





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 99, 100 and 101, 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 northeast corner of said Lot 99, same being the southeast corner of Lot 98 of the said The Ranches at Valley View West Subdivision and being in west line of a remainder tract of land as described by deed to The Ranches at Valley View, LLC., as recorded in Document Number 2022126137, 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 The Ranches at Valley View remainder tract the following courses and distances:

South 00°09'02" East, a distance of 298.82 feet to a CIRF for the southeast corner of said Lot 99, same being and ell corner of the said The Ranches at Valley View remainder tract;

South 89°50'58" West, with the common line between the said The Ranches at Valley View remainder tract and said Lot 99, passing at a distance of 219.75 feet a CIRF for the southwest corner of said Lot 99, same being the southeast corner of aforementioned Lot 100, and now continuing with the said The Ranches at Valley View remainder tract and said Lot 100, in all for a total distance of 631.18 feet to a CIRF for the southwest corner of said Lot 100, same being the most southern corner of the aforementioned Lot 101, and being a re-entrant corner of the said The Ranches at Valley View remainder tract and also being in the east line of Lot 10, Oak Creek West Addition, an addition to Parker County, Texas as shown plat recorded in Cabinet B, Slide 559, P.R.P.C.T.;

THENCE North 00°49'45" West, with the common line between said Lots 10 and 101, passing at a distance of 75.42 feet the most northerly corner of said Lot 10, same being an angle point of a remainder tract of land as described by deed to Oak Creek West, Ltd., as recorded in Volume 1828, Page 2122, D.R.P.C.T., and now continuing with the common line between said Lot 101 and the said Oak Creek West remainder tract, in all for a total distance of 429.64 feet to a CIRF for the northwest corner of said Lot 101, same being the southwest corner of Lot 102 of the aforesaid The Ranches at Valley View West Subdivision;

THENCE North 68°54'19" East, with the common line between said Lots 101 and 102, a distance of 209.13 feet for the most northerly corner of said Lot 101, same being the southeast corner of said Lot 102 and being in the west right-of-way line of Valley Oak Court (a 60-foot private right-of-way);

THENCE with the common line between said Valley View Court and said Lot 101 along a curve to the left having a central angle of 131°11'10", a radius of 60.00 feet, passing at an arc distance of 43.83 feet a CIRF for the northeast corner of said Lot 101 same being the northwest corner of Lot 100, and now continuing with the common line between the said Valley View Court and said Lot 100, passing at an arc distance of 93.83 feet a CIRF for the northeast corner of said Lot 100, same being the northwest corner of the aforementioned Lot 99, and now continuing with the common line between the said Valley View Court and said Lot 99, in all for a total arc distance of 137.38 feet and a chord which bears South 86°41'16" East, a distance of 109.28 feet to a CIRF for the most northerly corner of said Lot 99, same being the southwest corner of the aforementioned Lot 98;

THENCE South 55°16'59" East, with the common line between said Lots 98 and 99, a distance of 368.03 feet to the POINT OF BEGINNING and CONTAINING 280,506 Square Feet or 6.440 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 99R & 100R, 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

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  
jmargotta@bhinc.com • 817.338.1277 • bhinc.com  
TBPELS Firm #44, #10011300

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 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 11<sup>th</sup> day of May, 2022.

BY:

The Ranches at Valley View, LLC

  
Monte Magness,  
Authorized Agent

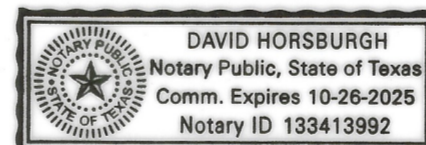
Monte Magness, Authorized Agent  
Printed Name and Title

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 11<sup>th</sup> day of May, 2022.

  
Notary Public, State of Texas



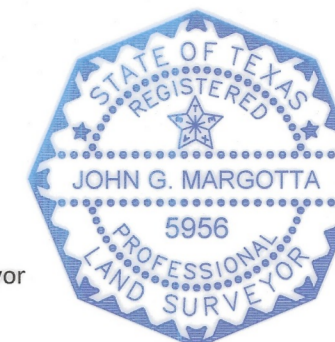
**SURVEYOR'S CERTIFICATION**

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



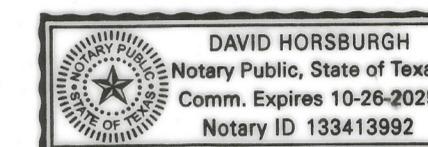
STATE OF TEXAS §  
COUNTY OF TARRANT §

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




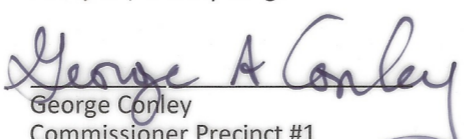
The purpose of this Replat is to reconfigure Lots 99, 100 & 101 into two Lots called 99R & 100R. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

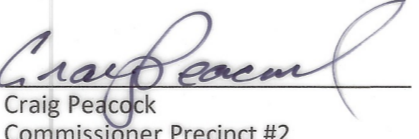
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

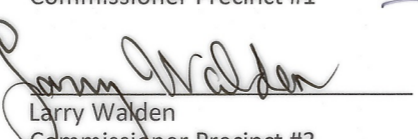
Lila Deakle  
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05/24/2022 09:47 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

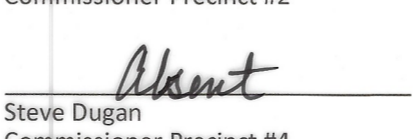
THE STATE OF TEXAS §  
COUNTY OF PARKER §  
APPROVED by the Commissioners Court of Parker County, Texas, on this the 23 day of May, 2022.

  
Pat Deen, County Judge

  
George Conley  
Commissioner Precinct #1

  
Craig Peacock  
Commissioner Precinct #2

  
Larry Walden  
Commissioner Precinct #3

  
Steve Dugan  
Commissioner Precinct #4

**F 249**

**REPLAT**  
**LOTS 99R & 100R**

**THE RANCHES AT VALLEY VIEW WEST SUBDIVISION**

**BEING A 6.440 ACRE TRACT OF LAND SITUATED WITHIN A. NIBLETT SURVEY, ABSTRACT NO. 2669, SECTION 124**

**BEING A REPLAT OF LOTS 99, 100 & 101 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**