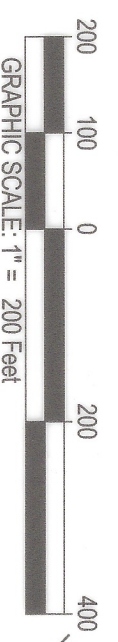
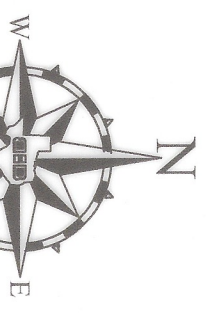
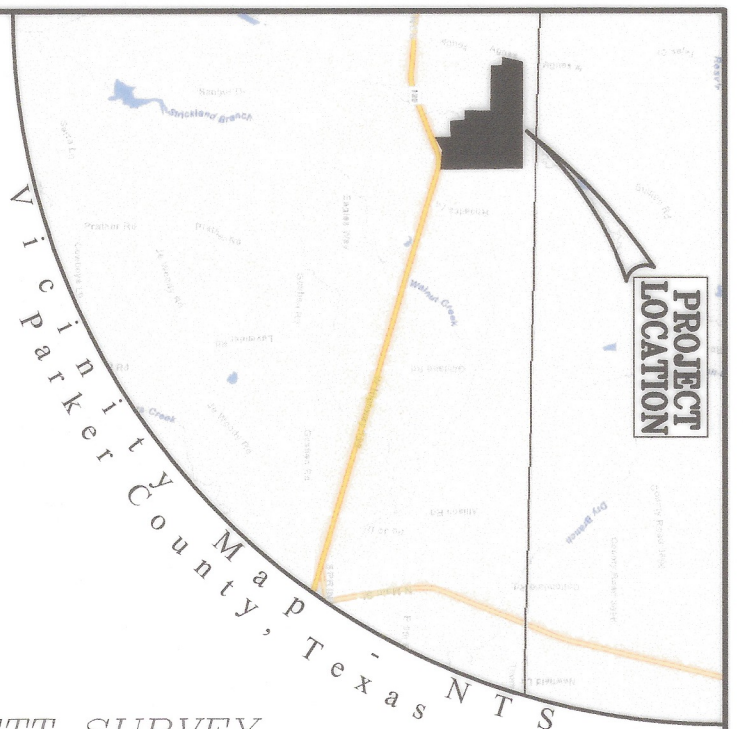


PROJECT LOCATION



LEGEND

- BL.....Building Line
- CR.....Found 5/8" Capped Iron Rod Marked "BHB INC" (CRFP).....Found 5/8" Iron Rod with 2" Aluminum Cap Marked "CLINTON W. FABRIS RPLS 4144"
- CHRR.....Found 1/2" Capped Iron Rod Marked "RPS 2023 D.R.P.C.T.".....Dead Records, Parker County, Texas
- D & UE.....Drainage and Utility Easement
- FD.....Found
- FR.....1/2" Iron Rod Found
- IR.....Iron Rod
- IRP.....Iron Rod Found
- OR.....Found from Rod Marked "BHB INC" Set P.R.R.C.T. ....Plat Records, Parker County, Texas
- SPK.....MAG Spike
- WC.....Witness Corner

GENERAL NOTES

- 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.
- Vertical Datum established using the Allterra RTKNet Cooperative Network. All elevations shown are NAVD88.
- All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
- The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
- 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 Clerk's Office.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
- 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.
- Water Supply Source: Walnut Creek Special Utility District
- Sewer Disposal: On-site septic.
- Unless otherwise noted all gas pipelines are within a 20' gas pipeline easement (identified by this plat) and are based upon the centerline of the existing gas pipeline that was located by Texas811. Baird, Hampton and Brown, Inc. makes no warranty of the accuracy of the location marked by Texas811.
- Lot 86X is reserved for gas well access and maintenance.
- No obstruction to the natural flow of water shall occur.

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur.

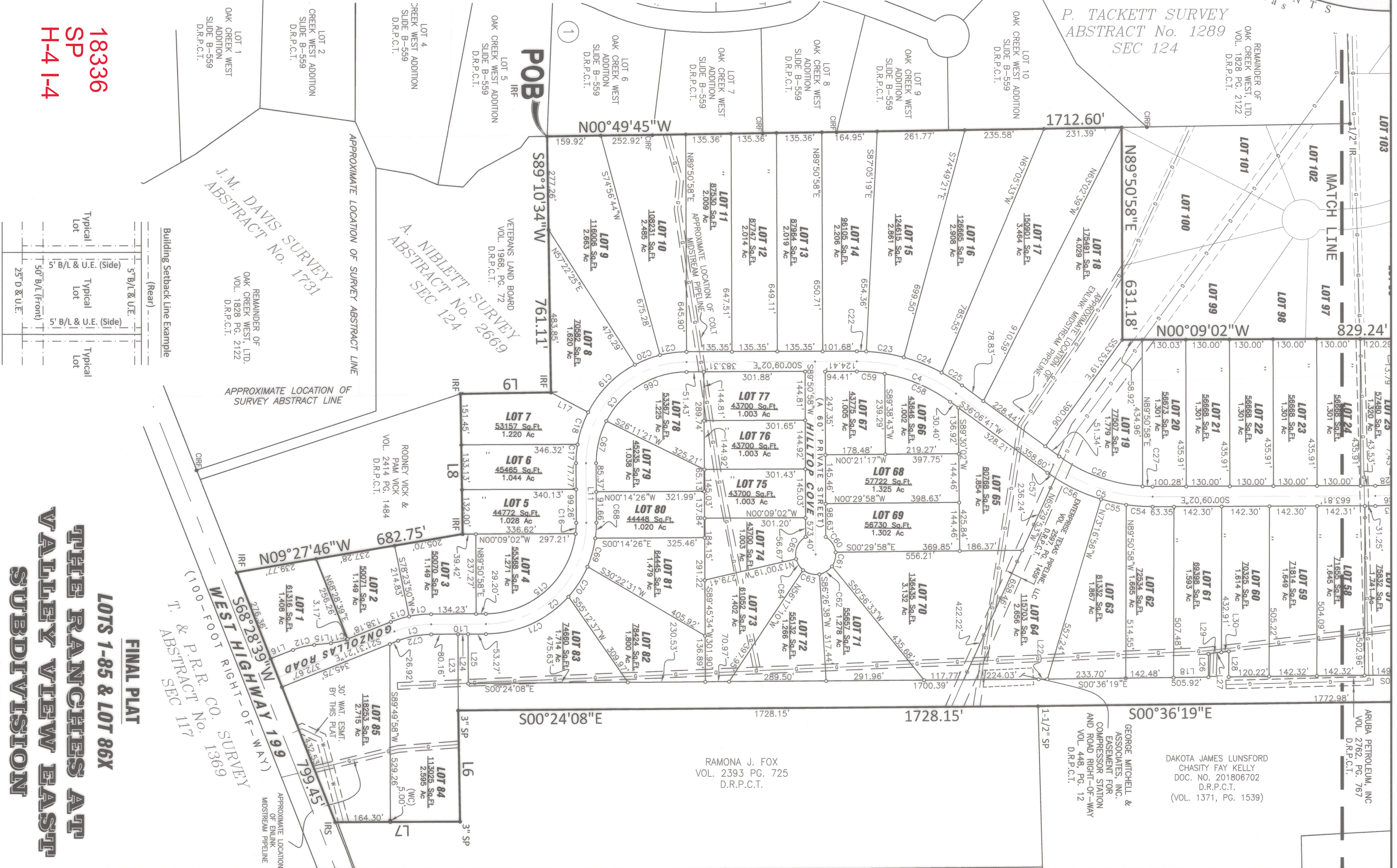
21369.008.000.00  
 21369.008.000.50  
 22669.001.000.00  
 22669.003.000.00

OWNER:  
 The Ranches at Valley View, LLC  
 665 Simonds Road  
 Williamstown, Massachusetts 01267

LAND SURVEYOR:  
**BAIRD, HAMPTON & BROWN**  
 engineering and surveying

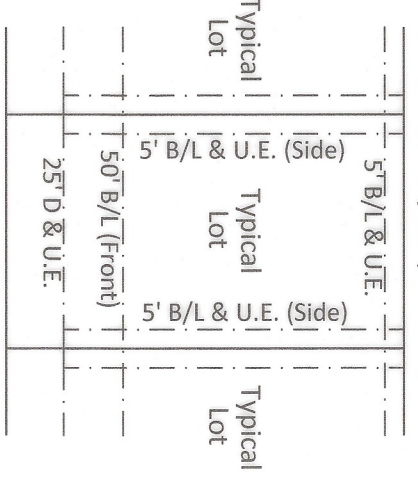
6300 Ridgela Place, Suite 700 FT., Worth, TX 76116  
 jmangeth@bhblinc.com • 817.251.8560 • bhblinc.com  
 TBPELIS Firm #44, #10011302

P. TACKETT SURVEY  
 ABSTRACT No. 1289  
 SEC 124



18336  
 SP  
 H-4 I-4

FLOOD ZONE NOTE



202220144 PLAT Total Pages: 4  
 Street R.O.W.

By scaled location subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRN, Flood Insurance Rate Map, Community Panel Number 48367C150E, Map Revised September 26, 2008.

FASA

**THE RANCHES AT  
 VALLEY VIEW EAST  
 SUBDIVISION**  
 (85 LOTS)

FINAL PLAT

LOTS 1-85 & LOT 86X

BEING A 151.529 ACRE TRACT OF LAND SITUATED WITHIN  
 A NIBLETT SURVEY, ABST. NO. 2669, SECTION 124 &  
 T & P.R.R. CO. SURVEY ABST. NO. 1369, SEC. 117

PARKER COUNTY, TEXAS  
 MAY 2022  
 SHEET 1 OF 4

DAKOTA JAMES LUNSFORD  
 CHASITY FAY KELLY  
 DOC. NO. 201806702  
 D.R.P.C.T.  
 (VOL. 1371, PG. 1539)

GEORGE MITCHELL &  
 ASSOCIATES, INC.  
 ENGINEER FOR  
 COMPRESSOR STATION  
 AND ROAD RIGHT-OF-WAY  
 VOL. 448, PG. 12  
 D.R.P.C.T.

RAMONA J. FOX  
 VOL. 2393 PG. 725  
 D.R.P.C.T.

ARBA PETROLEUM, INC  
 VOL. 2762, PG. 767  
 D.R.P.C.T.

WEST HIGHWAY 199  
 T & P.R.R. CO. SURVEY  
 ABSTRACT No. 1369

100-FOOT RIGHT-OF-WAY  
 T & P.R.R. CO. SURVEY  
 ABSTRACT 117

J.M. DAVIS SURVEY  
 ABSTRACT No. 1731

A. NIBLETT SURVEY  
 ABSTRACT No. 2669  
 SEC 124

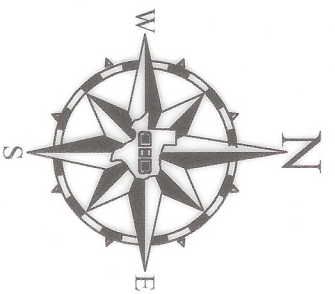
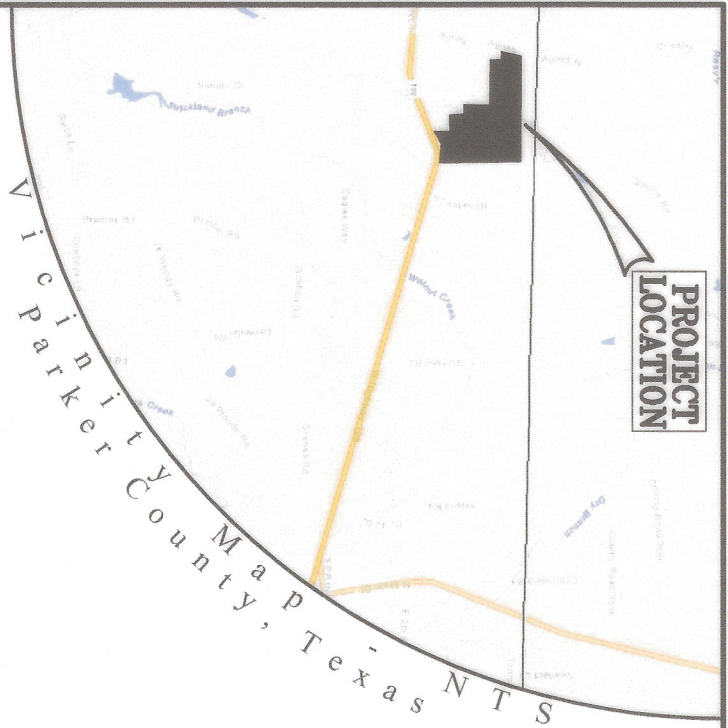
VETERANS LAND BOARD  
 VOL. 1908, PG. 72  
 D.R.P.C.T.

HILLTOP COVE  
 PRIVATE STREET

GEORGE MITCHELL &  
 ASSOCIATES, INC.  
 ENGINEER FOR  
 COMPRESSOR STATION  
 AND ROAD RIGHT-OF-WAY  
 VOL. 448, PG. 12  
 D.R.P.C.T.



PROJECT LOCATION



LEGEND

- BL..... Building Line
- CIR(F)..... Found 5/8" Iron Rod Marked "BHB INC"
- CIR(F)..... Found 5/8" Iron Rod with 2" Aluminum Cap Marked "CLINTON W. FARRIS RPLS 4124"
- CIR(F)..... Found 1/2" Capped Iron Rod Marked "RPLS 2023"
- D.R.P.C.T. .... Deed Records, Parker County, Texas
- D & UE..... Drainage and Utility Easement
- FD..... Found
- IRF..... 1/2" Iron Rod Found
- IP..... Iron Pipe
- IR..... Iron Rod Found
- OR..... 5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T. .... Plat Records, Parker County, Texas
- SPK..... MAG Spike
- WAT..... Well
- WAT..... Well
- WC..... Witness Corner

GENERAL NOTES

- 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.
- Vertical Datum established using the Allterra RTKNet Cooperative Network. All elevations shown are NAVD88.
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- The property as platred is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
- The property as platred 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 Clerk's Office.
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- Water Supply Source: Walnut Creek Special Utility District
- Sewer Disposal: On-site septic.
- Subject property is not within any ETJ Jurisdiction.
- Unless otherwise noted all gas pipelines are within a 20' gas pipeline easement (dedicated by this plat) and are based upon the Texas811. Baird, Hampton and Brown, Inc. makes no warranty of the accuracy of the location marked by Texas811.
- Lot 86X is reserved for gas well access and maintenance.

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur.

**OWNER:**  
The Ranches at Valley View, LLC  
665 Simonds Road  
Williamstown, Massachusetts 01267

LAND SURVEYOR:

**BHB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridgela Place, Suite 700 FT. Worth, TX 76116  
jimnolta@bhbinc.com • 817.251.8550 • bhbinco.com  
TBPELIS Firm #44, #10011302

SAMUEL J. STONE  
DOC. NO. 201907833  
D.R.P.C.T.

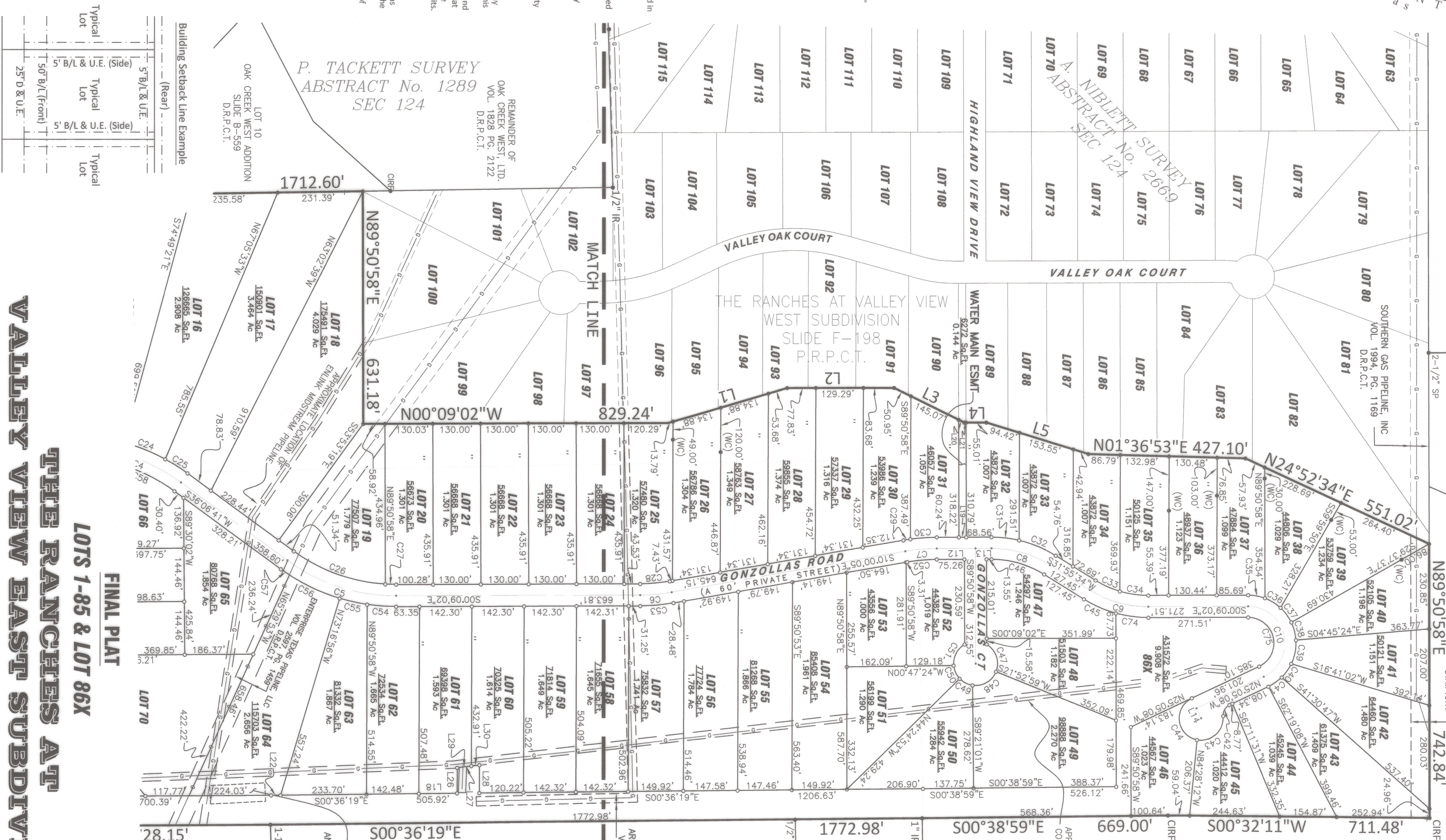
APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

SMU RANCH, LTD  
VOL. 1797, PG. 758  
D.R.P.C.T.

SMU RANCH, LTD  
VOL. 838, PG. 573  
D.R.W.C.T.

M.E.P. & P.R.R. CO. SURVEY  
ABSTRACT No. 2846  
SEC 57

SMU RANCH, LTD  
VOL. 838, PG. 573  
D.R.W.C.T.



Building Setback Line Example  
(Rear) 5' B/L & U.E.  
(Side) 5' B/L & U.E.  
(Front) 5' B/L & U.E.  
Street R.O.W. 25' D & U.E.

FLOOD ZONE NOTE

By scaled location subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FEMA, Flood Insurance Rate Map, Community Panel Number 48367C150E, Map Revised September 26, 2008.

**THE RANCHES AT VALLEY VIEW EAST SUBDIVISION**  
(85 LOTS)  
**LOTS 1-85 & LOT 86X**  
**FINAL PLAT**

BEING A 151.529 ACRE TRACT OF LAND SITUATED WITHIN  
A. NIBLETT SURVEY, ABST. NO. 2669, SECTION 124 &  
T & P.R.R. CO. SURVEY ABST. NO. 1369, SEC. 117  
PARKER COUNTY, TEXAS  
MAY 2022  
SHEET 2 OF 4

F252

MAY 2022

SHEET 2 OF 4

DAKOTA JAMES LUNSFORD  
CHASITY FAY KELLY  
DOC. NO. 201806702  
D.R.P.C.T.  
(VOL. 1371, PG. 1539)

GEORGE MITCHELL &  
ASSOCIATES, INC.  
EASEMENT FOR  
COMPRESSOR STATION  
AND ROAD RIGHT-OF-WAY  
VOL. 448, PG. 12  
D.R.P.C.T.

ARUBA PETROLEUM, INC  
VOL. 2762, PG. 767  
D.R.P.C.T.

ALEANDRO MORALES  
AND SONIA MUNOZ  
DOC. NO. 202028831  
D.R.P.C.T.

J. FRANKLIN SURVEY  
ABSTRACT No. 1744  
SEC 124

SMU RANCH, LTD  
VOL. 838, PG. 573  
D.R.W.C.T.



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	21°22'20"	300.00'	111.90'	S10°50'12"E	111.26'
C2	90°00'00"	300.00'	471.24'	N45°09'02"W	424.26'
C3	90°00'00"	300.00'	471.24'	S45°09'02"E	424.26'
C4	36°15'43"	500.00'	316.45'	S17°58'50"W	311.19'
C5	36°15'43"	500.00'	316.45'	N17°58'50"E	311.19'
C6	9°51'03"	500.00'	85.96'	N5°04'33"W	85.86'
C7	9°51'03"	500.00'	85.96'	S5°04'33"E	85.86'
C8	32°04'36"	300.00'	167.95'	S15°53'16"W	165.77'
C9	32°04'36"	300.00'	167.95'	N15°53'16"E	165.77'
C10	155°03'54"	100.00'	270.64'	S77°22'55"W	195.28'
C11	16°17'02"	170.00'	48.32'	S13°22'50"E	48.15'
C12	16°17'02"	230.00'	65.37'	S13°22'50"E	65.15'
C13	9°55'12"	330.00'	57.13'	S16°33'46"E	57.06'
C14	11°27'08"	330.00'	65.96'	S5°52'36"E	65.85'
C15	83°02'13"	270.00'	391.30'	S41°40'08"E	357.95'
C16	6°57'47"	270.00'	32.81'	S86°40'08"E	32.79'
C17	9°38'20"	330.00'	55.61'	S85°19'22"E	55.55'
C18	17°36'37"	330.00'	101.43'	S71°41'23"E	101.03'
C19	34°57'15"	330.00'	201.32'	S45°24'27"E	198.21'
C20	13°53'24"	330.00'	80.00'	S20°59'07"E	79.80'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C21	13°53'24"	330.00'	80.00'	S7°05'44"E	79.80'
C22	3°03'43"	530.00'	28.32'	S1°22'49"W	28.32'
C23	12°15'58"	530.00'	113.46'	S9°02'40"W	113.25'
C24	13°10'25"	530.00'	121.86'	S21°45'51"W	121.56'
C25	7°45'38"	530.00'	71.79'	S32°13'52"W	71.73'
C26	32°37'57"	470.00'	267.69'	S19°47'42"W	264.08'
C27	3°37'46"	470.00'	29.77'	S1°38'51"W	29.77'
C28	9°51'03"	470.00'	80.81'	S5°04'33"E	80.71'
C29	2°03'55"	530.00'	19.10'	S8°58'07"E	19.10'
C30	7°47'08"	530.00'	72.02'	S4°02'36"E	71.96'
C31	13°09'23"	330.00'	75.77'	S6°25'39"W	75.61'
C32	18°55'14"	330.00'	108.97'	S22°27'58"W	108.48'
C33	15°23'49"	270.00'	72.56'	S24°13'40"W	72.34'
C34	16°40'47"	270.00'	78.60'	S8°11'22"W	78.32'
C35	20°31'23"	130.00'	46.57'	S10°06'40"W	46.32'
C36	22°02'13"	130.00'	50.00'	S31°23'28"W	49.69'
C37	22°02'13"	130.00'	50.00'	S53°25'40"W	49.69'
C38	22°02'13"	130.00'	50.00'	S75°27'53"W	49.69'
C39	29°10'14"	130.00'	66.19'	N78°55'54"W	65.47'
C40	19°49'59"	130.00'	45.00'	N54°25'47"W	44.78'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C41	19°25'39"	130.00'	44.08'	N34°47'57"W	43.87'
C42	70°31'44"	30.00'	36.93'	N60°21'00"W	34.64'
C43	106°16'56"	60.00'	111.30'	N40°28'23"W	96.01'
C44	144°14'47"	60.00'	151.05'	N82°47'28"E	114.21'
C45	16°34'43"	330.00'	95.49'	N23°38'13"E	95.15'
C46	32°04'36"	270.00'	151.16'	N15°53'16"E	149.19'
C47	82°02'01"	60.00'	85.91'	S7°05'15"W	78.25'
C48	76°23'40"	60.00'	80.00'	N29°55'11"W	74.20'
C49	38°11'50"	60.00'	40.00'	N27°22'33"E	39.26'
C50	38°11'50"	60.00'	40.00'	N65°34'23"E	39.26'
C51	65°10'40"	60.00'	68.25'	S82°44'22"E	64.63'
C52	9°51'03"	470.00'	80.81'	N5°04'33"W	80.71'
C53	9°51'03"	530.00'	91.12'	N5°04'33"W	91.01'
C54	8°34'55"	530.00'	79.38'	N4°08'25"E	79.31'
C55	8°17'11"	530.00'	76.65'	N12°34'28"E	76.58'
C56	16°23'09"	530.00'	151.57'	N24°54'38"E	151.06'
C57	3°00'28"	530.00'	27.82'	N34°36'27"E	27.82'
C58	26°03'51"	470.00'	213.80'	N23°04'46"E	211.97'
C59	10°11'53"	470.00'	83.65'	N4°56'54"E	83.54'
C60	53°57'34"	60.00'	56.51'	S56°49'45"W	54.44'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C61	42°20'06"	60.00'	44.33'	N75°01'25"W	43.33'
C62	42°58'19"	60.00'	45.00'	N52°22'13"W	43.95'
C63	49°40'55"	60.00'	52.03'	N13°57'24"E	50.41'
C64	38°1'50"	60.00'	40.00'	N57°53'47"E	39.26'
C65	7°25'17"	60.00'	76.29'	S66°34'40"E	71.26'
C66	62°31'42"	270.00'	294.66'	N31°24'53"W	280.25'
C67	27°28'18"	270.00'	129.46'	N76°24'53"W	128.22'
C68	8°02'44"	330.00'	46.34'	N86°07'40"W	46.30'
C69	15°17'25"	330.00'	88.07'	N74°27'35"W	87.80'
C70	18°25'21"	330.00'	106.11'	N57°36'12"W	105.65'
C71	48°14'30"	330.00'	277.85'	N24°16'17"W	269.72'
C72	21°22'20"	270.00'	100.71'	N10°50'12"W	100.13'
C74	15°29'53"	330.00'	89.26'	S7°35'55"W	88.99'
C75	155°03'54"	70.00'	189.45'	S77°22'55"W	136.70'

Line Table		
Line #	Direction	Length
L1	N16°24'37"W	337.23
L2	N0°09'02"W	290.80
L3	N26°11'41"E	212.77
L4	N0°09'02"W	60.00
L5	N17°04'03"E	290.91
L6	N89°05'50"E	330.58
L7	S0°10'02"E	372.10
L8	S89°11'38"W	416.58
L9	N0°49'26"W	269.54
L10	S0°09'02"E	163.43
L11	N89°50'58"E	177.03
L12	S0°09'02"E	105.26
L13	S0°09'02"E	43.55
L14	S64°54'52"W	30.00
L15	S5°14'19"E	49.76
L16	S21°31'21"E	71.39
L17	S27°51'12"W	125.18
L18	S0°36'19"E	505.92
L19	S0°09'02"E	20.00
L20	N26°11'41"E	16.75

Line Table		
Line #	Direction	Length
L21	N0°09'02"W	4.99
L22	S0°36'19"E	25.77
L23	N89°50'58"E	227.02
L24	S0°09'02"E	30.00
L25	S89°50'58"W	146.89
L26	S89°50'58"E	69.29
L27	S6°46'36"E	60.88
L28	N89°50'58"W	75.84
L29	S6°46'36"E	38.62
L30	S6°46'36"E	22.26

**OWNER:**  
The Ranches at Valley View, LLC  
665 Simonds Road  
Williamstown, Massachusetts 01267

**LAND SURVEYOR:**

**BIB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridgela Place, Suite 700 FT. Worth, TX 76116  
jmagotta@bhinc.com • 817.251.8550 • bhinc.com  
TBPELS Firm #44, #10011302

**FINAL PLAT**

**LOTS 1-85 & LOT 86X**

**THE RANCHES AT  
VALLEY VIEW EAST  
SUBDIVISION**  
(85 LOTS)

BEING A 151.529 ACRE TRACT OF LAND SITUATED WITHIN

A. NIBLETT SURVEY, ABST. NO. 2669, SECTION 124 &  
T & P.R.R. CO. SURVEY ABST. NO. 1369, SEC. 117  
PARKER COUNTY, TEXAS

MAY 2022

SHEET 3 OF 4

**F252**



STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS, The Ranches at Valley View, LLC, a Delaware Limited Liability Company, being the owner of the hereon described property to wit:

BEING a tract of land situated within the T & P.R.R. CO. Survey, Abstract Number 1369, Section 117, and the A. Niblett Survey, Abstract Number 2669, Section 124, Parker County, Texas same being all of the remainder of a tract of land as described by deed to The Ranches at Valley View, LLC., as recorded in Document Number 202126137, Deed Records, Parker County, Texas. (D.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AITerra RTNNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

**BEGINNING** at a found 5/8-inch iron rod for the southeast corner of lot 6, Block 1, Oak Creek West Addition, an addition to Parker County, Texas as shown on plat recorded in Slide B-559, Plat Records, Parker County, Texas, (P.R.C.T.), same being the northeast corner of Lot 5 of the said Oak Creek West Addition, and being the northwest corner of a tract of land as described by deed to the Veterans Land Board as recorded in Volume 1968, Page 72, D.R.P.C.T.;

**THENCE** North 00°49'45" West, with the common line between the said Oak Creek West Addition and The Ranches at Valley View remainder tract, a distance of 1712.60 feet to a found 5/8-inch capped iron rod marked "B18 NC" (CIRF) for the southwest corner of Lot 100, The Ranches at Valley View West Subdivision, an addition to Parker County, Texas as shown on plat recorded in Slide F-198, P.R.P.C.T., same being the most southerly corner of Lot 101 of said The Ranches at Valley View West Subdivision;

**THENCE** departing the said common line and with the common line between said The Ranches at Valley View West Subdivision and the said The Ranches at Valley View remainder tract, the following courses and distances:

- North 89°50'58" East, a distance of 631.18 feet to a CIRF;
- North 00°09'02" West, a distance of 829.24 feet to a CIRF;
- North 16°24'37" West, a distance of 337.23 feet to a CIRF;
- North 00°09'02" West, a distance of 290.80 feet to a CIRF;
- North 26°11'41" East, a distance of 212.77 feet to a CIRF;
- North 00°09'02" West, a distance of 60.00 feet to a CIRF;
- North 17°04'03" East, a distance of 290.91 feet to a CIRF;
- North 01°36'53" East, a distance of 427.10 feet to a CIRF;
- North 24°52'34" East, a distance of 551.02 feet to a CIRF for the northeast corner of Lot 82 of the aforementioned The Ranches at Valley View West Subdivision and being in the south line of a tract of land as described by deed to SMJ Ranch, Ltd., as recorded in Volume 838, Page 573, D.R.P.C.T.;

**THENCE** with the common line between said The Ranches at Valley View remainder tract and the said SMJ Ranch tract, the following courses and distances:

- North 89°50'58" East, a distance of 742.84 feet to a CIRF;
- South 00°32'11" West, a distance of 711.48 feet to CIRF;
- South 00°38'59" East, a distance of 669.00 feet to a found 1-inch iron pipe for the most southern southwest corner of the said SMJ Ranch tract as recorded in Volume 838, Page 573, same being the northwest corner of a tract of land as described by deed to Alejandro Morales and Sonia Munoz as recorded in Document Number 202026831, D.R.P.C.T.;
- THENCE** South 00°36'19" East, with the common line between the said The Ranches at Valley View remainder tract and the said Alejandro Morales tract, passing at a distance of 345.34 feet a found 1/2-inch iron rod for the southwest corner of the said Alejandro Morales tract, same being the northwest corner of a tract of land as described by deed to Dakota James Lunsford and Charly Fey Kelly as recorded in Document Number 201806702, D.R.P.C.T.; and now continuing with the common line between the said The Ranches at Valley View remainder tract and the said Dakota James Lunsford tract. In all, for a total distance of 1772.98 feet to a found 1-1/2" steel pipe fence post for the southwest corner of the said Dakota James Lunsford tract, same being the northwest corner of a tract of land as described by deed to Ramona J. Fox as recorded in Volume 2395, Page 725, D.R.P.C.T.;

**THENCE** with the common line between the said The Ranches at Valley View remainder tract and the west line of the said Ramona J. Fox tract the following courses and distances:

- South 00°24'08" East, a distance of 1728.15 feet to a found 3-inch steel post for a fence corner being an ell corner of the said Ramona J. Fox tract, same being a re-entrant corner of the hereon tract described;
- North 89°05'50" East, a distance of 330.58 feet to a found 3-inch steel post for a fence corner, being a re-entrant corner of the said Ramona J. Fox tract, same being an ell corner of the hereon tract described;
- South 00°10'02" East, a distance of 372.10 feet to a GIRF for the most southerly southwest corner of the said Ramona J. Fox tract, same being the southeast corner of the hereon tract described and being in the north right-of-way line of West Highway 199 (a 100-foot right-of-way);

**THENCE** South 68°28'39" West, with the said north right-of-way line, a distance of 799.45 feet to found 5/8-inch iron rod for the southeast corner of a tract of land as described by deed to Rodney Vick and Pam Vick as recorded in Volume 2414, Page 1484, D.R.P.C.T., same being the most southerly southwest corner of the hereon tract described;

**THENCE** North 09°27'46" West, departing the said north right-of-way line and with the east line of the said Vick tract, a distance of 682.75 feet to a found 5/8-inch iron rod for the northeast corner of the said Vick tract, same being a re-entrant corner of the hereon tract described;

**THENCE** South 89°11'38" West, with the north line of the said Vick tract, a distance of 416.58 feet to a found 5/8-inch iron rod for the northwest corner of the said Vick tract, same being in the east line of the aforementioned Veterans Land Board tract, and being an ell corner of the hereon tract described;

**THENCE** North 00°49'26" West, with the said east line, a distance of 269.54 feet to a found 5/8-inch for the northeast corner of the said Veterans Land Board tract, same being a re-entrant corner of the hereon tract described;

**THENCE** South 89°10'34" West, with the north line of the said Veterans Land Board tract, a distance of 761.11 feet to the **POINT OF BEGINNING** and **CONTAINING** 6,600.617 Square Feet or 151.529 acres of land more or less.

**NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:**

THAT, The Ranches at Valley View, LLC, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as **LOTS 1-85 & LOT 86X, THE RANCHES AT VALLEY VIEW EAST SUBDIVISION**, 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 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 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 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

**OWNER:**  
The Ranches at Valley View, LLC  
665 Simonds Road  
Williamstown, Massachusetts 01267

**LAND SURVEYOR:**  
THE STATE OF TEXAS §  
COUNTY OF PARKER §  
APPROVED by the Commissioners Court of Parker County, Texas, on this  
the 29<sup>th</sup> day of May, 2022.

**BIB**

**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridgela Place, Suite 700 FT. Worth, TX 76116  
jimargotta@bhinc.com • 817.251.8550 • bhinc.com  
TBPELS Firm #44, #1001302

Pat Deen, County Judge

*George Conley*  
George Conley  
Commissioner Precinct #1

*Steve Dugan*  
Steve Dugan  
Commissioner Precinct #2

*Larry Walder*  
Larry Walder  
Commissioner Precinct #3

*Monte Magness*  
Monte Magness  
Commissioner Precinct #4

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 "The Ranches at Valley View East Subdivision", dated May 25, 2022, recorded in County Clerk Document Number: 2022 0144 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 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. 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 become 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 intersecting 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.

WITNESS, my hand, this the 17<sup>th</sup> day of May, 2022.

BY:

*Monte Magness*  
Monte Magness,  
Authorized Agent

*Monte Magness*  
Printed Name and Title

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Monte Magness, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17<sup>th</sup> day of May, 2022.

*David Horsburgh*  
Notary Public  
DAVID HORSBURGH  
Notary Public, State of Texas  
Comm. Expires 10-26-2025  
Notary ID 138413992

SURVEYOR'S CERTIFICATION

I, John Margotta, 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.

*John G. Margotta*  
John G. Margotta  
State of Texas Registered Professional Land Surveyor  
No. 5956  
Date: May 10, 2022



STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared John Margotta, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of May, 2022.

*David Horsburgh*  
Notary Public  
DAVID HORSBURGH  
Notary Public, State of Texas  
Comm. Expires 10-26-2025  
Notary ID 138413992



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Sila Bealla*  
Sila Bealla  
202220144  
05/25/2022 09:08 AM  
Fee: \$6.75  
Filed at the County Clerk  
Parker County, Texas

FINAL PLAT

LOTS 1-85 & LOT 86X

**THE RANCHES AT  
VALLEY VIEW EAST  
SUBDIVISION**  
(85 LOTS)

BEING A 151.529 ACRE TRACT OF LAND SITUATED WITHIN

A. NIBLETT SURVEY, ABST. NO. 2669, SECTION 124 &  
T & P.R.R. CO. SURVEY ABST. NO. 1369, SEC. 117

PARKER COUNTY, TEXAS

MAY 2022 SHEET 4 OF 4

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