

LEGEND

- Bl..... Building Line
- CIRF(P)..... Found 1/2" Capped Iron Rod Marked "PRICE RPLS 5492"
- D.R.P.C.T..... Deed Records, Parker County, Texas
- D & U.E..... Drainage and Utility Easement
- FD..... Found
- IRF..... 1/2" Iron Rod Found
- IRS..... 5/8" Capped Iron Rod Marked "BHB INC" set
- P.R.P.C.T..... Plat Records, Parker county, Texas
- SP..... Steel Post

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. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. The surveyor, as required by state law, is responsible for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
6. Water Supply Source: Private Water Wells.
7. Sewer Disposal: On-site septic.
8. Subject property is not within any ETJ Jurisdiction.
9. Unless otherwise noted all gas pipelines are within a 20' gas pipeline easement based upon the centerline of the existing gas pipeline by this plat. All other gas pipelines are covered by easements granted by others.

FLOOD ZONE NOTE

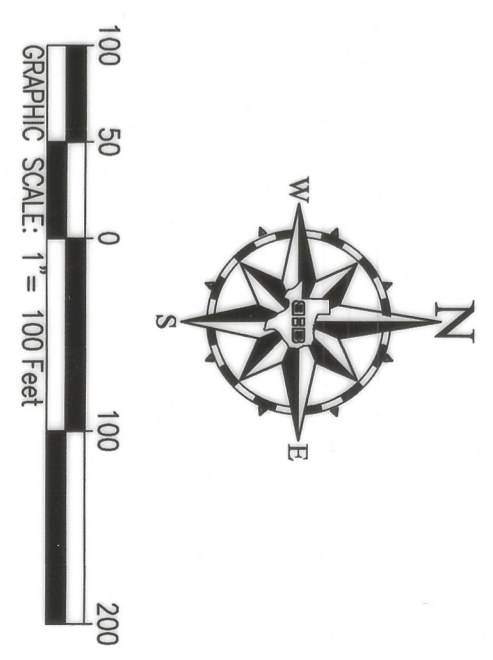
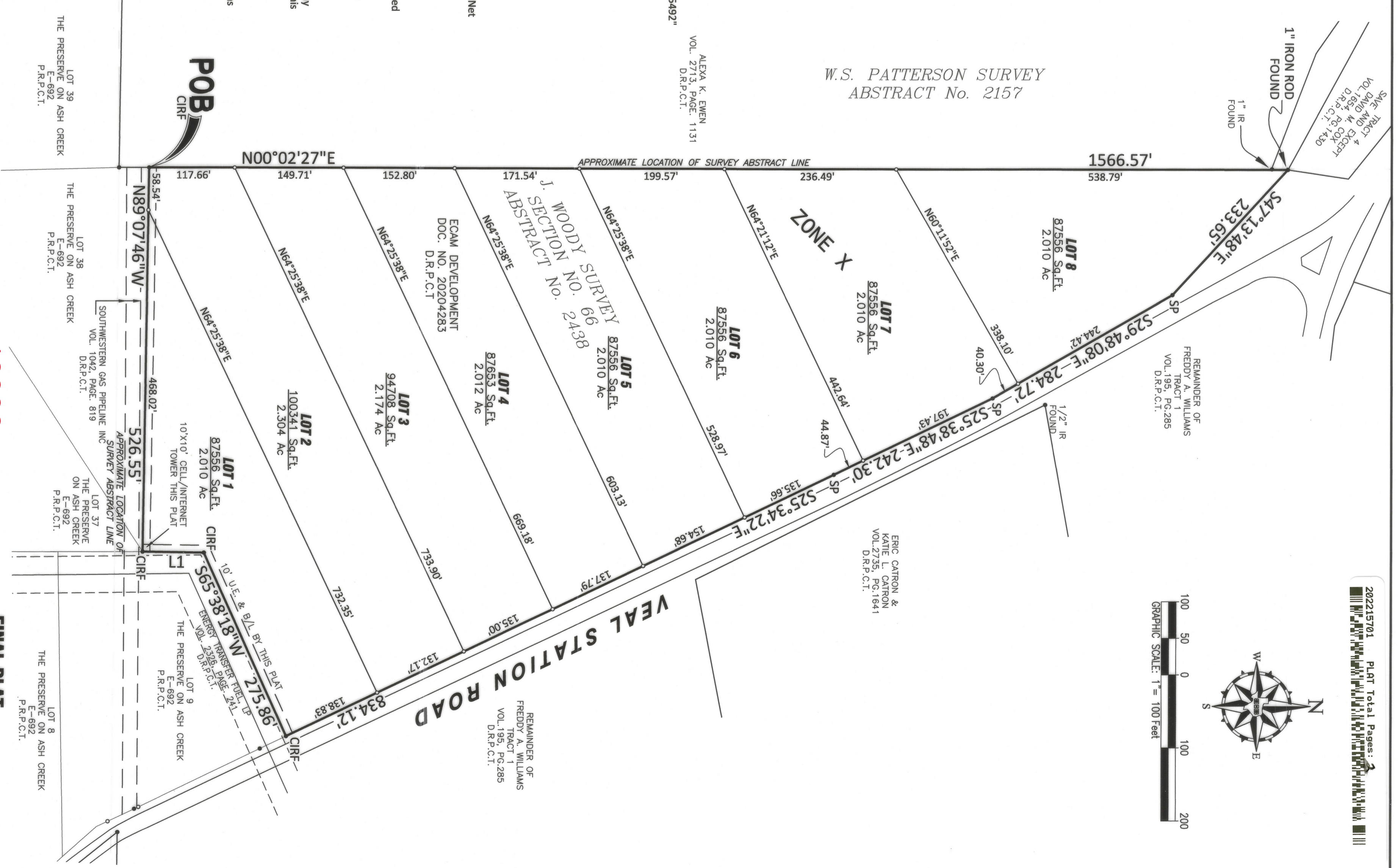
By scaled location the subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0175E, Map Revised September 26, 2008.

22438.002.001.00

OWNER:
ECAM Development, LLC
108 Katie Way
Aledo, Texas 76008

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

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



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.

18338
SP
K-8

FINAL PLAT
LOTS 1-8

THE RESERVE
AT GRAND OAKS
(8 LOTS)

BEING A 16.540 ACRE TRACT OF LAND SITUATED WITHIN
J. WOODY SURVEY, ABST. NO. 2436
SECTION NO. 66
PARKER COUNTY, TEXAS

F 213

MARCH 2022

SH 1 OF 2

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, ECAM Development, LLC, a Texas Limited Liability Company, being the owner of the hereon described property to wit:

BEING a tract of land situated within the J. Woody Survey, Abstract Number 2438, Parker County, Texas and being all of a tract of land as described by deed to ECAM Development, as recorded in Document Number 20204283, Deed Records, Parker County, Texas (DRPCT) 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 found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for the northwest corner of Lot 38, The Preserve on Ash Creek, an addition to Parker County, Texas as shown on plat recorded in Cabinet E, Slide 692, Plat Records Parker County, Texas (PRPCT), same being the southwest corner of the said ECAM Development tract and being in the east line of a tract of land as described by deed to Alexa K. Ewen as recorded in Volume 2713, Page 1131, DRPCT;

THENCE North 00°02'27" East, with the common line between the said ECAM Development tract and the said Alexa K. Ewen tract, passing at a distance of 1543.69 feet a found 1-inch iron rod for the northeast corner of the said Ewen tract, and now continuing with the west line of the said ECAM Development tract, in all for a total distance of 1566.57 feet to a found 1-inch iron rod for the northwest corner of the said ECAM Development tract, same being the southeast corner of a tract of land as described by deed to David M. Cox as recorded in Volume 1654, Page 1430, DRPCT;

THENCE South 47°13'48" East, with the north line of the said ECAM Development tract and along a wire fence, a distance of 233.65 feet to a found Steel Post (SP) for the northeast corner of the said ECAM Development tract and being in the apparent west right-of-way line of Veal Station Road;

THENCE with the common line between the said ECAM Development tract and said apparent west right-of-way line of Veal Station Road the following courses and distances:

- South 29°48'08" East, a distance of 284.72 feet to a found SP;
- South 25°38'48" East, a distance of 242.30 feet to a found SP;

South 25°34'22" East, a distance of 834.12 feet to an CIRF for the most easterly southeast corner of the said ECAM Development tract, same being the northeast corner of Lot 9 of the aforementioned The Preserve on Ash Creek plat; **THENCE** with the common line between the said ECAM Development tract and said Lot 9 the following courses and distances:

- South 65°38'18" West, a distance of 275.86 feet to a CIRF;

South 00°52'14" West, a distance of 84.22 feet to an CIRF for the most southerly southeast corner of the said ECAM Development tract, same being most northern corner of Lot 37 of the aforesaid The Preserve on Ash Creek plat, and being the northeastern most corner of the aforementioned Lot 38;

THENCE North 89°07'46" West, with the common line between the said ECAM Development tract and said Lot 38, a distance of 526.55 feet to the **POINT OF BEGINNING** and **CONTAINING** 720,479 Square Feet or 16.540 Acres of land more or less.

GENERAL NOTES

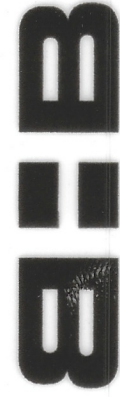
- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- Vertical Datum established using the 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.
- This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
- 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.
- Water Supply Source: Private Water Wells.
- 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 based upon the centerline of the existing gas pipeline by this plat. All other gas pipelines are covered by easements granted by others.

FLOOD ZONE NOTE

By scaled location the 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 48367C0175E, Map Revised September 26, 2008.

OWNER:
ECAM Development, LLC
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LAND SURVEYOR:



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engineering and surveying

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TBPELS Firm #44, #10011300

THE STATE OF TEXAS §
COUNTY OF PARKER §
APPROVED by the Commissioners Court of Parker County, Texas, on this
the 25th day of April, 2022.

Pat Deen, County Judge

George A. Conley
George Conley
Commissioner Precinct #1

Larry Walken
Larry Walken
Commissioner Precinct #3

Craig Pearson
Craig Pearson
Commissioner Precinct #2

Steve Dugan
Steve Dugan
Commissioner Precinct #4

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, ECAM Development, LLC, acting herein by and through its duly authorized officers, Monte Magness and Vince Cutala, do hereby adopt this plat designating the herein described property as **LOTS 1-8, THE RESERVE AT GRAND OAKS**, an addition to Parker County, Texas (the County), and does hereby dedicate to the use of the public all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.
WITNESS, my hand, this the 5 day of April, 2022.

BY:
ECAM Development, LLC
Monte Magness
Authorized Agent & Managing Member

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 5 day of April, 2022.

Carla Ann Dubics
Notary Public



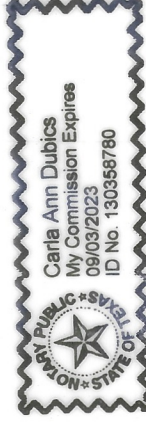
BY:
ECAM Development, LLC
Vince Cutala
Vince Cutala,
Authorized Agent & Managing Member

STATE OF TEXAS §
COUNTY OF TARRANT §

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

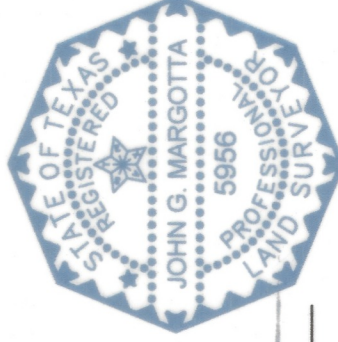
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5 day of April, 2022.

John G. Margotta
Notary Public



SURVEYOR'S CERTIFICATION

I, John G. 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.



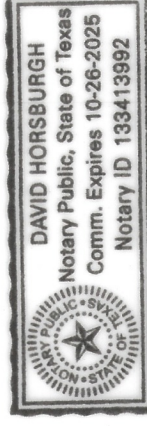
John G. Margotta
John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: April 04, 2022

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 4th day of April, 2022.

David Horsburgh
Notary Public



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202215701
04/25/2022 03:47 PM
Fee: \$60.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT
LOTS 1-8

THE RESERVE
AT GRAND OAKS

(8 LOTS)

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