

NOTES:

ALL CORNERS ARE B & D CAPPED IRONS FOUND.

AT THE TIME OF THIS SURVEY, ALL OF THIS TRACT APPEARS TO BE LOCATED IN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0150E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).

ALL PREEXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT

BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS. WATER RIGHTS HAVE BEEN SPECIFICALLY ASSIGNED TO EACH LOT AS PER THE "WATER RIGHTS ASSIGNMENTS EXHIBIT" FOR ESCONDIDO RANCHES II, RECORDED IN PARKER COUNTY

SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.

SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THERE SHALL EXIST A 10' UTILITY & DRAINAGE EASEMENT INSIDE THE PERIMETER OF ALL RESIDENTIAL LOTS HEREIN, UNLESS SHOWN OTHERWISE.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.

LOTS 19R, 20R, AND 21R, BLOCK 1, ARE SPECIFICALLY RESPONSIBLE FOR THE MAINTENANCE OF THE 50' DRAINAGE EASEMENTS ON THOSE LOTS. THESE LOTS ARE SPECIFICALLY PROHIBITED FROM ALTERING OR BLOCK THE UPSTREAM DRAINAGE. NO PERMANENT STRUCTURE IS PERMITTED WITHIN THE DRAINAGE EASEMENT.

CULVERTS ON LOTS 19R, 20R AND 21R, BLOCK 1, SHALL BE A MINIMUM OF 30" CULVERTS.

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY RESERVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (DISTRICT). ANY SALE, CONVEYANCE, LEASE, OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARDS TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICTS MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.18'	N44°24'59"E
L2	17.91'	N89°14'37"E
L3	68.60'	N89°12'50"E
L4	30.00'	N00°45'23"W
L5	42.52'	N10°37'37"W
L6	77.55'	N27°46'31"W
L7	135.86'	N10°19'39"W
L8	186.81'	N16°15'02"W
L9	198.40'	N12°38'04"W
L10	136.92'	N14°01'37"E
L11	137.03'	N08°58'44"W
L12	105.27'	N17°13'40"W
L13	283.59'	N36°05'59"W
L14	257.94'	N36°05'59"W
L15	117.19'	N17°13'40"W
L16	150.81'	N08°58'44"W
L17	135.25'	N14°01'37"E
L18	184.97'	N12°38'04"W
L19	187.82'	N16°15'02"W
L20	130.77'	N10°19'39"W
L21	65.56'	N27°46'31"W
L22	105.02'	S42°11'25"W
L23	90.76'	N42°11'25"E



SCALE 1"=100'

HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202420915
08/12/2024 04:33 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

Lila Deakle
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
AUGUST 01, 2024

OWNER/DEVELOPER
DKO RANCHES, LLC.
P.O. BOX 1326
ALEDO, TEXAS 76008

OWNER/DEVELOPER
KENMARK HOMES, LP.
P.O. BOX 1326
ALEDO, TEXAS 76008

F764

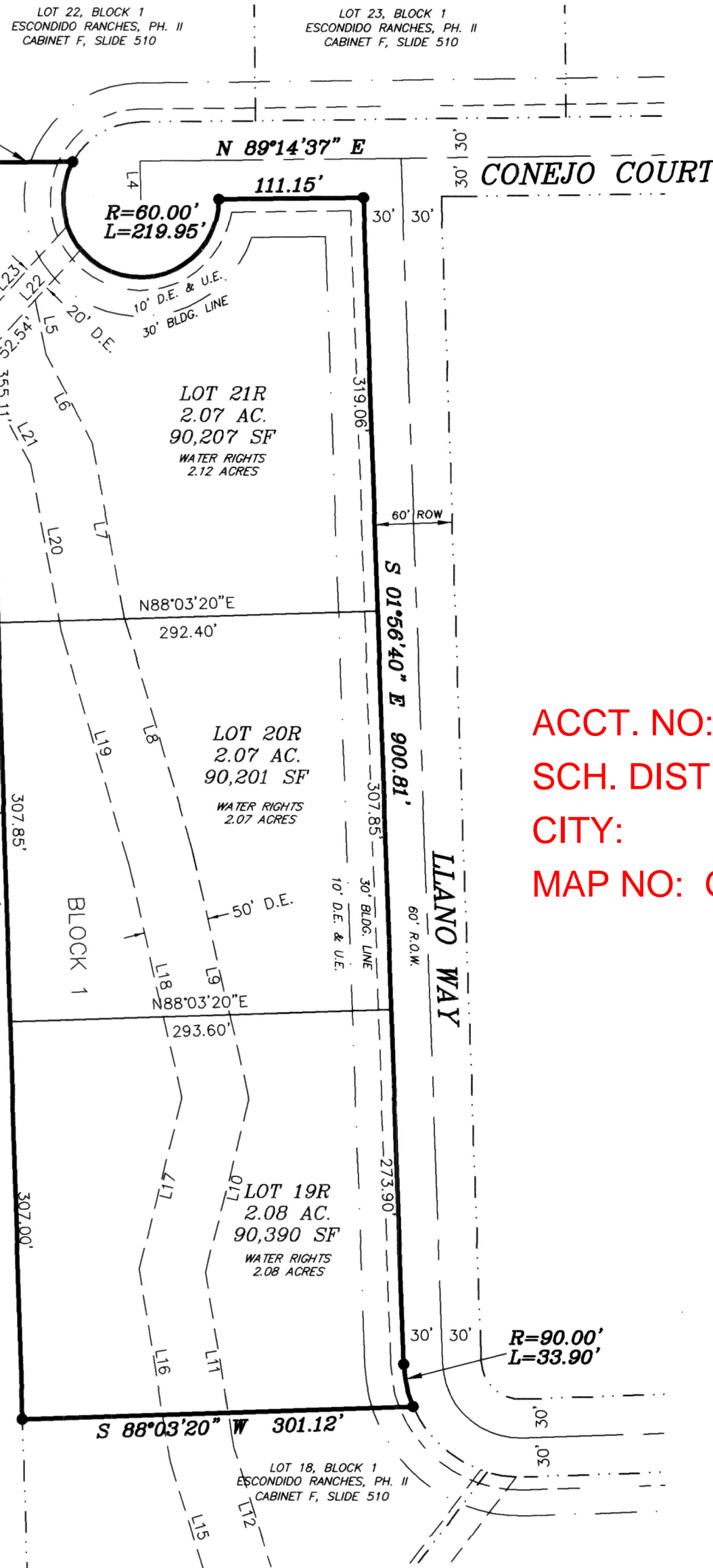
202420915 PLAT Total Pages: 1



N 89°12'50" E 68.60'

DAVID ALLEN GRANSTAFF, JR.
KATHRYN MERKA GRANSTAFF
KATHRYN MERKA GRANSTAFF
DOC. NO. 201609603

RHONDA J. WITHERSPOON
DOC. NO. 201609603
O.P.R.C.T.



ACCT. NO: 12129

SCH. DIST: PO

CITY:

MAP NO: G-7

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Kenmark Homes, LP., and DKO Ranches, LLC., being the owners of that certain tract of land more particularly described as follows:

Description for all of Lots 19, 20 & 21, Block 1, Escondido Ranches, Phase II, an addition in Parker County, Texas, according to the plat thereof recorded in Cabinet F, Slide 510, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found at the Northeast corner of Lot 21, Block 1, Escondido Ranches, Phase II, recorded in Cabinet F, Slide 510, Plat Records, Parker County, Texas, said iron being at the intersection of the West line of Llano Way and the South line of Conejo Court;

thence S 01°56'40" E, with the West line of said Llano Way, a distance of 900.81 feet to a capped iron found at the beginning of a curve to the left;

thence with the West line of said Llano Way and with said curve turning to the left with an arc length of 33.90', with a radius of 90.00', with a chord bearing of S 12°44'06" E, with a chord length of 33.70 feet to a capped iron found, said iron being for the Southeast corner of said Lot 19, Block 1 and the Northeast corner of Lot 18, Block 1;

thence S 88°03'20" W, with the common line of said Lot 18 and Lot 19, Block 1, a distance of 301.12 feet to a capped iron found at the Southwest corner of said Lot 19, Block 1 and the Northwest corner of said Lot 18, Block 1 and being in the East line of that certain tract of land described in deed to Rhonda J. Witherspoon, recorded in Document No. 201609603, Real Records, Parker County, Texas;

thence N 01°43'12" W, with the West line of said Lots 19, 20 & 21, Block 1 and with the East line of said Document No. 201609603 and with the East line of that certain tract of land described in deed to David Allen Granstaff, Jr. and Kathryn Merka Granstaff, recorded in Document No. 202200454, Real Records, Parker County, Texas, a distance of 969.96 feet to a capped iron found at the Northwest corner of said Lot 21, Block 1 and the Southwest corner of Lot 22, Block 1;

thence N 89°12'50" E, with the common line of said Lot 21 & 22, Block 1, a distance of 68.60 feet to a capped iron found at the beginning of a curve to the left and being in the Westerly line of said Conejo Court;

thence with said Conejo Court and with said curve turning to the left with an arc length of 219.95', with a radius of 60.00', with a chord bearing of S 75°44'11" E, with a chord length of 115.90 feet to a capped iron found;

thence N 89°14'37" E, with the South line of said Conejo Court, a distance of 111.15 feet to the POINT OF BEGINNING and containing 6.217 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Kenmark Homes, Lp. and DKO Ranches, LLC., acting by and thru their duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lots 19R, 20R and 21R, Block 1
ESCONDIDO RANCHES, Phase II, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this 2 day of AUGUST, 2024.

Kenneth Ray Ozee, Jr.
Kenneth Ray Ozee, Jr.

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Ray Ozee, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of August, 2024.

April Robertson
Notary Public State of Texas



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, THIS THE 12th DAY OF August, 2024.

COUNTY JUDGE

George Conley
COMMISSIONER PRECINCT #1

Paul Lott
COMMISSIONER PRECINCT #2

Sam Wald
COMMISSIONER PRECINCT #3

Timothy
COMMISSIONER PRECINCT #4

THE PURPOSE OF THIS AMENDED PLAT IS TO
REMOVE THE MINIMUM FINISHED FLOOR
ELEVATIONS ON LOTS 19, 20 & 21, BLOCK 1

Amended Plat Showing
Lots 19R, 20R & 21R, Block 1,
Escondido Ranches, Phase II,
an addition to Parker County, Texas and being an amended plat
of Lots 19, 20 & 21, Block 1, Escondido Ranches, Phase II,
recorded in Cabinet F, Slide 510, Plat Records, Parker County,
Texas.
and being 6.217 acres of land situated in the T&P R.R. CO.
SURVEY, Abstract No. 1364, Parker County, Texas.

2024565plat