

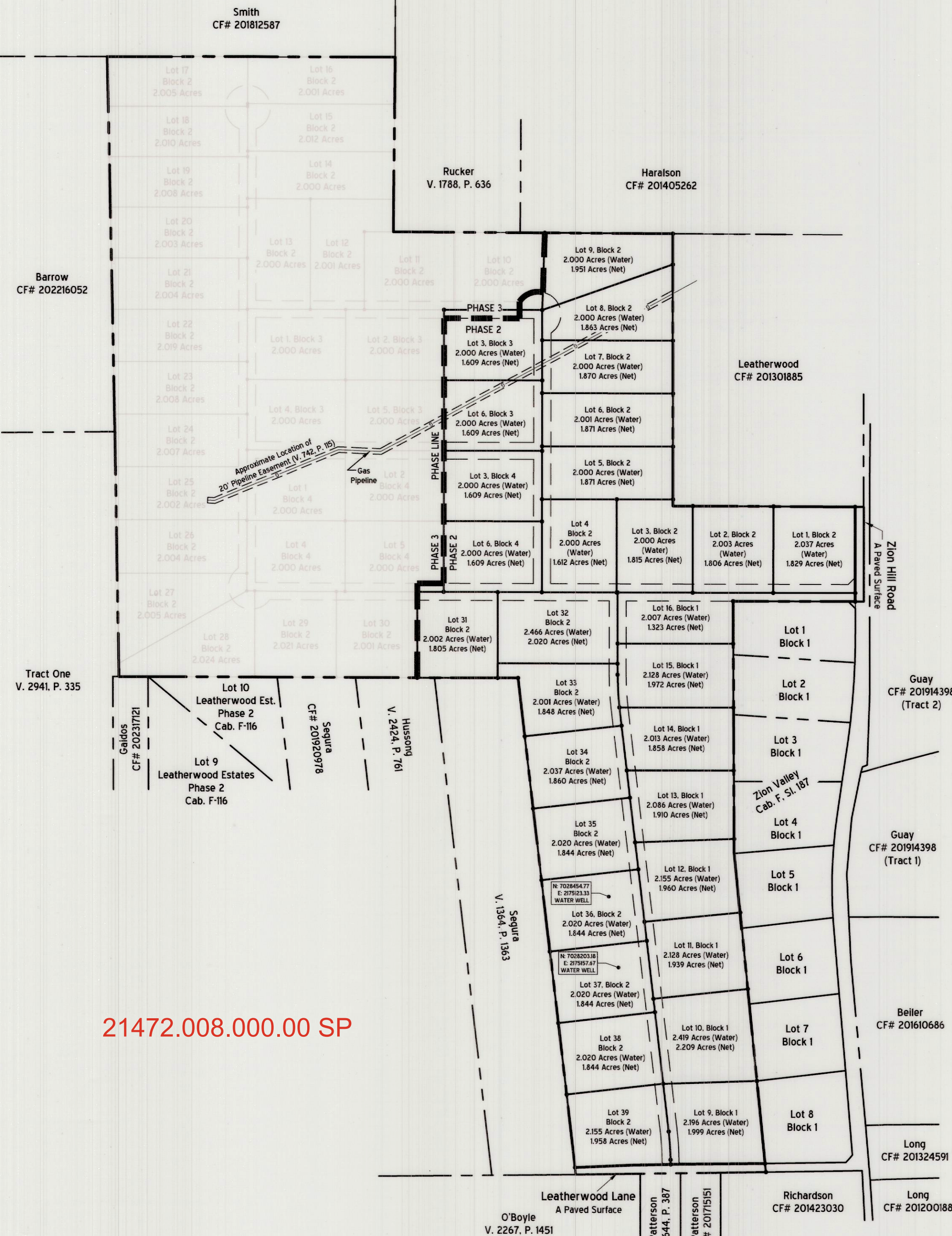
202530852 PLAT Total Pages: 4

Area Labels Note:

(Water): Lot area labels with (Water) suffix describe the area of groundwater rights that belong to the Lot. This area extends from the right-of-way edge to the centerline of the street(s) along the frontage of said lot.

(Net): Lot area labels with (Net) suffix describe the area of the Lot left after dedication of surface estate to the adjoining right-of-way.

See Parker County Note "J" on Sheet 4 of this plat for more details.



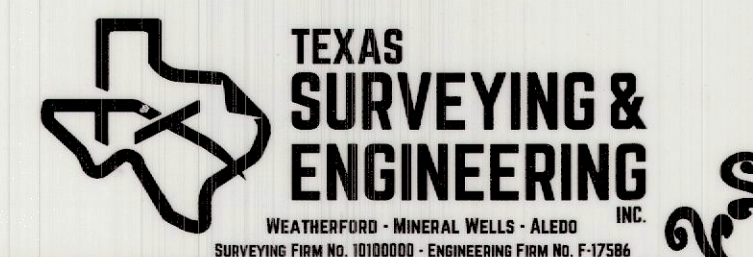
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Final Plat
Lots 9-16, Block 1;
Lots 1-9 & Lots 31-39, Block 2;
Lots 3 & 6, Block 3; Lots 3 & 6, Block 4
Zion Valley, Phase 2
an addition in Parker County, Texas

Being a 62.600 acres tract of land out of the
T & P RR Co SURVEY, SECTION No. 177,
ABSTRACT No. 1472, Parker County, Texas

September 2025



G 19-

Surveyor:
 Kyle Rucker, R.P.L.S.
 104 S. Walnut St
 Weatherford, TX, 76086
 weatherford@txsurveying.com

Owner:
Zion Valley DKO Development, LLC
601 S. FM 1187, Suite D
Aledo, TX 76008

Graphic Scale 1"=300'

A horizontal graphic scale bar with alternating black and white segments. It is labeled with '00', '0', '300', and '600' at the bottom. Above the bar, the text 'Graphic Scale' is on the left and '1"=300\'' is on the right.

LEGEND	
#	PROPOSED ROADWAY CULVERT

PROPOSED ROADWAY CULVERTS			
CULVERT #	FLOW 100-YR Q (cfs)	CMP CULVERT	MINIMUM COVER (ft)
1	17.30	1 - 24"	1.5 FT
2	38.88	2 - 24"	2.0 FT
3	115.56	2 - 36"	2.5 FT
4	29.12	2 - 24"	1.0 FT
5	1.56	1 - 18"	1.0 FT
6	267.66	4 - 36"	3.5 FT
7	18.46	2 - 18"	1.75 FT
8	324.89	3 - 48"	2.5 FT
9	3.19	1 - 18"	1.0 FT
10	127.11	3 - 36"	1.5 FT
11	498.72	2 - 72"	2.0 FT

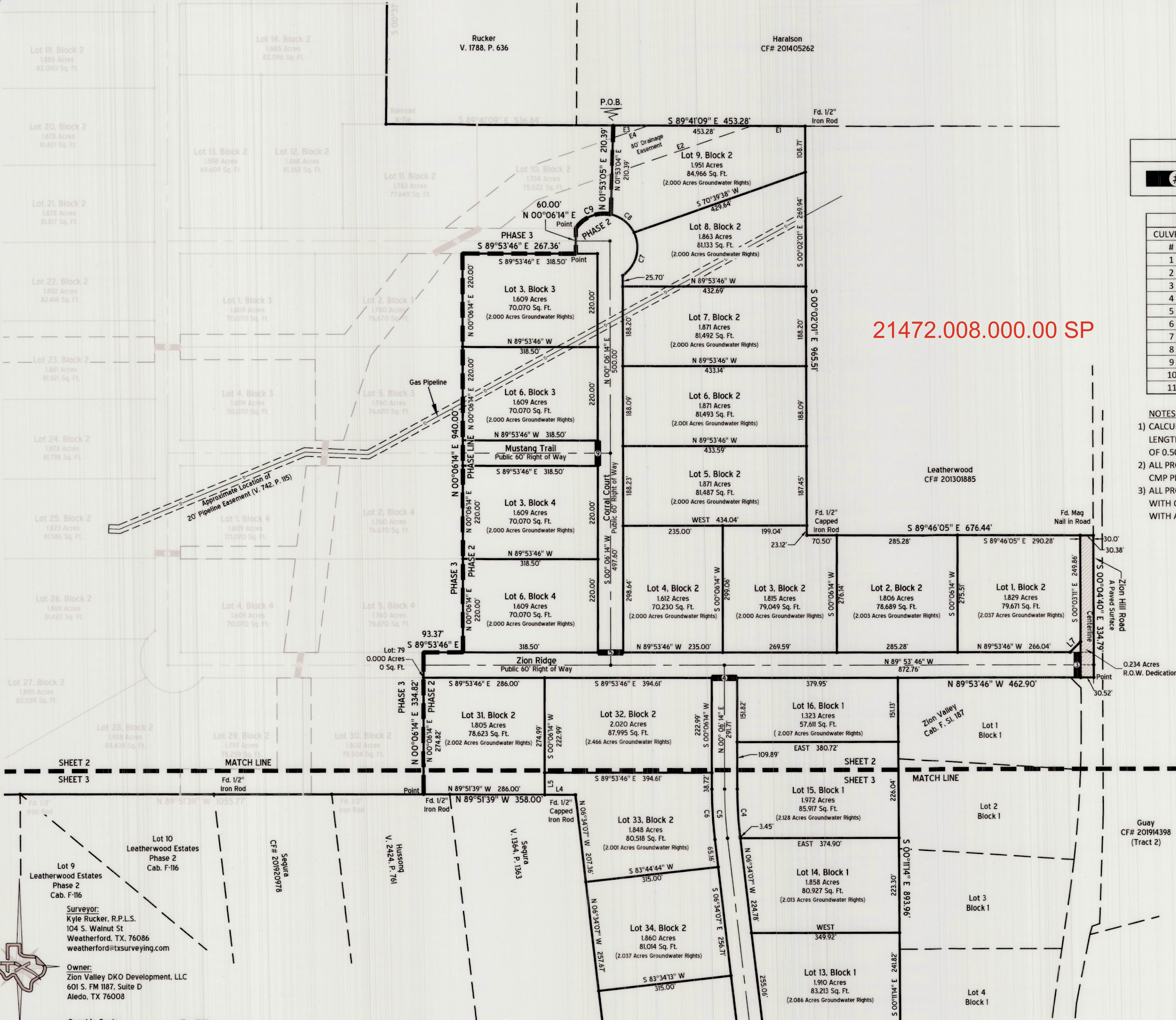
- NOTES:
- 1) CALCULATIONS SHOWN HEREON ASSUME A CULVERT LENGTH OF 50 LF AND MINIMUM PIPE SLOPE OF 0.50%.
 - 2) ALL PROPOSED ROADWAY CULVERTS SHALL BE CMP PIPE MATERIAL.
 - 3) ALL PROPOSED ROADWAY CULVERTS SHALL BE INSTALLED WITH CONCRETE SAFETY END TREATMENT HEADWALLS WITH A MAX SLOPE OF 4:1.

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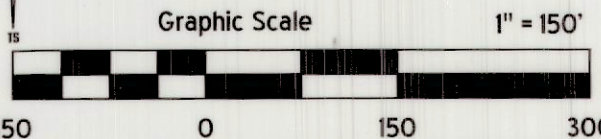
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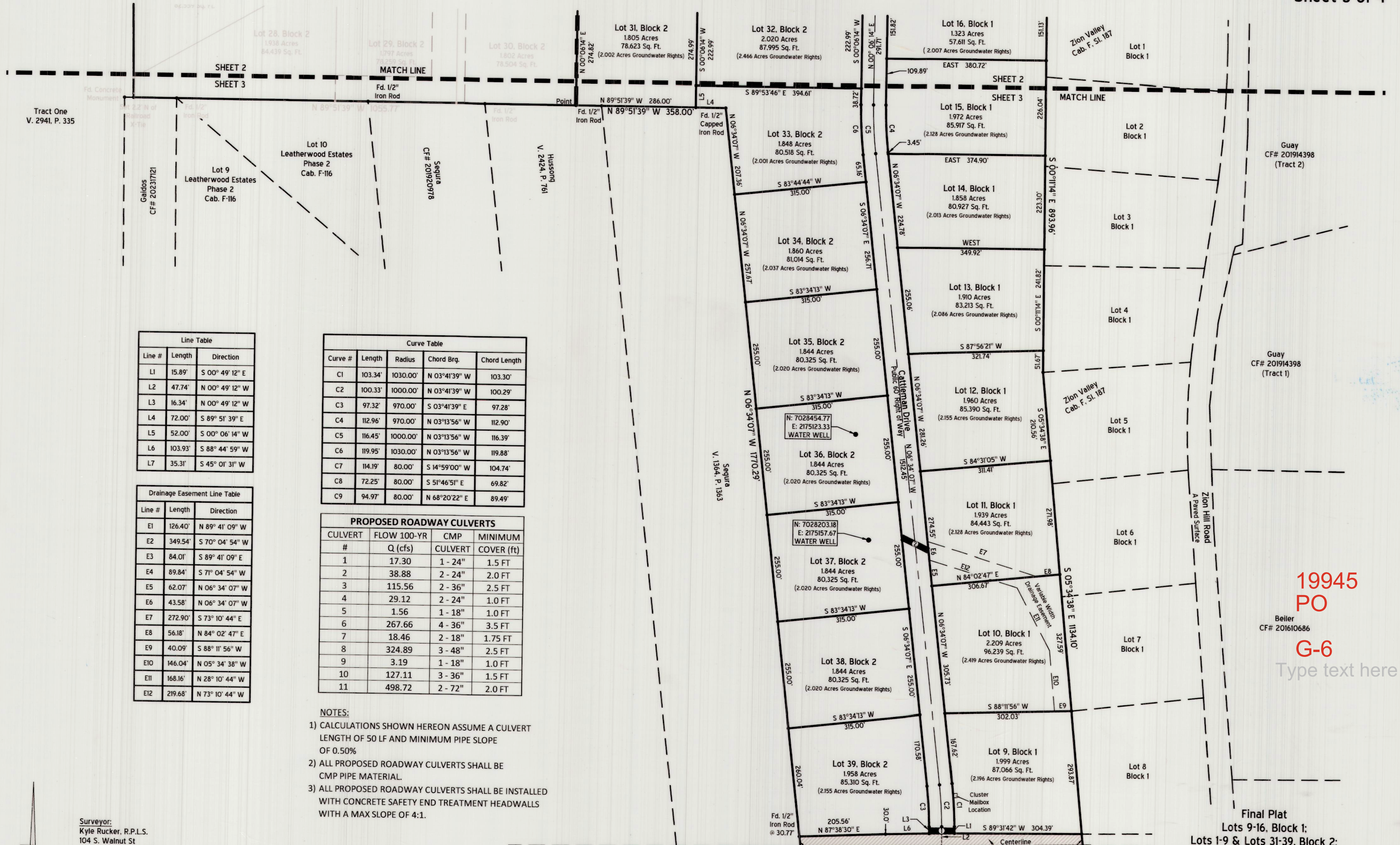
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Line Table		
Line #	Length	Direction
L1	15.89'	S 00° 49' 12" E
L2	47.74'	N 00° 49' 12" W
L3	16.34'	N 00° 49' 12" W
L4	72.00'	S 89° 51' 39" E
L5	52.00'	S 00° 06' 14" W
L6	103.93'	S 88° 44' 59" W
L7	35.31'	S 45° 01' 31" W

Drainage Easement Line Table		
Line #	Length	Direction
E1	126.40'	N 89° 41' 09" W
E2	349.54'	S 70° 04' 54" W
E3	84.01'	S 89° 41' 09" E
E4	89.84'	S 71° 04' 54" W
E5	62.07'	N 06° 34' 07" W
E6	43.58'	N 06° 34' 07" W
E7	272.90'	S 73° 10' 44" E
E8	56.18'	N 84° 02' 47" E
E9	40.09'	S 88° 11' 56" W
E10	146.04'	N 05° 34' 38" W
E11	168.16'	N 28° 10' 44" W
E12	219.68'	N 73° 10' 44" W

Curve Table				
Curve #	Length	Radius	Chord Brg.	Chord Length
C1	103.34'	1030.00'	N 03° 41' 39" W	103.30'
C2	100.33'	1000.00'	N 03° 41' 39" W	100.29'
C3	97.32'	970.00'	S 03° 41' 39" E	97.28'
C4	112.96'	970.00'	N 03° 13' 56" W	112.90'
C5	116.45'	1000.00'	N 03° 13' 56" W	116.39'
C6	119.95'	1030.00'	N 03° 13' 56" W	119.88'
C7	114.19'	80.00'	S 14° 59' 00" W	104.74'
C8	72.25'	80.00'	S 51° 46' 51" E	69.82'
C9	94.97'	80.00'	N 68° 20' 22" E	89.49'

PROPOSED ROADWAY CULVERTS			
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1	17.30	1 - 24"	1.5 FT
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Zion Valley, Phase 2

an addition in Parker County, Texas
Being a 62.600 acres tract of land out of the
T&P RR Co SURVEY, SECTION No. 177,
ABSTRACT No. 1472, Parker County, Texas

September 2025

**TEXAS
SURVEYING &
ENGINEERING**
INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
weatherford@txsurveying.com

Owner:
Zion Valley DKO Development, LLC
601 S. FM 1187, Suite D
Aledo, TX 76008

Graphic Scale
1" = 150'
150 0 150 300

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Whereas Zion Valley DKO Development, LLC, being the owner of a 62.600 acres tract of land out of the T&P RR Co SURVEY, SECTION No. 177, ABSTRACT No. 1472, Parker County, Texas; being a portion of that certain tract conveyed to Zion Valley DKO Development, LLC in CF# 202430139, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the south line of that certain tract conveyed to Haralson in CF# 201405262 R.P.R.P.C.T., for the northwest and beginning corner of this Tract. WHENCE a railroad x-tie, at the southwest corner of that certain tract conveyed to Rucker in Volume 1788, Page 636, and at the called southwest corner of the J. ERWIN SURVEY, ABSTRACT No. 423, Parker County, Texas, bears S 89°41'09" W 536.84 feet.

THENCE S 89°41'09" E 453.28 feet, to a found 1/2" iron rod, at the northwest corner of that certain tract conveyed to Leatherwood in CF# 201301885, for the northeast corner of this tract.

THENCE S 00°02'01" E 965.51 feet, to a found 1/2" capped iron rod, at the southwest corner of said Leatherwood tract, for a corner of this tract.

THENCE S 89°46'05" E 676.44 feet, to a found mag nail, at the southeast corner of said Leatherwood tract, and in the approximate centerline of Zion Hill Road, for the easterly northeast corner of this tract.

THENCE S 00°04'40" E 334.79 feet, along said approximate centerline of Zion Hill Road, to a point, for the easterly southeast corner of this tract.

THENCE N 89°53'46" W, at 55.00 feet, pass the northeast corner of Zion Valley, an addition to Parker County, Texas, as recorded in Plat Cabinet F, Slide 187, Plat Records, Parker County, Texas, in all 462.90 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at the northwest corner of said Zion Valley, for a corner of this tract.

THENCE along said Zion Valley as follows:
S 00°11'14" E 893.96 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.
S 05°34'38" E, at 1104.00 feet, pass the southwest corner of said Zion Valley, in all 1134.10 feet, to a point, in the approximate centerline of Leatherwood Lane, for the southerly southeast corner of this tract.

THENCE S 89°10'48" W 673.76 feet, along said approximate centerline of Leatherwood Lane, to a found 60D nail, at the southeast corner of Segura in Volume 1364, Page 1363, for the southerly southwest corner of this tract.

THENCE N 06°34'07" W 1770.29 feet, to a found 1/2" capped iron rod, at the northeast corner of said Segura tract, for a corner of this tract.

THENCE N 89°51'39" W 358.00 feet, to a Point, in the north line of said Segura V. 1364, P. 1363 tract, for an ell corner of this tract.

THENCE over & across said CF# 202430139 tract the following:

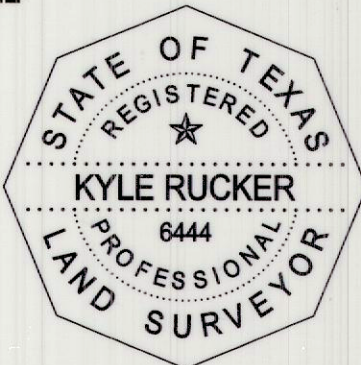
N 00°06'14" E 334.82 feet, to Point for an ell corner of this tract.
S 89°53'46" E 93.37 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for an ell corner of this tract.
N 00°06'14" E 940.00 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for an ell corner of this tract.
S 89°53'46" E 267.36 feet, to a Point, for a corner of this tract.
N 00°06'14" E 60.00 feet, to a Point, for a corner of this tract.
Northeasterly along the arc of a curve to the right, having a radius of 80.00 feet, an arc length of 94.97 feet, and whose chord bears N 68°20'22" E 89.49 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.
N 01°53'05" E 210.39 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W211059-P
Field Date: March 10, 2022
Preparation Date: September 2, 2025



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0150E, dated September 26, 2008, For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) All property corners are set 1/2" capped iron rod, stamped "TEXAS SURVEYING INC", unless otherwise noted.

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

B) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).

D) Groundwater Availability Certification was approved by Upper Trinity Groundwater Conservation District on July 10, 2025 per UTGCD Report 25-013.

E) Water is to be provided by private wells.

F) At time of plat, Zion Hill Road has a posted speed limit of 40 miles per hour.

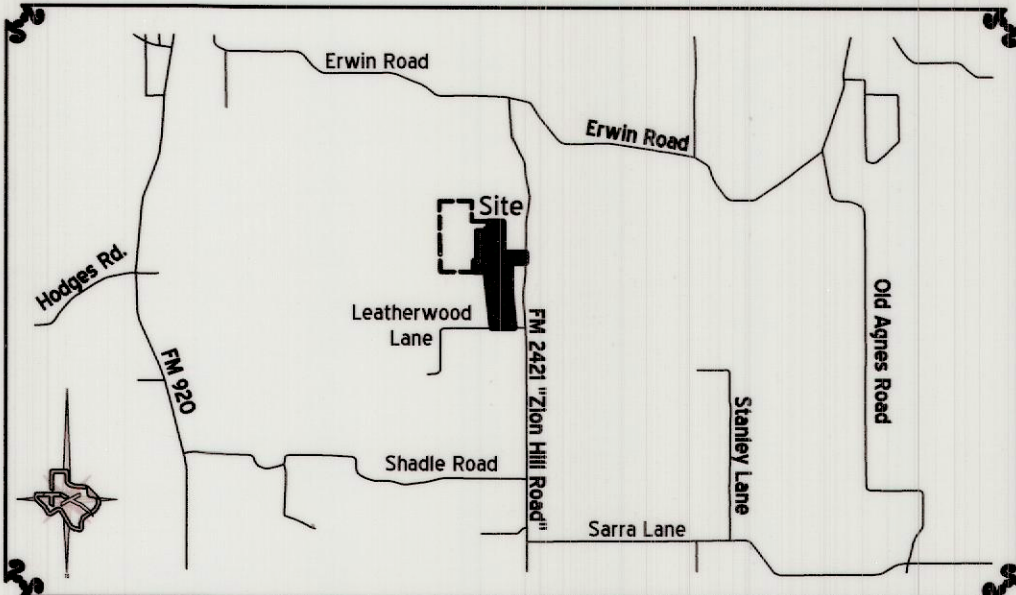
G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

H) Length of proposed streets:

Cattleman Drive: 2068.69 Linear Feet
Zion Ridge: 1552.86 Linear Feet
Corral Court: 1000.00 Linear Feet
Mustang Trail: 348.50 Linear Feet

I) Culvert data is shown on Sheets 2 & 3 of this plat.

J) 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 District's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.



Vicinity Map - (Not to Scale)

Now, Therefore, Know All Men By These Presents:

that Zion Valley DKO Development, LLC, do(es) hereby adopt this plat designating the herein above described property as Lots 9-16, Block 1; Lots 1-9 & Lots 31-39, Block 2; Lots 3 & 6, Block 3; Lots 3 & 6, Block 4, Zion Valley, Phase 2, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 11 day of September, 2025.

By:

Zion Valley DKO Development, LLC
Kenny Ozee

State of Texas

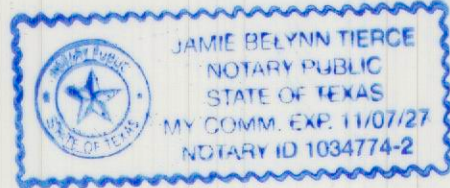
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally

appeared Kenny Ozee, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 11 day of September, 2025.

Notary Public in and for the State of Texas



State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas,

this the 10 day of November, 2025.

County Judge

Commissioner Precinct #1

Commissioner Precinct #3

Commissioner Precinct #2

Commissioner Precinct #4

21472.008.000.00 SP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202530852
11/13/2025 09:53 AM
Fee: 130.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 197

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