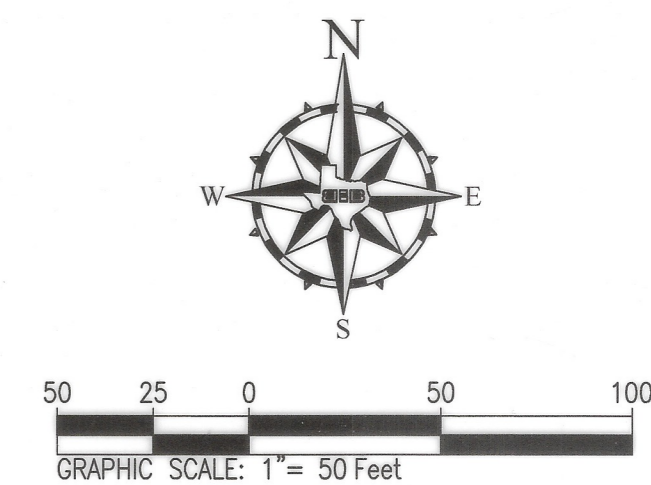


202219947 PLAT Total Pages: 4



HIGHLAND VIEW DRIVE

LOT 108
THE RANCHES AT VALLEY VIEW
WEST SUBDIVISION
CAB. F. SLIDE 198
P.R.P.C.T.

LOT 89
THE RANCHES AT VALLEY VIEW
WEST SUBDIVISION
CAB. F. SLIDE 198
P.R.P.C.T.

LOT 90
THE RANCHES AT VALLEY VIEW
WEST SUBDIVISION
CAB. F. SLIDE 198
P.R.P.C.T.

LOT 90R
70108 Sq.Ft.
1.609 Ac

Line #	Direction	Length
L1	N0°09'02"W	17.59

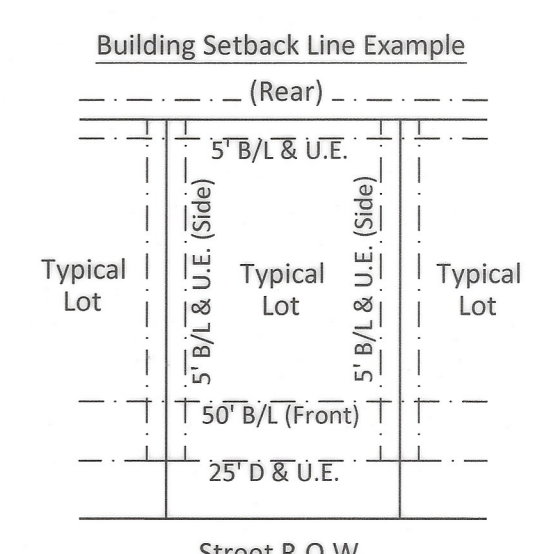
LOT 91
THE RANCHES AT VALLEY VIEW
WEST SUBDIVISION
CAB. F. SLIDE 198
P.R.P.C.T.

LOT 91R
70074 Sq.Ft.
1.609 Ac

LOT 92
THE RANCHES AT VALLEY VIEW
WEST SUBDIVISION
CAB. F. SLIDE 198
P.R.P.C.T.

LOT 93
THE RANCHES AT VALLEY VIEW
WEST SUBDIVISION
CAB. F. SLIDE 198
P.R.P.C.T.

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	10°41'23"	470.00'	87.69'	N10°10'39"E	87.56'
C2	15°40'23"	330.00'	90.27'	N7°41'09"E	89.99'



**18339
SP
H-4**

The purpose of this Replat is to reconfigure Lots 90, 91 & 92 into two Lots called 90R & 91R. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

REPLAT
LOTS 90R & 91R
THE RANCHES AT VALLEY VIEW WEST SUBDIVISION
BEING A 3.218 ACRE TRACT OF LAND SITUATED WITHIN A. NIBLETT SURVEY, ABSTRACT NO. 2669, SECTION 124
BEING A REPLAT OF LOTS 90, 91 & 92
THE RANCHES AT VALLEY VIEW WEST SUBDIVISION
AS SHOWN ON PLAT CAB. F. SLIDE 198, P.R.P.C.T.
PARKER COUNTY, TEXAS
MAY 2022 SH 1 OF 2

F247

LEGEND

- B/L.....Building Line
- CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
- D.R.P.C.T.....Deed Records, Parker County, Texas
- D & U.E.....Drainage and Utility Easement
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat Records, Parker county, Texas
- U.E.....Utility Easement

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
7. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Parker County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
8. Water Supply Source: Walnut Creek Special Utility District.
9. Sewer Disposal: On-site septic.
10. Subject property is not within any ETJ Jurisdiction.
11. Covenants or Restrictions are Un-altered
12. This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur

FLOOD ZONE NOTE

By scaled location subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C150E, Map Revised September 26, 2008.

OWNER:
The Ranches at Valley View, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:
BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmgotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, The Ranches at Valley View, LLC, a Delaware Limited Liability Company, being the owner of the hereon described property to wit:

BEING a tract of land situated within the A. Niblett Survey, Abstract Number 2669, Section 124 and being all of Lots 90, 91 and 92, The Ranches at Valley View West Subdivision, an addition to Parker County, Texas as shown on plat recorded in Cabinet F, Slide 198, Plat Records, Parker County, Texas (P.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at a found 5/8-inch capped iron rod marked "BHB INC" (CIRF) FOR THE Northeast corner of said Lot 90, same for the southwest corner of Water Main Easement as shown on the said The Ranches at Valley View West Subdivision and being in the east right-of-way line of Valley Oak Court (a 60-foot private right-of-way);

THENCE North 89°50'51" East with the common line between said Lot 90 and the said Water Main Easement, a distance of 370.81 feet to a CIRF for the northeast corner of said Lot 90, same being the southeast corner of the said Water Main Easement and being in the west line of a remainder tract of land as described by deed to The Ranches at Valley View, LLC as recorded in Document Number 202126137, Deed Records, Parker County, Texas (D.R.P.C.T.);

THENCE with the common line between the said The Ranches at Valley View West Subdivision and the said west line of the said The Ranches at Valley View, LLC the following courses and distances:

South 26°11'41" West, a distance of 196.02 feet to a CIRF

South 00°09'02" East, a distance of 233.87 feet to a CIRF for the southeast corner of the aforementioned Lot 92, same being the northeast corner of Lot 93 of the said The Ranches at Valley View West Subdivision;

THENCE North 89°50'51" West, with the common line between said Lots 92 and 93, a distance of 372.03 feet to a CIRF for the southwest corner of said Lot 92, same being the northwest corner of said Lot 93 and being in the aforementioned east right-of-way line;

THENCE with the common line between the said east right-of-way line and said Lot 92 along a curve to the right having a central angle of 10°41'23", a radius of 470.00 feet, an arc length of 87.69 and a chord which bears North 10°10'39" East, a distance of 87.56 feet to a CIRF;

THENCE North 15°31'21" East, continuing with the said common line passing a CIRF at a distance of 45.03 feet for the northwest corner of said Lot 92, same being the southwest corner of the aforementioned Lot 91 and now continuing with the common line between the said east right-of-way line and said Lot 91, passing a CIRF at a distance of 148.32 feet for the northwest corner of said Lot 91, same being the southwest corner of the aforementioned Lot 90 and now continuing with the common line between the said east right-of-way line and said Lot 90, in all for a total distance of 222.96 feet to a CIRF;

THENCE with the common line between the said east right-of-way line and said Lot 90 along a curve to the left having a central angle of 15°40'23", a radius of 330.00 feet, an arc length of 90.27 and a chord which bears North 07°41'09" East, a distance of 89.99 feet to a CIRF;

THENCE North 00°09'02" West, continuing with the said common line, a distance of 17.59 feet to the POINT OF BEGINNING and CONTAINING 140,182 Square Feet or 3.218 acres of land more or less.

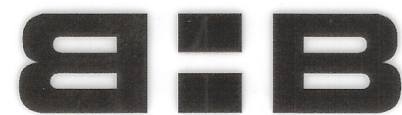
NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, The Ranches at Valley View, LLC, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as LOTS 90R & 91R, THE RANCHES AT VALLEY VIEW WEST SUBDIVISION, an addition to Parker County, Texas (the County), and does hereby dedicate to the County:

(i) easements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entities, including the County, providing services to the addition created hereby and desiring to use or using the same, and also an easement and right-of-way under, across and upon all lots shown hereon for the construction, installation, maintenance, operation, inspection, removal and reconstruction of the facilities, equipment and systems of such public utility entities; and for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots shown hereon for any purpose related to the exercise of a governmental service or function including, but not limited to, fire protection and law enforcement, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. All lots and all streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. Owner acknowledges that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements dedicated herein. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the County and public utility entities, of their respective easements shall not unreasonably interfere with the rights of property owners and the homeowner's association (the "Association") in and to all lots shown hereon as

OWNER:
The Ranches at Valley View, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:



BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

set forth in the "Declaration of Covenants, Restrictions, and Easements for "The Ranches at Valley View West Subdivision", dated March 30, 2022, recorded in County Clerk Document Number: 202212021 of the Land Records of Parker County, Texas.

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnities") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnities. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or by any public improvements owned by any of the Indemnities.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnities from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnities or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnities from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

THAT THE OBLIGATIONS of the Association and lot owners set forth in paragraphs 2, 3 and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County should such action occur at the same time in the future.

THAT if all lots in the future becomes a public street as provided in the Declaration, Owner dedicates to the County a sidewalk easement on the portions of all lots upon which a sidewalk is installed connecting the sidewalk on all lots into public sidewalks on any adjacent and/or intersecting roadway, together with the area: (a) lying between such sidewalks and the lot line of all lots, and (b) the area lying within 1 foot of the other side of the sidewalks.

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

WITNESS, my hand, this the 13th day of May, 2022.

BY:

The Ranches at Valley View, LLC

Monte Magness,
Authorized Agent

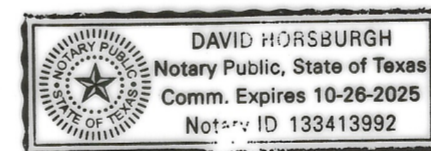
Monte Magness, Authorized Agent
Printed Name and Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, David Horsburgh, notary public, State of Texas, on this day, personally appeared Monte Magness, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this the 13th day of May, 2022.

Notary Public, State of Texas



SURVEYOR'S CERTIFICATION

I, John Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: May 04, 2022

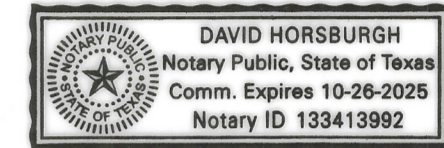


STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, David J. Horsburgh, notary public, State of Texas, on this day, personally appeared John G. Margotta, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this the 4th day of May, 2022.

David J. Horsburgh
Notary Public, State of Texas



The purpose of this Replat is to reconfigure Lots 90, 91 & 92 into two Lots called 90R & 91R. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202219947
05/24/2022 09:14 AM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS §
COUNTY OF PARKER §
APPROVED by the Commissioners Court of Parker County, Texas, on this the 23 day of May, 2022.

Pat Deen, County Judge

George Conley
Commissioner Precinct #1

Craig Peacock
Commissioner Precinct #2

Larry Walden
Commissioner Precinct #3

Steve Dugan
Commissioner Precinct #4

F247

REPLAT
LOTS 90R & 91R

THE RANCHES AT VALLEY
VIEW WEST SUBDIVISION

BEING A ^{3.218}~~0.000~~ ACRE TRACT OF LAND SITUATED WITHIN A. NIBLETT SURVEY,
ABSTRACT NO. 2669, SECTION 124

BEING A REPLAT OF LOTS 90, 91 & 92

THE RANCHES AT VALLEY VIEW WEST SUBDIVISION
AS SHOWN ON PLAT CAB. F, SLIDE 198, P.R.P.C.T.
PARKER COUNTY, TEXAS

MAY 2022

SH 2 OF 2