SITE SARRA LN. VICINITY MAP NOT TO SCALE

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY PROVIDENCE TITLE CO., IN TITLE COMMITMENT G.F. NO. 118015318, DATED

THE EASEMENT RECORDED IN VOLUME 281, PAGE 78, D.R.P.C.T., IS A BLANKET EASEMENT, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION.

THE EASEMENT RECORDED IN VOLUME 1482, PAGE 1812, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI—COUNTY ELECTRIC FOR EXACT LOCATION.

CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITH A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE. SECTION 232,0032.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED. WATER SUPPLIED BY PRIVATE WATER WELLS.

SEWER PROVIDED BY PRIVATE OSSF'S.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE. 10' BUILDING LINES ALONG SIDE & REAR LOT LINES. 20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE. 5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.

DRIVEWAY CULVERT PERMITS MUST BE OBTAINED FROM PARKER COUNTY ON

THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREON SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATES OF SUCH PROPERTY. SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY REMOVED 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 2.00 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION 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 GROUNDWATER RIGHTS TO THE AUDOINING STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT 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 REGARD 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 DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

THE STATE OF TEXAS COUNTY OF PARKER APPROVED BY THE COMMISSIONERS COUNTY, TEXAS, THIS THE DOLL DAY OF THE DAY OF TH COUNTY JUDGE ales 42 COMMISSIONER PRECINCT #2

PRAIRIE WINDS ESTATES, LLC, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

LOT 5 ZION TRAILS PHASE III

CABINET F, SLIDE 266

LOT 6

2.8166 AC. 2.698 AC. WATER RIGHTS

S 89°50'22" W 464.04'

LOT 5

1.910 AC. 2.0331 AC. WATER RIGHTS

LOT 4

2.0331 AC. WATER RIGHTS

**LOT 3**1.910 AC.
2.0331 AC. WATER RIGHTS

S 89°50'22" W 464.04'

LOT 2

1.910 AC. 2.0331 AC. WATER RIGHTS

S 89'50'22" W 464.04'

LOT 1

1.923 AC. 2.0462 AC. WATER RIGHTS

S 89°50'22" W 464.04'

S 89°50'22" W 464.04'

DEREK ÖSBURN

ROAD LENGTHS PRAIRIE WINDS DRIVE=2029.5 SWEETGRASS DRIVE=2676.82'

CABINET F, SLIDE 266

ZION TRAILS PHASE III CABINET F, SLIDE 266

S 89°50'22" W 481.23

LOT 22

2.2138 AC. WATER RIGHTS

S 89\*50'22" W 483.16'

LOT 42

1.754 AC. 2.2168 AC. WATER RIGHTS

S 89\*50'22" W 483.16

LOT 43

1.889 AC. 2.0068 AC. WATER RIGHTS

S 89\*50'22" W 483.16'

LOT 44

1.974 AC. 2.0977 AC. WATER RIGHTS

LOT 23

2.2436 AC. WATER RIGHTS

LOT 21

2.638 AC. 2.7432 AC. WATER RIGHTS

POINT OF BEGINNING CAPPED IRON FOUND CAPPED IRON N 89°50'27" E 988.09' SET LOT 12 ZION TRAILS PHASE III CABINET F, SLIDE 266 LOT 2 ZION TRAILS PHASE III CABINET F, SLIDE 266 **LOT 14**1.979 AC.
2.0183 AC. WATER RIGHTS LOT 13 1.979 AC. 2.0183 AC. WATER RIGHTS ZION TRAILS PHASE III CABINET F, SLIDE 266 LOT 12 LOT 13 ZION TRAILS PHASE III 2.0385 AC. WATER RIGHTS S 89°50'22" W 434.04' S 89'50'22" W 438.99' LOT 11, BLOCK 2 ZION TRAILS PHASE II CABINET F, SLIDE 81 S LOT 16 LOT 11 2.0337 AC. WATER RIGHTS 2.0086 AC. WATER RIGHTS ZION TRAILS PHASE III CABINET F, SLIDE 266 S 89°50'22" W 471.45' S 89°50'22" W 464.04' LOT 10, BLOCK 2 ZION TRAILS PHASE II CABINET F, SLIDE 81 LOT 17 LOT 10 1.922 AC. 2.0437 AC. WATER RIGHTS 2.0086 AC. WATER RIGHTS LOT 9, BLOCK 2 ZION TRAILS PHASE S 89°50'22" W 464.04' S 89\*50'22" W 473.91' LOT 15 ZION TRAILS PHASE III CABINET F, SLIDE 266 CABINET F. SLIDE 8 LOT 18 LOT 9 1.932 AC. 2.0542 AC. WATER RIGHTS 1.887 AC. 2.0086 AC. WATER RIGHTS S 89°50'22" W 476.38' S 89°50'22" W 464.04' LOT 8, BLOCK 2 ZION TRAILS PHASE II CABINET F, SLIDE 81 PRAIRIE LOT 8 LOT 19 1.887 AC. 2.0086 AC. WATER RIGHTS LOT 16 ZION TRAILS PHASE III CABINET F, SLIDE 266 1.942 AC. 2.0637 AC. WATER RIGHTS S 89\*50'22" W 478.84' S 89°50'22" W 464.04' LOT 20 LOT 7, BLOCK 2 ZION TRAILS PHASE II CABINET F, SLIDE 81 2.0015 AC. WATER RIGHTS 2.0121 AC. WATER RIGHTS 17203'54" W

ZION TRAILS PHASE III CABINET F, SLIDE 266

STATE OF TEXAS } COUNTY OF PARKER 202422275 PLAT Total Pages: **2** 

WHEREAS Prairie Winds Estates, LLC., being the owner of that certain tract of

Description for a tract of land situated in the G.W. EARP SURVEY, Abstract No. 2208, Parker County, Texas, said tract being the same tract of

land described in deed to Prairie Winds Estates, LLC., recorded in Clerks File No. 202331317, Real Records, Parker County, Texas; BEGINNING at a capped iron found at the Northwest corner of said Clerks File No. 202331317 and at the Southwest corner of Lot 5, Zion Trails,

Phase III. recorded in Plat Cabinet F, Slide 266, Plat Records, Parker County, Texas; thence N 89\*50'27" E, with a South line of said Zion Trails, Phase III, 988.09 feet to a capped iron set at a common corner of Lot 11 & 12

of said Zion Trails, Phase III:

thence S 00°57'25" E, with a West line of said Zion Trails, Phase III, 1375.22 feet to a metal fence post at the Southwest corner of Lot 17 of thence N 88°55'32" E, with the South line of said Lot 17 and Lot 18 of said Zion Trails, Phase III, 761.50 feet to a capped iron found at the

Southeast corner of said Lot 18 and the Southwest corner of that certain tract of land described in deed to Jason Jarvis and wife Kandice Anne Jarvis, recorded in Clerks File No. 201717881, Real Records, Parker County, Texas; thence N 88\*56'54" E. with the South line of said Clerks File No. 201717881, 872.65 feet to a capped iron found at the Southeast corner of

said Clerks File No. 201717881 and the West line of that certain tract of land described in deed to Jason Jarvis and wife Kandice Anne Jarvis, recorded in Clerks File No. 201718125, Real Records, Parker County, Texas;

thence S 00°37′16" E, with the West line of said Clerks File No. 201718125, at 1042.04 feet passing a metal fence post in the North line of Sarra Lane at the Southwest corner of said Clerks File No. 201718125, in all, 1056.00 feet to a point in said Sarra Lane;

thence S 89°34'18" W. with said Sarra Lane. 2649.67 feet:

thence N 00°09'38" W, at 23.80 feet passing a metal fence post and continuing with the East line of Zion Trails, in all, 2417.74 feet;

JASON JARVIS

AND WIFE

KANDICE ANNE JARVIS CLERKS FILE NO. 201717881

feet to the POINT OF BEGINNING and containing 94.925 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Prairie Winds Estates, LLC., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as..

Lots 1 thru 44, PRAIRIE WINDS ESTATES Parker County, Texas

LOT 18 ZION TRAILS PHASE III

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

Derek Osburn (Prairie Winds Estates

> ACCT. NO: 16341 SCH. DIST: PO CITY:

MAP NO: H-7

STATE OF TEXAS } COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Derek Osburn, 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

Public State of Texas

JAMIE BELYNN TIERCE NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 11/07/27 NOTARY ID 1034774-2

JASON JARVIS

CAPPED IRON N 88°56'54" E 872.65 CAPPED IRON FOUND N 88°55'32" E | 761.50 500.00 372.66 353.52 LOT 28 **LOT 26** 1.689 AC. 2.0078 AC. WATER RIGHTS LOT 27 2.0430 AC. WATER RIGHTS 1.754 AC. 2.0233 AC. WATER RIGHTS S 89\*50'22" W 720.38 60' PUBLIC R.O.W. SWEETGRASS DRIVE LOT 29 2.2074 AC. WATER RIGHTS LOT 37 LOT 36 - 2.0137 AC. WATER RIGHTS 128 50' GAS PIPELINE ESMT. 2.1219 AC. WATER RIGHTS AND WIFE KANDICE ANNE JARVIS LOT 30 480.44 CLERKS FILE NO. 201718125 LOT 35 1.943 AC. 2.0648 AC. WATER RIGHTS S 89°34'18" W 398.49' 23.78 S 89\*50'22" W 480.44' 00 LOT 31 LOT 34 LOT 39 2.528 AC. 6 AC. WATER LOT 40 2.025 AC. 0 AC. WATER 1.870 AC. 2.0103 AC. WATER RIGHTS 1.889 AC. 2.0070 AC. WATER RIGHTS S 89°34'18" W 400.13' S 89°50'22" W 480.44 LOT 32 **LOT 33** 2.024 AC. 2.1496 AC. WATER RIGHTS 1.878 AC. 2.0179 AC. WATER RIGHTS 25' BLDG. LINE CAPPED IRON SET 20' D.E./U.E.

S 89°34'18" W 2649.67 SARRA LANE (RIGHT-OF-WAY VARIES)

ZION TRAILS PHASE III CABINET F, SLIDE 266

186.90

METAL FENCE

**24**/ AC. ATER

,25' BLDG. LINE

20' D.E./U.E. 186.88'

20' D.E./U.E.

LOT 41 2.029 AC. 2 AC. WATER

25' BLDG. LINE

S 89°50'22" W 868.60

SWEETGRASS DRIVE

THE PURPOSE OF THIS AMENDED PLAT IS TO ADS NOTE FOR THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT

Amended Plat Showing Lots 1 thru 44, PRAIRIE WINDS ESTATES an Addition to Parker County, Texas and being 94.925 acres of land situated in the G.W. EARP SURVEY, Abstract No. 2208, Parker County, Texas.

F778

C/L ROAD

SCALE 1" = 200'HORIZON LAND SURVEYING

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

DOUG BURT 2023 PO PESSION OF

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

CAPPED IRON SET

30.00

Louis Re DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 2023

LOT 6. BLOCK 2 ZION TRAILS PHASE I CABINET F, SLIDE 81

LOT 5, BLOCK 2 ZION TRAILS PHASE II CABINET F, SLIDE 81

LOT 4, BLOCK 2 ZION TRAILS PHASE II CABINET F, SLIDE 81

LOT 3, BLOCK 2

ZION TRAILS PHASE I

LOT 1, BLOCK 2 ZION TRAILS ABINET E, SLIDE 6

OWNER/DEVELOPER PRAIRIE WINDS ESTATES, LLC 2491 F.M. 1189 BROCK, TEXAS 76087

1.825 ACRES OF LAND DEDICATED TO RIGHT-OF-WAY

2023552PLAT SHEET 1 OF 2

JASON JARVIS AND WIFE

KANDICE ANNE JARVIS CLERKS FILE NO. 201717881

ACCT. NO: 16341

SITE SARRA LN. VICINITY MAP NOT TO SCALE

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THE EASEMENT RECORDED IN VOLUME 1482, PAGE 1812, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY PRIVATE WATER WELLS.

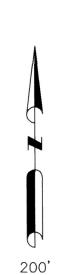
SEWER PROVIDED BY PRIVATE OSSF'S.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE. 10' BUILDING LINES ALONG SIDE & REAR LOT LINES.

20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE. 5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.

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SCALE 1" = 200'

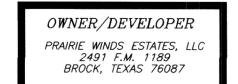
HORIZON LAND SURVEYING

400'

Azle, Texas 76020 817-584-9027 horizonlandtx@gmail.com FIRM NO. 10194616







1.825 ACRES OF LAND / DEDICATED TO RIGHT—OF—WAY

LOT 6
ZION TRAILS PHASE III
CABINET F, SLIDE 266

LOT 13 2.0183 AC. WATER RIGHTS

N 89°50'27" E 988.09'

LOT 14 2.0183 AC. WATER RIGHTS

LOT 15

2.0385 AC. WATER RIGHTS

S 89\*50'22" W 498.99'

POINT OF BEGINNING

LOT 12

2.0184 AC. WATER RIGHTS

S 89'50'22" W 494.04'

S 89°50'22" W 494.04'

LOT 3

S 89°50'22" W 494.04'

LOT 2 2.0331 AC. WATER RIGHTS

S 89°50'22" W 494.04

LOT 1 2.0462 AC. WATER RIGHTS

494.19'

2.0331 AC. WATER RIGHTS

ZION TRAILS PHASE III CABINET F, SLIDE 266

ZION TRAILS PHASE III CABINET F, SLIDE 266

LOT 3, BLOCK 2

ZION TRAILS PHASE II CABINET F, SLIDE 81

CAPPED IRON SET

30.00

Lila Deakle 20242275 08/27/2024 12:40 PM Fee: 110.00 Lila Deakle, County Clerk Parker County, TX PLAT

LOT 39

THE PURPOSE OF THIS AMENDED PLAT IS TO ADD NOTE FOR THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT.

Amended Plat Showing Lots 1 thru 44, PRAIRIE WINDS ESTATES an Addition to Parker County, Texas and being 94.925 acres of land situated in the G.W. EARP SURVEY, Abstract No. 2208, Parker County, Texas.

CAPPED IRON FOUND N 88°56'54" E 872.65' LOT 28 LOT 27 2.0233 AC. WATER RIGHTS 2.0430 AC. WATER RIGHTS SWEETGRASS DRIVE LOT 29 2.2074 AC. WATER RIGHTS LOT 36 2.1219 AC. WATER RIGHTS JASON JARVIS 351.68 AND WIFE

KANDICE ANNE JARVIS

CLERKS FILE NO. 201718125 LOT 30 2.1714 AC. WATER RIGHTS LOT 35 2.0648 AC. WATER RIGHTS S 89°34'18" W 430.13' S 89°50'22" W 510.44' LOT 31 2.0103 AC. WATER RIGHTS LOT 34 2.0070 AC. WATER RIGHTS S 89°34'18" W 430.13' S 89°50'22" W 510.44' LOT 32 LOT 33 2.1496 AC. WATER RIGHTS 2.0179 AC. WATER RIGHTS CAPPED IRON SET 431.87 510.44 30.00

SCH. DIST: PO LOT 11, BLOCK 2 ZION TRAILS PHASE II CABINET F, SLIDE 81 CITY: LOT 16 LOT 11 2.0337 AC. WATER RIGHTS 2.0086 AC. WATER RIGHTS LOT 14 ZION TRAILS PHASE III MAP NO: H-7 S 89°50'22" W 494.04' S 89°50'22" W 501.45' LOT 10, BLOCK 2 ZION TRAILS PHASE II CABINET F, SLIDE 81 CABINET F, SLIDE 266 LOT 17 LOT 10 2.0437 AC. WATER RIGHTS 2.0086 AC. WATER RIGHTS LOT 9, BLOCK 2 ZION TRAILS PHASE II CABINET F, SLIDE 81 S 89\*50'22" W 494.04' S 89°50'22" W 503.91' ZION TRAILS PHASE III CABINET F, SLIDE 266 LOT 18 LOT 9 2.0542 AC. WATER RIGHTS 2.0086 AC. WATER RIGHTS S 89°50'22" W 494.04' S 89°50'22" W 506.38' LOT 8, BLOCK 2 ZION TRAILS PHASE II CABINET F, SLIDE 81 LOT 8 LOT 19 2.0637 AC. WATER RIGHTS 2.0086 AC. WATER RIGHTS LOT 16 ZION TRAILS PHASE III CABINET F, SLIDE 266 N 89'50'22" E 508.84' S 89'50'22" W 494.04' LOT 20 2.0015 AC. WATER RIGHTS LOT 7, BLOCK 2 2.0121 AC. WATER RIGHTS N 72\*03'54" W 519.75' ZION TRAILS PHASE III CABINET F, SLIDE 266 LOT 17 ZION TRAILS PHASE III CABINET F, SLIDE 266 S 89'50'22" W 511.23' CAPPED IRON FOUND LOT 21 N 88°55'32" E | 761.50° 2.7432 AC. WATER RIGHTS LOT 6, BLOCK 2 LOT 6 2.698 AC. WATER RIGHTS ZION TRAILS PHASE II CABINET F, SLIDE 81 353.52 20.03 METAL FENCE POST LOT 26 S 89\*50'22" W 494.04' 2.0078 AC. WATER RIGHTS LOT 22 24 H LOT 5 2.0331 AC. WATER RIGHTS 251.32 2.2138 AC. WATER RIGHTS \_\_\_\_333.76'\_\_\_ S 89°50'22" W 513.16' S 89.50'22" W 494.04' LOT 37 LOT 4, BLOCK 2 2.0137 AC. WATER RIGHTS LOT 23 LOT 4 2.2436 AC. WATER RIGHTS 2.0331 AC. WATER RIGHTS

513.16

513.16

N 89\*50'22" E 513.16'

LOT 43 2.0068 AC. WATER RIGHTS

N 89\*50'22" E 513.16'

LOT 44

513.16

LOT 42

LOT 12

CABINET F, SLIDE 266

LOT 13 ZION TRAILS PHASE III CABINET F, SLIDE 266

S 89°34'18" W 2649.67' SARRA LANE

168.56

175.00

186.88

175.00

FILED AND RECORDED

333.76

175.00'

LOT 38 1394 AC. WATER

2023552PLAT SHEET 2 OF 2