

I, KENNETH CARR, 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.

KENNETH CARR

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. 48367CD150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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

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 GROUNDWATER AVAILABILITY.

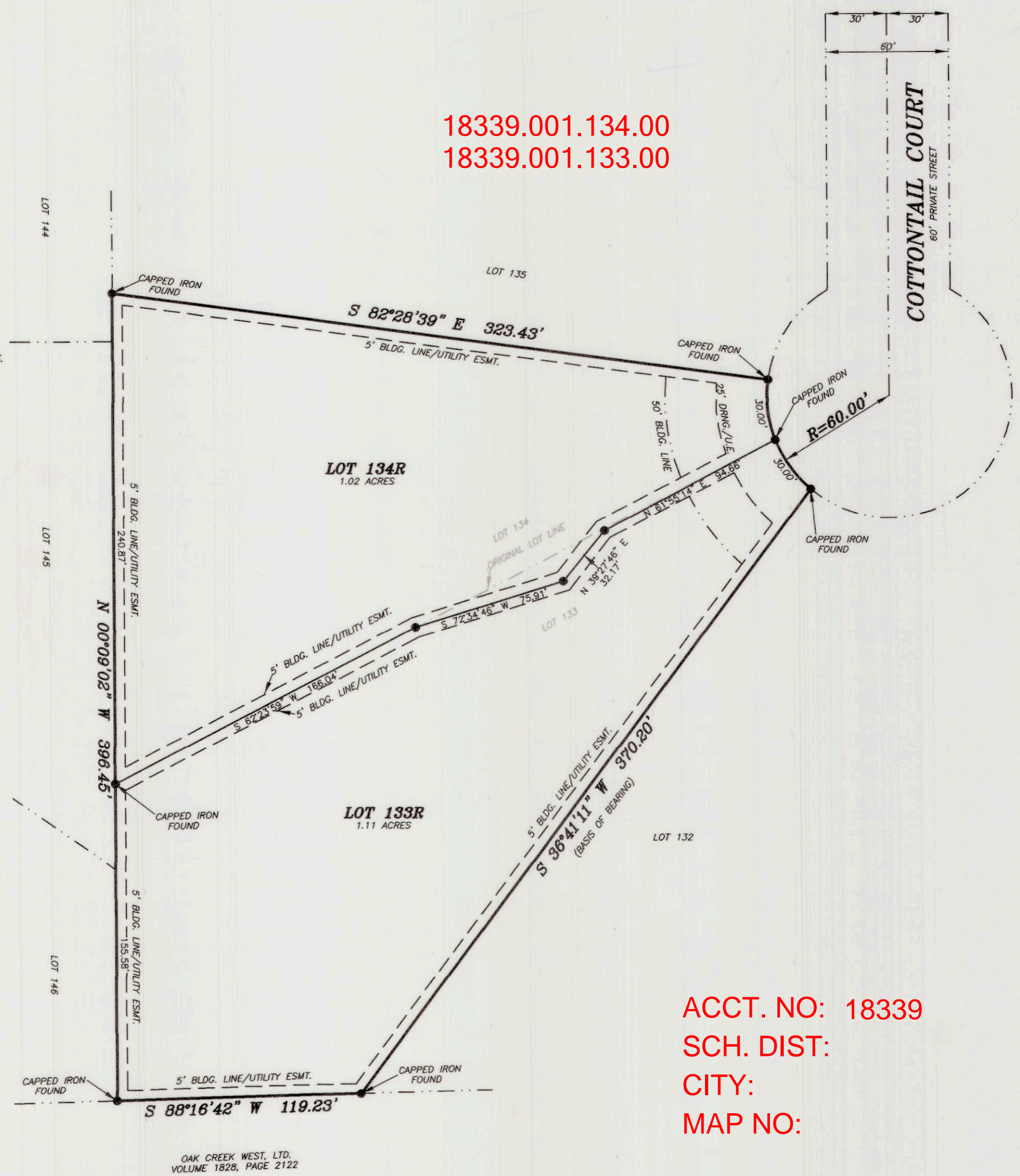
WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY ONSITE SEPTIC SYSTEMS.

CULVERT SIZES PROVIDED BY PARKER COUNTY.

CULVERT DETAIL	
LOT 133R	18" CMP
LOT 134R	18" CMP

202417399 PLAT Total Pages: 1



18339.001.134.00
18339.001.133.00

ACCT. NO: 18339
SCH. DIST:
CITY:
MAP NO:

F744

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Hidden Creek Custom Homes, LLC., being the owners of that certain tract of land more particularly described as follows:

Description for all of Lots 133 & 134, The Ranches at Valleyview West Subdivision, an addition in Parker County, Texas, according to the plat thereof recorded in Cabinet F, Slide 198, Plat Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron found at the Northeast corner of said Lot 133 and the Northwest corner of Lot 132 and being in the South line of Cottontail Court;

thence S 36°41'11" W, with the common line of said Lot 133 and said Lot 132, a distance of 370.20 feet to a capped iron found at the Southeast corner of said Lot 133 and the Southwest corner of said Lot 132;

thence S 88°16'42" W, with the South line of said Lot 133, a distance of 119.23 feet to a capped iron found at the Southwest corner of said Lot 133 and the Southeast corner of Lot 146;

thence N 00°09'02" W, with the West line of said Lots 133 and 134, and with the East line of said Lot 146, Lot 145 and Lot 144, a distance of 396.45 feet to a capped iron found at the Northwest corner of said Lot 134 and the Southwest corner of Lot 135;

thence S 82°28'39" E, with the common line of said Lot 134 and 135, a distance of 323.43 feet to a capped iron found in the Westerly line of said Cottontail Court, and at the Northeast corner of said Lot 134 and the Southeast corner of said Lot 135 and being for the beginning of a curve to the left whose radius is 60.00 feet ;

thence the Westerly line of said Cottontail Court and with said curve turning to the left with an arc length of 59.99', with a chord bearing of S 21°08'13" E, with a chord length of 57.52 feet to the POINT OF BEGINNING and containing 2.13 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that HIDDEN CREEK CUSTOM HOMES, LLC., acting by and thru their duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 133R & 134R,
THE RANCHES AT VALLEYVIEW WEST SUBDIVISION
Parker County, Texas

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

Executed this the 28 day of June, 2024.

Kenneth Carr
Kenneth Carr (Hidden Creek Custom Homes, LLC.)

Kenneth Ozee
Kenneth Ozee (Kenmark Homes, LP.)

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Carr, 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 28 day of June, 2024.

Brandi Hargrove
Notary Public State of Texas



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth 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 28 day of June, 2024.

Brandi Hargrove
Notary Public State of Texas



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 8th DAY OF July, 2024.

COUNTY JUDGE

George A. Conley COMMISSIONER PRECINCT #1
James A. Mald COMMISSIONER PRECINCT #3
Justin COMMISSIONER PRECINCT #2
Justin COMMISSIONER PRECINCT #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202417399
07/08/2024 02:36 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER	OWNER/DEVELOPER
Hidden Creek Custom Homes, LLC. P.O. Box 855 Weatherford, Texas 76087	Kenmark Homes, LP. P.O. Box 1326 Aledo, Texas 76008

0' 50' 100' 150'

SCALE 1" = 50'

HORIZON LAND SURVEYING

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

STATE OF TEXAS
REGISTERED
DOUG BURT
2023
PROFESSIONAL
LAND SURVEYOR

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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 19, 2024

Re-Plat Showing
Lots 133R & 134R
THE RANCHES AT VALLEYVIEW WEST SUBDIVISION
and being a re-plat of Lots 133 & 134, THE RANCHES AT VALLEYVIEW WEST SUBDIVISION, recorded in Cabinet F, Slide 198, Plat Records, Parker County, Texas, and being 2.13 acres of land and being situated in the Z. NIBLETT SURVEY, Abstract No. 2244.