed to Stallion Meadows Estates, LLC, as recorded in Document No. 20220002814, Official Public Records, Jack County, Texas (OPRJCT), and a portion of the A. Johnson Survey, Abstract No. 1917 between said Tract One and a tract of land described in the deed to Stallion Meadows Estates, LLC, as recorded in Document No. 20230000297, OPRJCT, being the agreed boundary as described in that certain Boundary Line Agreement recorded in Document No. 20220002818, OPRJCT, also being all of that tract of land described in the deed to Stallion Meadows Estates, LLC, as recorded in Document No. 20220002919, OPRJCT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 1/2 inch capped iron rod found for the southwest corner of said Tract One and an inner corner of those tracts of land described in the deed to L. Hardy, as recorded in Volume 208, Page 405, Official Public Records, Parker County, Texas (OPRPCT), also being the called southwest corner of said M. Brunbelow Survey, Abstract No. 2290;

THENCE North 00°33'41" East, with the west line of said Tract One, passing a 3/8 inch capped iron rod found marked "RPLS 1869/5627" at a distance of 358.05 feet, continuing for a total distance of 1,721.04 feet to a 3/8 inch capped iron rod found marked "RPLS 1869/5627" for an inner corner of this tract, the northeast corner of a tract of land described in the deed to Linda Sharp-Goorigian and Gary Goorigian, as recorded in Document No. 201712589, OPRPCT, and the southeast corner of said Tract Two;

THENCE North 89°53'00" West, with the common line of said Tract Two and said Goorigian tract, a distance of 562.08 feet to a 1/2 inch capped iron rod found marked "TEXAS SURVEYING" for the southwest corner of said Tract Two and the southeast corner of a tract of land described in the deed to Sharon and Ronald Sloan, as recorded in Volume 630, Page 877, OPRJCT;

THENCE North 00°14'32" East, passing a 5/8 inch iron rod found for the northwest corner of said Tract Two and the westernmost southwest corner of said Tract One at a distance of 948.62 feet, passing a 3/8 inch iron rod found for the northeast corner of said Sloan tract and the southeast corner of a tract of land described in the deed to Glenna Sansone, as recorded in Volume 761, Page 219, OPRJCT, at a distance of 1,012.68 feet, continuing for a total distance of 1,169.93 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the northwest corner of said Tract One and the northwest corner of the A. Johnson Survey, Abstract No. 1917;

THENCE South 89°26'38" East, with the north line of said A. Johnson Survey, Abstract No. 1917, a distance of 1,050.00 feet to a 5/8 inch aluminum capped iron rod found marked "FARRIS" (FARRIS) for an ell corner of said Tract One;

THENCE South 00°14'19" West, over and across said A. Johnson Survey, Abstract No. 1917, a distance of 34.33 feet to a point in the approximate centerline of DPS Tower Road for the northwest corner of a tract of land described in the deed to Stallion Meadows Estates, LLC, as recorded in Document No. 20220002919, OPRJCT, from which a FARRIS for an inner corner of said Tract One and the southwest corner of said Stallion Meadows Estates tract (20220002919) bears South 00°14'19" West, a distance of 187.86 feet;

THENCE with the approximate centerline of DPS Tower Road and the north line of said Stallion Meadows Estates tract (20220002919), the following courses and distances:

- South 85°55'26" East, a distance of 235.31 feet to a point for corner;
- South 85°58'50" East, a distance of 110.85 feet to a point for corner;
- North 84°28'14" East, a distance of 292.77 feet to a point for corner;
- South 79°40'05" East, a distance of 112.31 feet to a point for corner;
- South 62°46'13" East, a distance of 322.25 feet to a point for corner;

South 79°26'06" East, a distance of 195.27 feet to a point for corner for the east corner of said Stallion Meadows Estates tract (20220002919) and being in the north line of said Tract One and being the southernmost southeast corner of said Stallion Meadows Estates, LLC tract (2023-0000297), also being in the south line of said A. Johnson Survey, Abstract No. 1917 and the north line of M. Brunbelow Survey, Abstract No. 1822;

THENCE South 89°26'40" East, with the north line of said Tract One, a distance of 936.95 feet to a 5/8 inch iron rod found in the north side of DPS Tower Road for the northeast corner of said Tract One and the northwest corner of a tract of land described in the deed to D. Post and C. Henderson, as recorded in Volume 1028, Page 254, OPRJCT and being better described in Volume 129, Page 489, OPRPCT;

THENCE with the common line of said Tract One and said Post/Henderson tract, the following courses and distances:

- South 00°33'11" West, a distance of 1,326.07 feet to a FARRIS;
- North 62°17'47" East, a distance of 1,355.54 feet to a FARRIS;
- South 00°33'39" West, a distance of 1,980.28 feet to a FARRIS for the southeast corner of said Tract One and being in the south line of the E. Perry Survey, Abstract No. 2412;

THENCE North 89°26'38" West, with the south line of said Tract One and the south lines of the E. Perry Survey, Abstract No. 2412 and the M. Brunbelow Survey, Abstract No. 2290, a distance of 3,840.27 feet to the POINT OF BEGINNING and containing 228.84 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Stallion Meadows Estates, LLC, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as LOTS 21-63, STALLION MEADOWS, PHASE TWO, 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 accomodation 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 all lots 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 all lots 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. All lots and all streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. Owner acknowledges that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements dedicated herein. 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 prohibits 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 thier respective easements shall not unreasonably interfere with the rights of property owners and the homeowner's association (the "Association") in and to all lots shown hereon as set forth in the "Declaration of Covenants, Restrictions, and Easements for "Stallion Meadows, Phase Two", date \_\_\_\_\_, recorded in County Clerk Document Number \_\_\_\_\_ of the Land Records of Parker County, Texas.



THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnities") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnities. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or by any public improvements owned by any of the Indemnities.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnities from and against any claims for damages to property and injury to person (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnities or their respective officers, employees, or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnities from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

THAT THE OBLIGATIONS of the Association and lot owners set forth in paragraphs 2, 3, and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County should such action occur at the same time in the future.

THAT if all lots in the future becomes a public street as provided in the Declaration, Owner dedicates to the County a sidewalk easement on the portions of all lots upon which a sidewalk is installed connecting the sidewalk on all lots into public sidewalks on any adjacent and/or intersection roadway, together with the area: (a) lying between such sidewalks and the lot line of all lots, and (b) the area lying within 1 foot of the other side of the sidewalks.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

By:   
Stallion Meadows Estates, LLC  
Owner/Representative

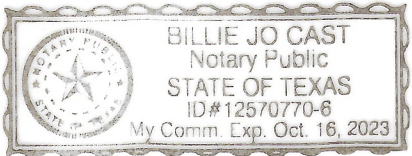
§ STATE OF TEXAS  
§ COUNTY OF Parker

BEFORE ME, the undersigned authority, on this day personally appeared, Monte Magness, 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 therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 18<sup>th</sup> day of August, 2023.


  
Notary Public in and for  
the State of Texas

10/10/23  
My commission expires



SURVEYOR CERITIFICATION:

I, N. Zane Griffin, 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.

  
N. Zane Griffin, R.P. (LS) 6810  
Date: August 9, 2023



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B-4

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FINAL PLAT

STALLION MEADOWS  
ESTATES, PHASE TWO

43 SINGLE FAMILY LOTS - A SUBDIVISION OF A 228.84 ACRE TRACT IN

THE M. BRUNBELOW SURVEY, A-1822, AND THE THE A. JOHNSON SURVEY, A-1917,

JACK COUNTY, TEXAS, AND THE M. BRUNBELOW SURVEY, A-2290 AND

THE E. PERRY SURVEY, A-241, PARKER COUNTY, TEXAS

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LINE DATA TABLE			CURVE DATA TABLE					
NO.	BEARING	DIST	NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
L1	S0°14'19"W	34.33'	C1	59°33'56"	70.00'	72.77'	S1°49'25"W	69.54'
L2	S85°55'26"E	235.31'	C2	126°39'46"	70.00'	154.75'	N88°42'34"E	125.11'
L3	S85°58'50"E	110.85'	C3	10°36'59"	230.00'	42.62'	S5°18'25"E	42.56'
L4	N84°28'14"E	292.77'	C4	2°05'51"	170.00'	6.22'	S9°33'59"E	6.22'
L5	S79°40'05"E	112.31'	C5	19°16'03"	170.00'	57.17'	S1°06'58"W	56.90'
L6	S62°46'13"E	322.25'	C6	74°33'57"	70.00'	91.10'	S38°05'23"W	84.81'
L7	S79°26'06"E	195.27'	C7	48°57'47"	70.00'	59.82'	S23°40'29"E	58.02'
L8	S89°59'56"E	51.71'	C8	46°46'40"	70.00'	57.15'	S71°32'43"E	55.58'
L9	S10°36'55"E	28.54'	C9	59°27'52"	70.00'	72.65'	N55°20'01"E	69.43'
L10	S10°44'59"W	15.54'	C10	12°47'27"	205.00'	45.76'	N83°49'45"E	45.67'
L11	S89°46'32"E	7.04'	C11	21°11'13"	170.00'	62.86'	N88°01'39"E	62.51'
L12	N77°26'02"E	47.73'	C12	113°18'04"	60.00'	118.65'	N79°06'54"W	100.24'
L13	S77°26'02"W	34.11'	C13	46°14'18"	60.00'	48.42'	N21°06'55"E	47.12'
L14	S89°46'32"E	52.74'	C14	45°35'06"	60.00'	47.74'	N24°47'47"W	46.49'
L15	S0°13'58"W	95.53'	C15	93°47'24"	60.00'	98.22'	N85°30'57"E	87.61'
L16	S0°06'17"W	90.43'	C16	21°11'13"	230.00'	85.05'	S88°01'39"W	84.57'
L17	N0°06'17"E	23.25'	C17	12°47'26"	145.00'	32.37'	N83°49'44"E	32.30'
L18	S89°59'56"E	521.48'	C18	54°04'05"	70.00'	66.06'	S37°34'50"W	63.63'
L19	N55°00'34"E	420.40'	C19	60°41'17"	70.00'	74.14'	S34°17'16"E	70.73'
L20	N64°57'42"W	421.70'	C20	21°21'53"	230.00'	85.76'	N0°04'02"E	85.27'
L21	S5°07'44"E	421.24'	C21	10°36'58"	170.00'	31.50'	N5°18'26"W	31.45'
L22	S0°00'31"E	30.00'	C22	26°02'09"	205.00'	93.15'	N13°01'01"W	92.35'
L23	S89°59'29"W	157.27'	C23	11°38'30"	145.00'	29.46'	N20°12'50"W	29.41'
L24	N7°22'10"W	102.13'	C24	11°38'30"	205.00'	41.65'	S20°12'50"E	41.58'
L25	S76°43'43"E	144.74'	C25	26°02'09"	145.00'	65.89'	S13°01'01"E	65.32'
L26	N0°00'00"E	164.54'	C26	78°57'18"	70.00'	96.46'	N64°51'12"W	89.01'
L27	N89°59'29"E	129.83'	C27	44°03'46"	70.00'	53.83'	S53°38'16"W	52.52'
L28	S0°00'31"E	40.00'	C28	56°42'04"	70.00'	69.27'	N17°48'15"W	66.48'
L29	S89°59'29"W	129.83'	C29	43°00'53"	70.00'	52.55'	N67°39'44"W	51.33'
L30	S14°23'35"E	123.85'	C30	41°26'02"	70.00'	50.62'	S70°06'48"W	49.53'
L31	S26°02'05"E	128.63'	C31	53°20'24"	70.00'	65.17'	S22°43'35"W	62.84'
			C32	11°38'30"	175.00'	35.56'	S20°12'50"E	35.50'
			C33	26°02'09"	175.00'	79.52'	S13°01'01"E	78.84'
			C34	10°36'58"	200.00'	37.06'	S5°18'25"E	37.00'
			C35	21°21'54"	200.00'	74.58'	S0°04'02"W	74.15'
			C36	12°47'27"	175.00'	39.07'	N83°49'45"E	38.99'
			C37	21°11'15"	200.00'	73.96'	N88°01'39"E	73.54'

§ STATE OF TEXAS  
§ COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, on this the 28<sup>th</sup> day of August, 2023.

PAT DEEN - COUNTY JUDGE

GEORGE CONLEY - PRECINCT 1

JACOB HOLT -PRECINCT 2

LARRY WALDEN - PRECINCT 3

MIKE HALE - PRECINCT 4