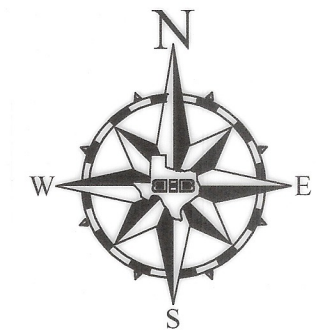


2022-19969  
 PLAT TOTAL PAGES: 2  
 THIS IS THE SECOND AND FINAL PLAT PAGE.



50 25 0 50 100  
 GRAPHIC SCALE: 1" = 50 Feet

**HIGHLAND VIEW DRIVE**  
 (A 60' PRIVATE RIGHT-OF-WAY)

**LEGEND**

- B/L.....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
- U.E.....Utility Easement

**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. Covenants or Restrictions are Un-altered
- This Replat 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

**FLOOD ZONE NOTE**

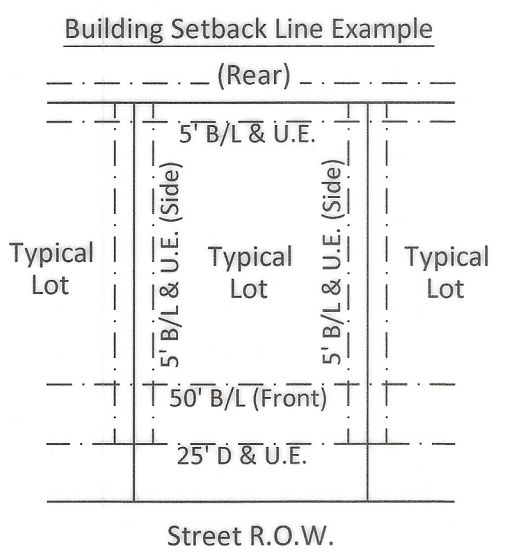
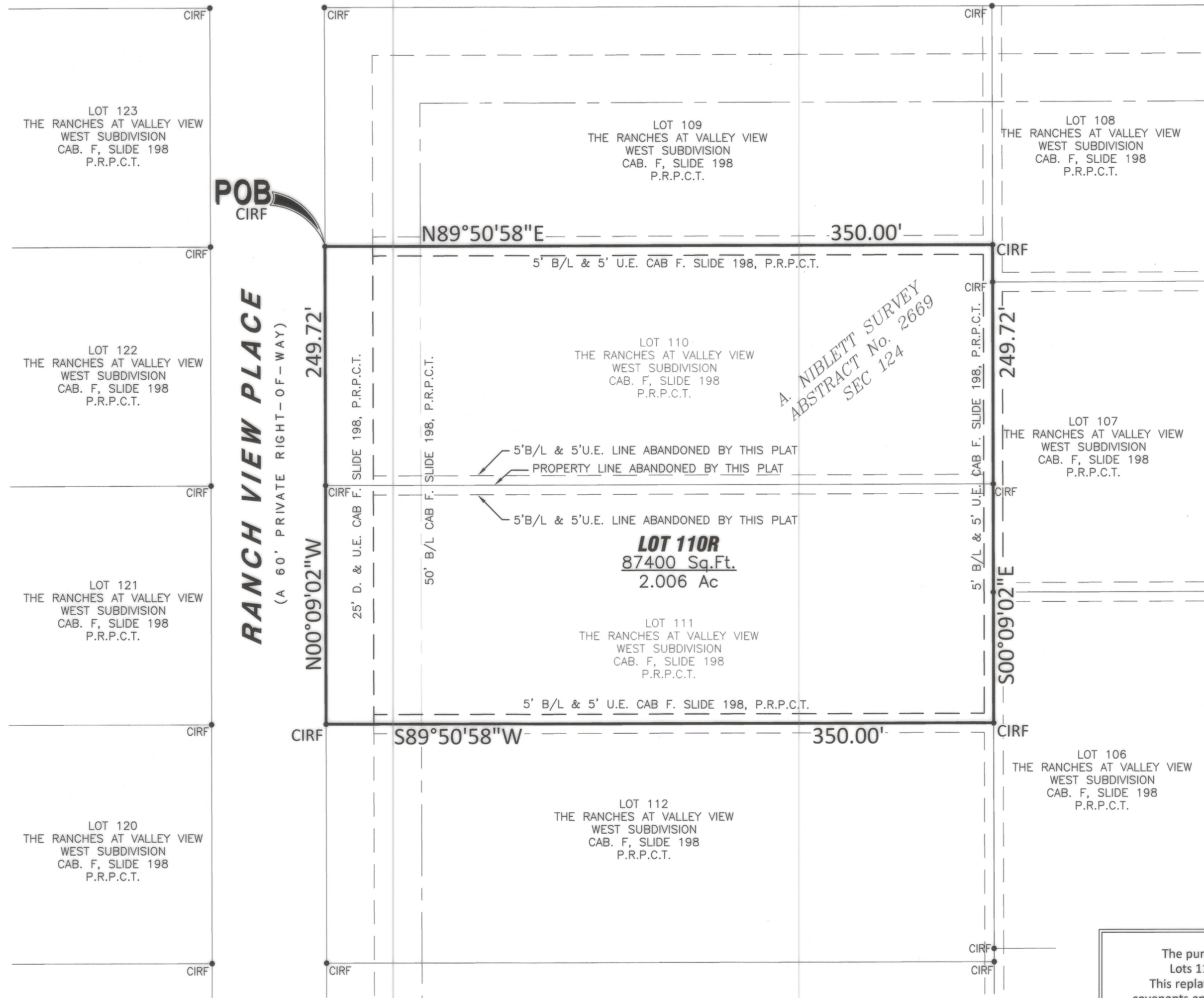
By scaled location subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C150E, Map Revised September 26, 2008.

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

**LAND SURVEYOR:**

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

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
 jmargotta@bhinc.com • 817.338.1277 • bhinc.com  
 TBPELS Firm #44, #10011300



The purpose of this Replat is to reconfigure Lots 110 & 111 into one Lot called 110R. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

**REPLAT**  
**LOT 110R**

**THE RANCHES AT VALLEY VIEW WEST SUBDIVISION**

BEING A 2.006 ACRE TRACT OF LAND SITUATED WITHIN A. NIBLETT SURVEY, ABSTRACT NO. 2669, SECTION 124 BEING A REPLAT OF LOTS 110 & 111 THE RANCHES AT VALLEY VIEW WEST SUBDIVISION AS SHOWN ON PLAT CAB. F, SLIDE 198, P.R.P.C.T. PARKER COUNTY, TEXAS

May 2022 SH 1 OF 2

18339.001.110.00  
 18339.001.111.00

F248

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 A. Niblett Survey, Abstract Number 2669, Section 124 and being all of Lots 110 and 111, The Ranches at Valley View West Subdivision, an addition to Parker County, Texas as shown on plat recorded in Cabinet F, Slide 198, Plat Records, Parker County, Texas (P.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 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 found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for northwest corner of said Lot 110, same for the southwest corner of Lot 109 of the said The Ranches at Valley View West Subdivision and being in east right-of-way line of Ranch View Place (a 60-foot private right-of-way);

THENCE North 89°50'58" East, with the common line between said Lots 109 and 110, a distance of 350.00 feet to a CIRF for the northeast corner of said Lot 110, same being the southeast corner of said Lot 109 and being in the west line of Lot 108 of the said The Ranches at Valley View West Subdivision;

THENCE South 00°09'02" East, with the common line between said Lots 110 and 108, passing at a distance of 19.41 feet a CIRF for the southwest corner of said Lot 108, same being the northwest corner of Lot 107 of the said The Ranches at Valley View West Subdivision and now continuing with the common line between said Lots 110 and 107, passing at a distance of 124.86 feet a CIRF for the southeast corner of said Lot 110, same being the northeast corner of aforementioned Lot 111, and now continuing with the common line between said Lots 107 and 111, passing at a distance of 181.48 feet a CIRF for the southwest corner of said Lot 107, same being the northwest corner of Lot 106 of the said The Ranches at Valley View West Subdivision, and now continuing with the common line between said Lots 106 and 111, in all, for a total distance of 249.72 feet to a CIRF for the southeast corner of said Lot 111, same being the northeast corner of Lot 112 of the said The Ranches at Valley View West Subdivision;

THENCE South 89°50'58" West, with the common line between said Lots 111 and 112, a distance of 350.00 feet to a CIRF for the southwest corner of said Lot 111, same being the northwest corner of said Lot 112 and being in the aforementioned east right-of-way line;

THENCE North 00°09'02" West, with the common line between said Lot 111 and the said east right-of-way line, passing at a distance of 124.86 feet a CIRF for the northwest corner of said Lot 111, same being the southwest corner of the aforesaid Lot 110, and now continuing with the common line between said Lot 110 and the said east right-of-way line, in all for a total distance of 249.72 feet to the POINT OF BEGINNING and CONTAINING 87,400 Square Feet or 2.006 Acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

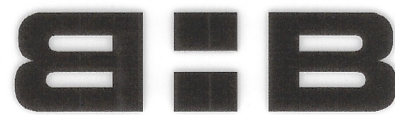
THAT, The Ranches at Valley View, LLC, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as LOT 110R, THE RANCHES AT VALLEY VIEW WEST SUBDIVISION, an addition to Parker County, Texas (the County), and does hereby 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 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 West Subdivision", dated March 30, 2022, recorded in County Clerk Document Number: 202212021 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

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

LAND SURVEYOR:



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

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhbinco.com • 817.338.1277 • bhbinco.com  
TBPELS Firm #44, #10011300

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 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 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 11<sup>th</sup> day of May, 2022.

BY:

The Ranches at Valley View, LLC

Monte Magness,  
Authorized Agent

Monte Magness, Authorized Agent

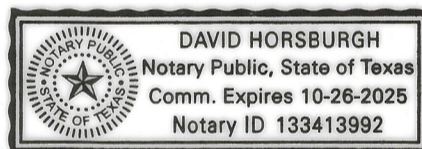
Printed Name and Title

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, David Horsburgh, notary public, State of Texas, on this day, personally appeared Monte Magness, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] 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 herein.

Given under my hand and seal of office this the 11<sup>th</sup> day of May, 2022.

Notary Public, State of Texas



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  
State of Texas Registered Professional Land Surveyor  
No. 5956  
Date: May 05, 2022

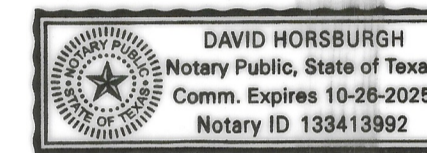


STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, David J. Horsburgh, notary public, State of Texas, on this day, personally appeared John G. Margotta, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] 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 herein.

Given under my hand and seal of office this the 5th day of May, 2022.

David J. Horsburgh  
Notary Public, State of Texas



The purpose of this Replat is to reconfigure Lots 110 and 111 into one Lot called 110R. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Lila Deakle

202219960  
05/24/2022 09:29 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

THE STATE OF TEXAS §  
COUNTY OF PARKER §  
APPROVED by the Commissioners Court of Parker County, Texas, on this the 23 day of May, 2022.

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

F248

REPLAT  
LOT 110R

THE RANCHES AT VALLEY  
VIEW WEST SUBDIVISION

BEING A 2.006 ACRE TRACT OF LAND SITUATED WITHIN A. NIBLETT SURVEY,  
ABSTRACT NO. 2669, SECTION 124

BEING A REPLAT OF LOTS 110 & 111

THE RANCHES AT VALLEY VIEW WEST SUBDIVISION  
AS SHOWN ON PLAT CAB. F, SLIDE 198, P.R.P.C.T.  
PARKER COUNTY, TEXAS

May 2022

SH 2 OF 2