

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.

DEREK OSBURN

#### ROAD LENGTHS

PRAIRIE WINDS DRIVE=2029.51'  
SWEETGRASS DRIVE=2676.82'

202422275 PLAT Total Pages: 2

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Prairie Winds Estates, LLC., being the owner of that certain tract of land more particularly described as follows:

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 said Zion Trails, Phase III;

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°55'54" 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 said 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;

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

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

Executed this the 20 day of August, 2024.

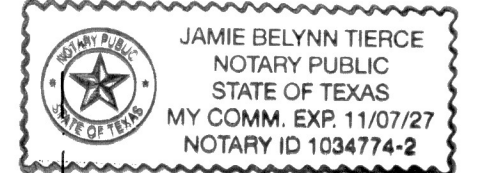
Derek Osburn  
(Prairie Winds Estates)

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 20 day of August, 2024.

Notary Public State of Texas



JASON JARVIS  
AND WIFE  
KANDICE ANNE JARVIS  
CLERKS FILE NO. 201717881

JASON JARVIS  
AND WIFE  
KANDICE ANNE JARVIS  
CLERKS FILE NO. 201718125

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY PROVIDENCE TITLE CO., IN TITLE COMMITMENT C.F. NO. 118015318, DATED SEPTEMBER 05, 2023.

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.

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.

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 OSSFS.

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 ALL LOTS.

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 NOT 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 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 OF PARKER COUNTY, TEXAS, THIS 20 DAY OF August, 2024.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

0' 200' 400' 600'

SCALE 1" = 200'

**HORIZON LAND SURVEYING**

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



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

DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
AUGUST 13, 2024

OWNER/DEVELOPER

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

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

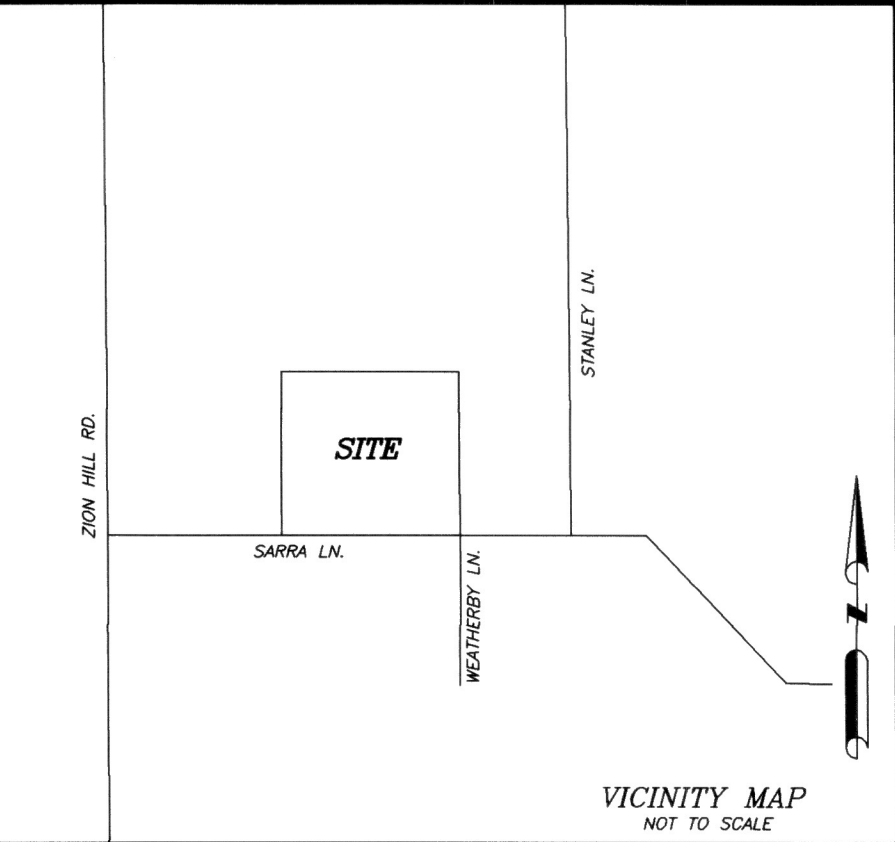
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**Amended Plat Showing  
Lots 1 thru 44,  
PRAIRIE WINDS ESTATES**  
an Addition to Parker County, Texas and being 94.925  
acres of land situated in the  
G.W. EARP SURVEY, Abstract No. 2208,  
Parker County, Texas.

2023552PLAT  
SHEET 1 OF 2



ACCT. NO: 16341  
SCH. DIST: PO  
CITY:  
MAP NO: H-7



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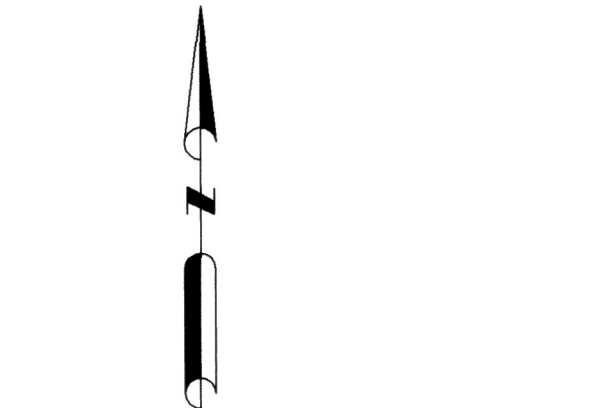
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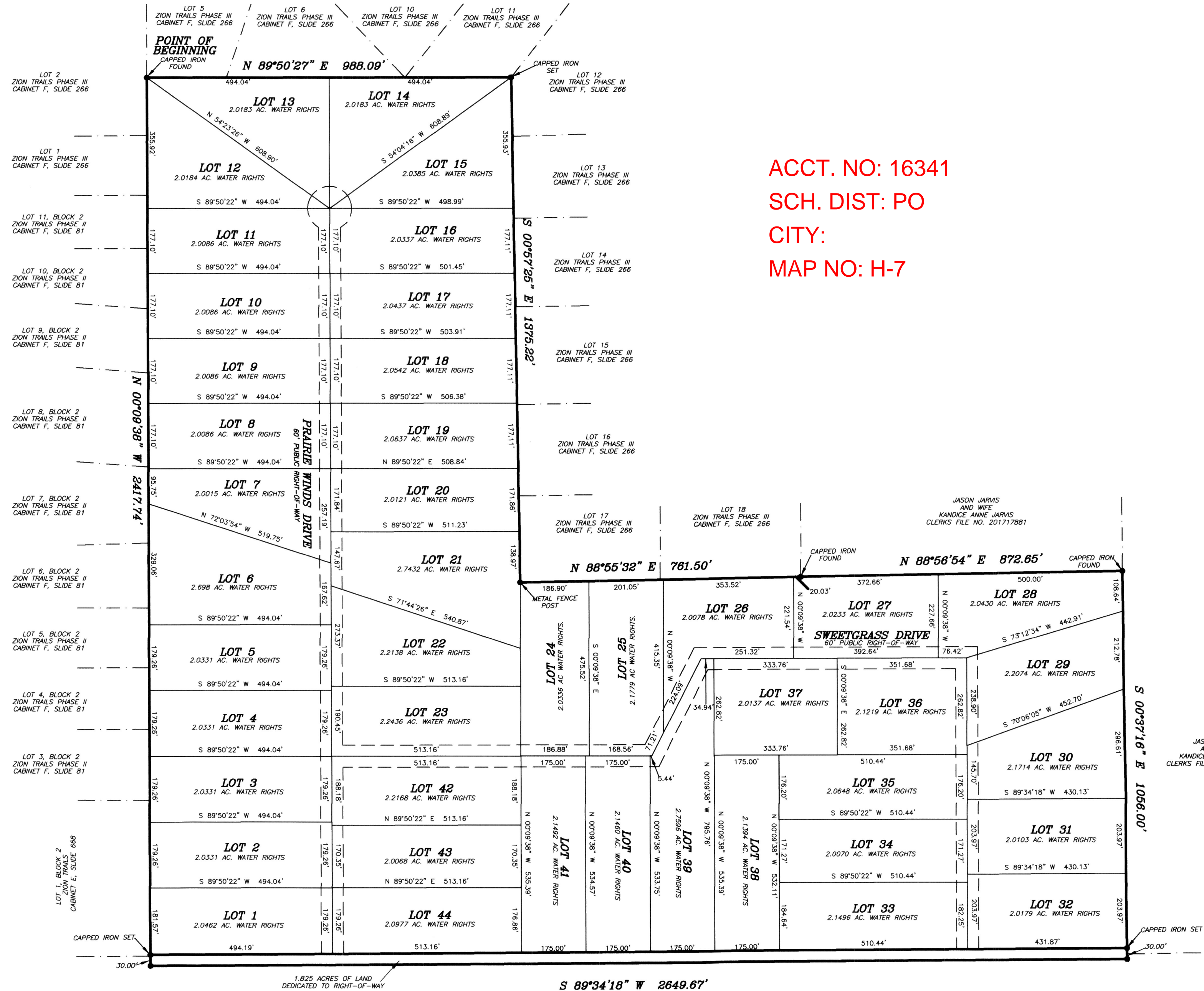
STATE OF TEXAS  
REGISTERED  
DOUG BURT  
2023  
PROFESSIONAL  
LAND SURVEYOR

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SARRA LANE

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Lila Deakle

202422275  
08/27/2024 12:40 PM  
Fee: 110.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

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