

LEGEND

- BL.....Building Line
- CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
- D.R.P.C.T....Deed Records, Parker County, Texas
- D & UE.....Drainage and Utility Easement
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T....Plat Records, Parker county, Texas
- SP.....Steel Fence Post
- (WC).....Witness Corner

GENERAL NOTES

1. 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.
 2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
 3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
 4. 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.
 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 Clerk's Office.
 6. 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.
 7. 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. Water Supply Source: Walnut Creek Special Utility District
 10. Sewer Disposal: On-site septic.
 11. Subject property is not within any ETJ Jurisdiction.
 12. Unless otherwise noted all gas pipelines are within a 20' gas pipeline easement (dedicated 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.
 13. Covenants or Restrictions are Un-altered
- This Amended Plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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.

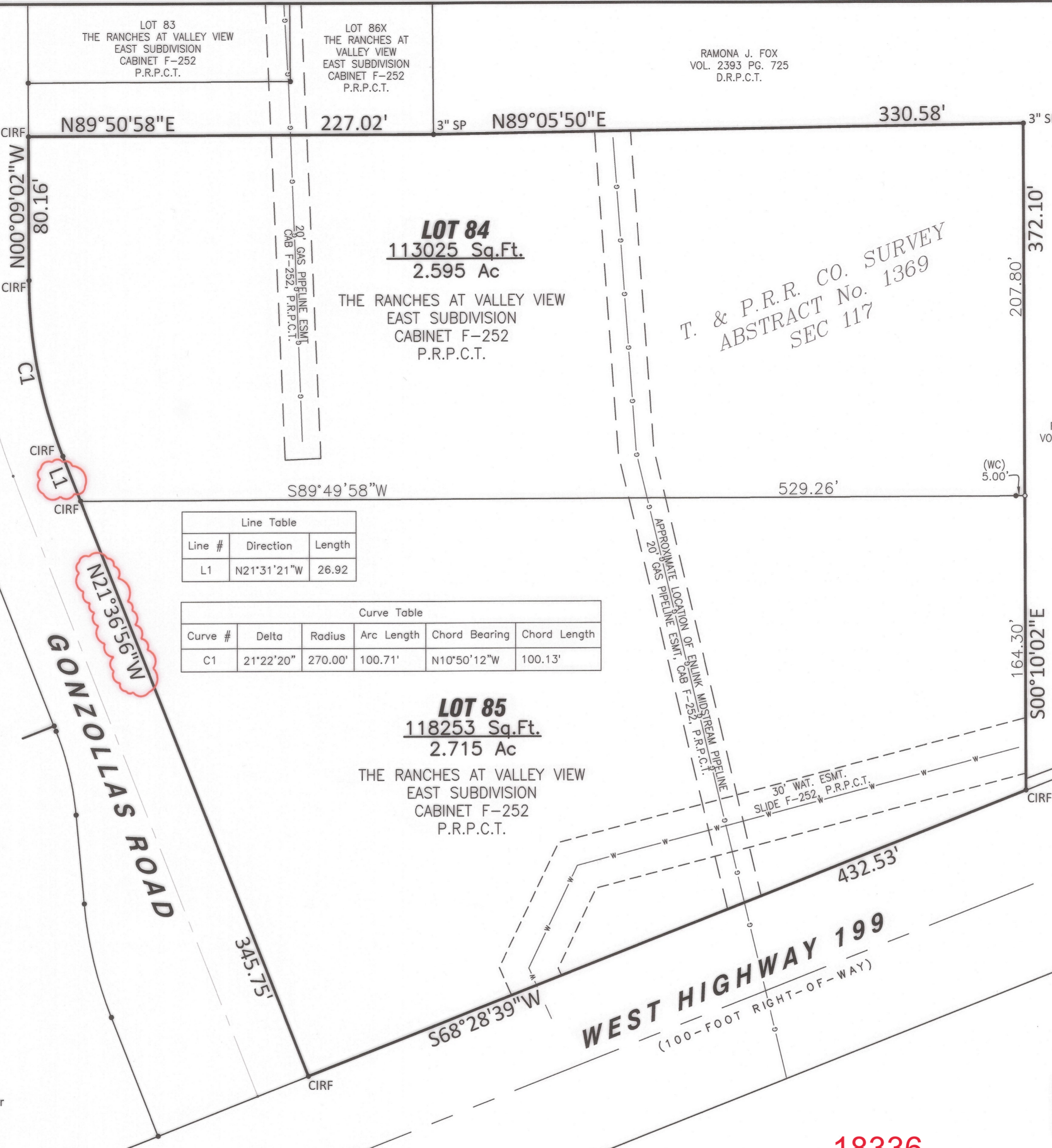
OWNER:
The Ranches at Valley View, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:

BAIRD, HAMPTON & BROWN
engineering and surveying

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 FIRM, Flood Insurance Rate Map, Community Panel Number 48367C150E, Map Revised September 26, 2008.

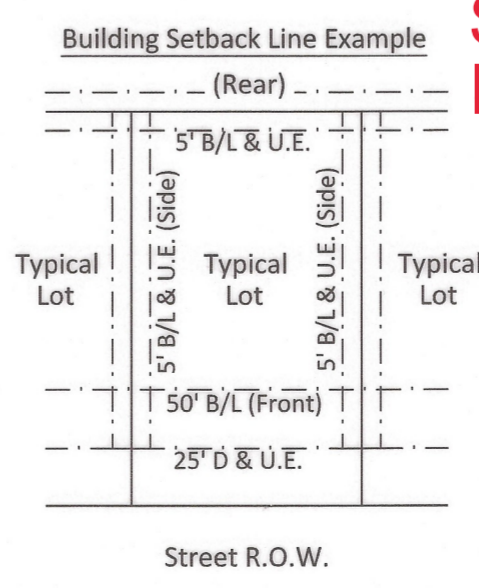


Line Table

Line #	Direction	Length
L1	N21°31'21"W	26.92

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	21°22'20"	270.00'	100.71'	N10°50'12"W	100.13'



18336.001.084.00
18336.001.085.00

F 418

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD BEARINGS ON LOTS 84 & 85

AMENDING PLAT
LOTS 84 & 85
THE RANCHES AT VALLEY VIEW EAST SUBDIVISION

(2 LOT)
BEING A 5.309 ACRE TRACT OF LAND SITUATED WITHIN
T & P.R.R. CO. SURVEY ABST. NO. 1369, SEC. 117
PARKER COUNTY, TEXAS