

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, DKO RANCHES, LLC, BEING THE OWNER(S) OF 67.769 ACRES OUT OF THE T. & P. RR. CO. SURVEY NO. 175, ABSTRACT NO. 1364, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN CLERK'S FILE NO. 201303338, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS:

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID):

BEGINNING AT A FOUND 1/2" CAPPED IRON ROD IN THE WEST LINE OF FARM TO MARKET HIGHWAY NO. 2421 (A PAVED SURFACE) FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT, SAID ROD BEING THE INTERSECTION OF THE WEST LINE OF SAID F.M. HWY. NO. 2421 AND THE APPARENT NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION NO. 175, ABSTRACT NO. 1364.

THENCE S 00°41'34" E 455.54 FEET ALONG THE WEST LINE OF SAID F.M. HWY. NO. 2421 TO A FOUND 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 89°57'50" W 582.78 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 00°02'28" E 58.91 FEET TO A "X" TIE" FENCE CORNER POST FOR A CORNER OF THIS TRACT.

THENCE S 00°35'03" E 161.24 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 00°53'09" E 194.81 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 86°52'24" E 48.40 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 00°58'32" E 456.66 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE S 89°01'28" W 2077.89 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°20'35" W AT 672.83 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID DOC. NO. 201303337, AND 1320.00 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°07'55" E 2602.26 FEET TO THE POINT OF BEGINNING.

SURVEYORS 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 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF PARKER COUNTY, TEXAS.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT ST., WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
OCTOBER 2018 - JN20927P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DKO RANCHES, LLC, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 - 12, BLOCK 1, LOTS 1 - 7, BLOCK 2, LOTS 1 - 8, BLOCK 3, ESCONDIDO RANCHES, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF RENO. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF RENO'S USE THEREOF. THE CITY OF RENO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF RENO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS MY HAND, THIS 14 DAY OF April, 2021.

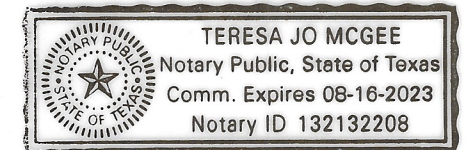
BY: *Kenny Ozee*
DKO RANCHES, LLC
KENNY OZEE

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF April, 2021.

Teresa Jo McGee
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

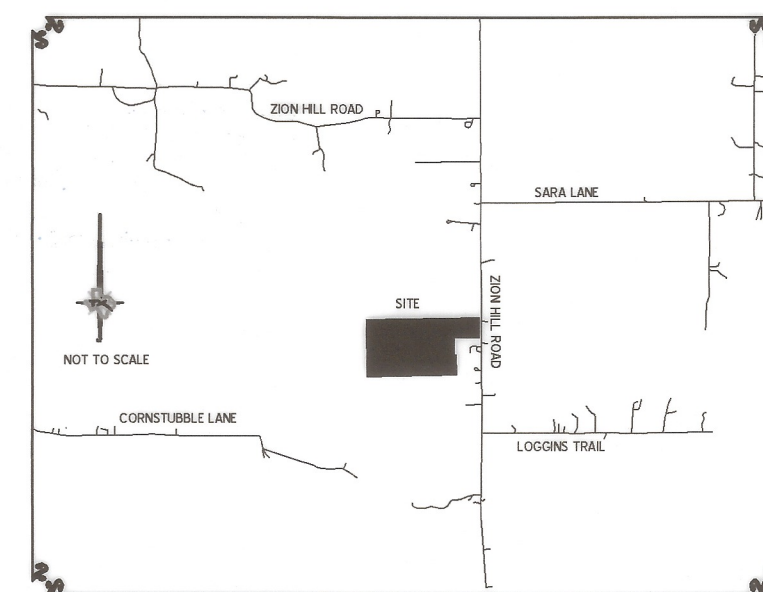
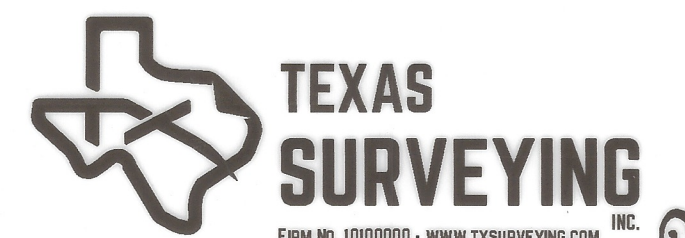


21364.002.004.00
21364.002.004.50

FINAL PLAT
LOTS 1 - 12, BLOCK 1, LOTS 1 - 7,
BLOCK 2, LOTS 1 - 8, BLOCK 3
ESCONDIDO RANCHES
AN ADDITION TO PARKER COUNTY, TEXAS

BEING A 67.769 ACRES OUT OF THE T. & P. RR. CO. SURVEY NO. 175, ABSTRACT NO. 1364, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS RECORDED IN DOC. # 201303338, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

APRIL 2021



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202116273
04/26/2021 04:23 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT
CABINET E, SLIDE 734



CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	273.54'	258.86'	S 62°01'16" W	249.31'
C2	394.77'	152.86'	S 46°06'46" W	151.91'
C3	394.77'	219.23'	S 73°06'55" W	216.42'
C4	30.00'	45.83'	S 45°15'43" W	41.50'
C5	90.00'	68.74'	S 23°22'51" W	67.08'
C6	90.00'	68.74'	S 67°08'36" W	67.08'
C7	90.00'	21.56'	N 84°06'46" W	21.51'
C8	90.00'	119.81'	N 39°06'46" W	111.16'
C9	30.00'	45.93'	N 44°50'14" W	41.58'
C10	334.77'	315.48'	N 62°01'36" E	303.94'
C11	333.54'	315.58'	N 62°01'36" E	303.94'
C12	30.00'	48.42'	S 44°44'17" E	43.33'
C13	30.00'	45.83'	S 45°15'43" W	41.50'
C14	30.00'	47.12'	N 45°58'32" W	42.43'
C15	30.00'	47.12'	N 44°01'28" E	42.43'

NOTES:

- NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH PERFORMED 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.
- 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).
- UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- ALL CORNERS ARE SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "TEXAS SURVEYING INC"
- 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.
- SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
- PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
- 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.
- 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.)
- THERE SHALL EXIST A 25' BUILDING LINE ALONG THE FRONT, A 10' BUILDING LINE ALONG THE SIDE LINES OF ALL LOTS AND A 15' BUILDING ALONG THE REAR OF ALL LOT LINES.
- 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.
- CURRENTLY THERE IS NO LIEN HOLDER ON THIS PROPERTY.
- THIS SUBDIVISION CONTAINS 5,170+ LINEAR FEET OF ROADS.

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TX, 76086
817-594-0400

OWNER/DEVELOPER:
DKO RANCHES, LLC
443 E. ALEDO CREEKS
FORT WORTH, TX 76126

1" = 200'

