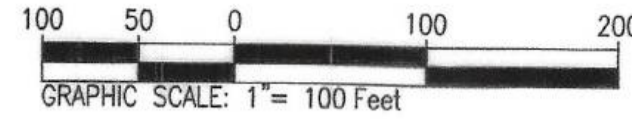
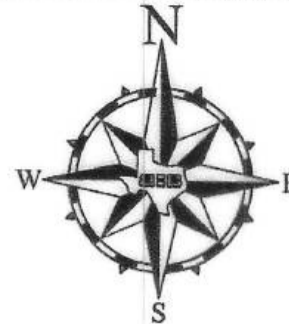


PROJECT LOCATION



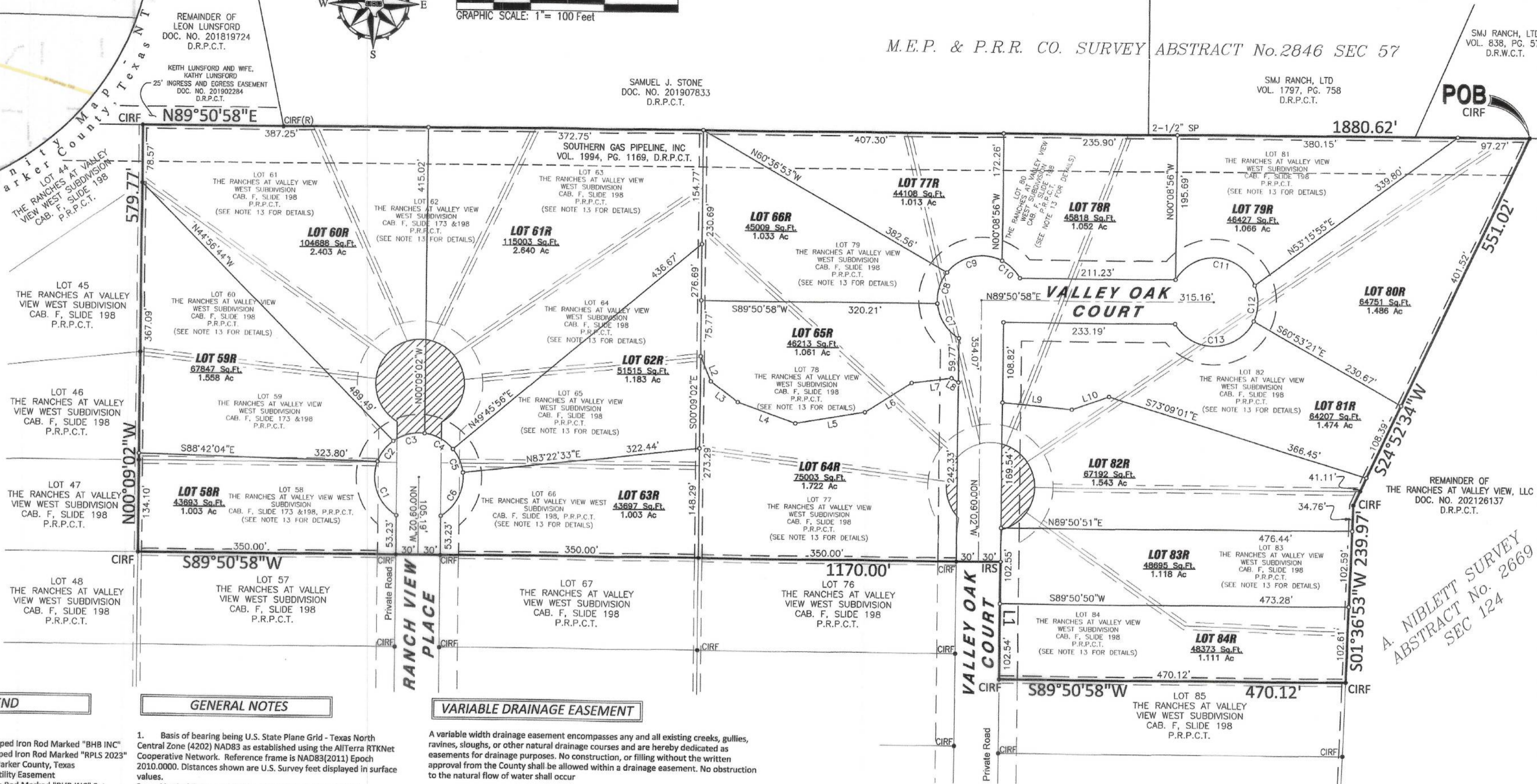
202217957 PLAT Total Pages: 2

M.E.P. & P.R.R. CO. SURVEY ABSTRACT No.2846 SEC 57

SMJ RANCH, LTD VOL. 838, PG. 57 D.R.P.C.T.

SMJ RANCH, LTD VOL. 1797, PG. 758 D.R.P.C.T.

POB CIRF



A. NIBLETT SURVEY ABSTRACT No. 2669 SEC 124

LEGEND

- B/L.....Building Line
CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
CIRF(R).....Found 1/2" Capped Iron Rod Marked "RPLS 2023"
D.R.P.C.T.....Deed Records, Parker County, Texas
D & UE.....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
SP.....Steel Post

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
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.
12. Property lines, 5' U.E., 5' B/L, 50' B/L, 25' D. & U.E. on Lots 58 thru 66 and Lots 77 thru 84; portions of Ranch View Place and Valley Oaks Court as shown on The Ranches at Valley View West, an addition to Parker County, Texas as shown on plat recorded in Cabinet F, Slide 198, Plat Records, Parker County, Texas to be vacated by this plat.

VARIABLE DRAINAGE EASEMENT

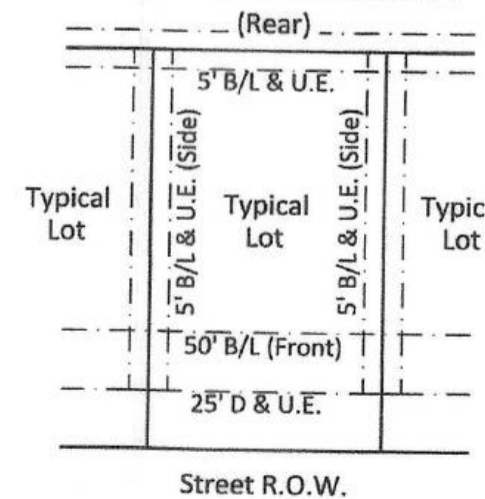
A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage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

The purpose of this Replat is to reconfigure Lots 58-66 and Lots 77-84 and the right-of-ways of Ranch View Place and Valley Oak Court. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

Building Setback Line Example



REPLAT

LOTS 58R, 59R, 60R, 61R, 62R, 63R, 64R, 65R, 66R, 77R, 78R, 79R, 80R, 81R, 82R, 83R, 84R
THE RANCHES AT VALLEY VIEW WEST SUBDIVISION
BEING A 24.990 ACRE TRACT OF LAND SITUATED WITHIN A. NIBLETT SURVEY, ABSTRACT NO. 2669, SECTION 124
BEING A REPLAT OF LOTS 58 THRU 66 & LOTS 77 THRU 84 & PORTIONS OF RANCH VIEW PLACE & VALLEY OAK COURT, THE RANCHES AT VALLEY VIEW WEST SUBDIVISION AS SHOWN ON PLAT CAB. F, SLIDES 173 & 198, P.R.P.C.T. PARKER COUNTY, TEXAS

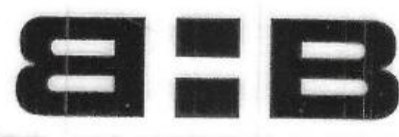
F232

APRIL 2022

SH 1 OF 2

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 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 58 thru 66 and Lots 77 thru 84, 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 82, same being the northwest corner of the remainder of a 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.) and being in the south line of a tract of land as described by deed to SMJ Ranch, Ltd., as recorded in Volume 838, Page 572, 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, LLC tract, the following courses and distances:

South 24°52'34" West, a distance of 551.02 feet to a CIRF;

South 01°36'53" West, a distance of 239.97 feet to a CIRF for the southeast corner of the aforementioned Lot 84, same being the northeast corner of Lot 85 of the said The Ranches at Valley View West Subdivision;

THENCE South 89°50'58" West, with the common line between said Lots 84 and 85, a distance of 470.12 feet to a CIRF for the southwest corner of said Lot 84, same being the northwest corner of said Lot 85 and being in the east right-of-way line of Valley Oak Court (a 60-foot right-of-way) as shown on the said The Ranches at Valley View West Subdivision plat;

THENCE North 00°09'02" West, with the said east right-of-way line, a distance of 159.38 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS);

THENCE South 89°50'58" West, over and across the aforesaid Valley Oak Court right-of-way, at a distance of 60.00 feet passing a CIRF for the southeast corner of the aforementioned Lot 77, same being the northeast corner of Lot 76 of the aforesaid The Ranches at Valley View West, and now continuing with the common line between said Lots 76 and 77, at a distance of 410.00 feet passing at a CIRF for the southwest corner of said Lot 77, same being the northwest corner of said Lot 76, and being the southwest corner of aforementioned Lot 66, and also being the northeast corner of Lot 67 of the said The Ranches at Valley View West Subdivision, and now continuing with the common line between said Lots 66 and 67, at a distance of 760.00 feet passing a CIRF for the southwest corner of said Lot 66, same being the northwest corner of said Lot 67 and being in the east right-of-way line of Ranch View Place (a 60-foot right-of-way), and now continuing over and across the said Ranch View Place right-of-way, at a distance of 820.00 feet passing a CIRF for the southeast corner of the aforementioned Lot 58, same being the northeast corner of Lot 57 of the said The Ranches at Valley View West, and now continuing with the common line between said Lots 57 and 58, in all for a total distance of 1170.00 feet to a CIRF for the southwest corner of said Lot 58, same being the northwest corner of said Lot 57, and being the southeast corner of Lot 47 of the said The Ranches at Valley View West Subdivision and also being the northeast corner of Lot 48 of the said The Ranches at Valley View West Subdivision;

THENCE North 00°09'02" West, a distance of 579.77 feet to a CIRF for the northwest corner of the aforementioned Lot 61, same being the northeast corner of Lot 44 of the said The Ranches at Valley View West Subdivision and being in the south line of a remainder tract of land as described by deed to Leon Lunsford as recorded in Document Number 201819724, D.R.P.C.T.;

THENCE North 89°50'58" East, with the common line between the said of the said The Ranches at Valley View West Subdivision and the said Leon Lunsford remainder tract at a distance of 190.93 feet passing a found 1/2-inch capped iron rod marked "RPLS 2023" for the southeast corner of the said Leon Lunsford remainder, same being the southwest corner of a tract of land as described by deed to Samuel J. Stone as recorded in Document Number 201907833, D.R.P.C.T., and now continuing with the common line between the said The Ranches at Valley View West Subdivision and the said Samuel J. Stone tract, at a distance of 1363.90 feet passing a 2-1/2 inch steel post for the southeast corner of the said Samuel J. Stone tract, same being the southwest corner of a tract of land as described by deed to SMJ Ranch, Ltd., as recorded in Volume 1797, Page 758, D.R.P.C.T., and now continuing with the common line between the said The Ranches at Valley View West Subdivision and the said SMJ Ranch, Ltd., as recorded in Volume 1797, Page 758, at a distance of 1725.58 feet passing the southeast corner of the said SMJ Ranch, Ltd., as recorded in Volume 1797, Page 758, same being the most westerly southwest corner of the aforementioned SMJ Ranch, Ltd., as recorded in Volume 838, Page 572, and now continuing with the common line between the said The Ranches at Valley View West Subdivision and the said SMJ Ranch, Ltd., as recorded in Volume 838, Page 572, in all for a total distance of 1880.62 feet to the POINT OF BEGINNING and CONTAINING 1,088,583 Square Feet or 24.990 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 58R, 59R, 60R, 61R, 62R, 63R, 64R, 65R, 66R, 77R, 78R, 79R, 80R, 81R, 82R, 83R, 84R, 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 set forth in the "Declaration of Covenants, Restrictions, and Easements for "The Ranches at Valley View West Subdivision", dated \_\_\_\_\_ recorded in County Clerk Document Number: \_\_\_\_\_ 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 4 day of April, 2022.

BY:

The Ranches at Valley View, LLC

*Monte Magness*  
Monte Magness,  
Authorized Agent

*Monte Magness, Authorized Agent*  
Printed Name and Title

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Monte Magness, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4 day of April, 2022.

*Carla Ann Dubics*  
Notary Public



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202217957  
05/10/2022 09:03 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

The purpose of this Replat is to reconfigure Lots 58-66 and Lots 77-84 and the right-of-ways of Ranch View Place and Valley Oak Court. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

THE STATE OF TEXAS §  
COUNTY OF PARKER §  
APPROVED by the Commissioners Court of Parker County, Texas, on this the 9th day of May, 2022.

*Pat Deen*  
Pat Deen, County Judge

*George H. Conley*  
George Conley  
Commissioner Precinct #1

*Larry Walden*  
Larry Walden  
Commissioner Precinct #3

*Craig Peacock*  
Craig Peacock  
Commissioner Precinct #2

*Steve Dugan*  
Steve Dugan  
Commissioner Precinct #4

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*

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



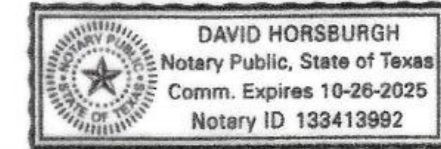
STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared John Margotta, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4th day of April, 2022.

*David Horsburgh*  
Notary Public



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	80°12'20"	60.00'	83.99'	S20°02'52"E	77.30'
C2	33°58'10"	60.00'	35.57'	S37°02'23"W	35.05'
C3	42°45'42"	60.00'	44.78'	S75°24'19"W	43.75'
C4	42°58'46"	60.00'	45.01'	N61°43'27"W	43.96'
C5	33°36'37"	60.00'	35.20'	N23°25'45"W	34.69'
C6	66°28'25"	60.00'	69.61'	N26°36'46"E	65.77'
C7	55°13'31"	60.00'	57.83'	S32°32'16"E	55.62'
C8	42°58'19"	60.00'	45.00'	S16°33'39"W	43.95'
C9	78°51'57"	60.00'	82.59'	S77°28'47"W	76.22'
C10	32°56'13"	60.00'	34.49'	N46°37'08"W	34.02'
C11	127°16'49"	60.00'	133.29'	N86°30'37"W	107.52'
C12	47°44'47"	60.00'	50.00'	N1°00'11"E	48.57'
C13	124°58'24"	60.00'	130.87'	N87°21'46"E	106.43'

Line Table		
Line #	Direction	Length
L1	N0°09'02"W	159.38
L2	N22°47'41"W	36.40
L3	N53°25'54"W	46.22
L4	N70°43'44"W	83.24
L5	S80°19'00"W	95.46
L6	S56°54'27"W	74.93
L7	S82°26'04"W	54.38
L8	N59°28'03"W	11.03
L9	S85°08'23"E	94.82
L10	N70°09'43"E	53.10

REPLAT

**LOTS 58R, 59R, 60R, 61R, 62R, 63R, 64R, 65R, 66R, 77R, 78R, 79R, 80R, 81R, 82R, 83R, 84R**

**THE RANCHES AT VALLEY VIEW WEST SUBDIVISION**

BEING A 24.990 ACRE TRACT OF LAND SITUATED WITHIN A. NIBLETT SURVEY, ABSTRACT NO. 2669, SECTION 124

BEING A REPLAT OF LOTS 58 THRU 66 & LOTS 77 THRU 84 & PORTIONS OF RANCH VIEW PLACE & VALLEY OAK COURT, THE RANCHES AT VALLEY VIEW WEST SUBDIVISION AS SHOWN ON PLAT CAB. F, SLIDES 173 & 198, P.R.P.C.T. PARKER COUNTY, TEXAS

APRIL 2022

SH 2 OF 2

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

F 232