

STATE OF TEXAS
OWNER'S ACKNOWLEDGEMENT AND DEDICATION
COUNTY OF PARKER

WHEREAS Beverly Feaster is the owner of a tract of land, being Lot 55-R of "The Ranches At Valley View East", as recorded in Cabinet G, Slide 12, via Instrument 202302756, Deed Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Legal Description: Lots 55 and 56 of "The Ranches at Valley View East", a subdivision recorded in Cabinet F, Slide 252, Plat Records of Parker County, Texas, being 3.650 acres situated in the A. Niblett Survey, Abstract 2669, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, SAID POINT BEING A 5/8" CAPPED IR (FND) FOR THE NW CORNER OF LOT 55, BEING THE SW CORNER OF LOT 54, AND BEING IN THE EAST SIDELINE OF GONZOLLAS RD, A 60 FOOT R.O.W.;

THENCE SOUTH 89° 50' 53" EAST, BY THE SOUTH LINE OF LOT 54 FOR A DISTANCE OF 563.40 FEET TO A 5/8" CAPPED IR (FND);

THENCE SOUTH 00° 36' 19" EAST, BY THE WEST LINE OF LOT 86X, FOR A DISTANCE OF 295.04 FEET TO A 5/8" CAPPED IR (FND);

THENCE NORTH 89° 50' 53" WEST, BY THE NORTH LINE OF LOT 57, FOR A DISTANCE OF 514.46 FEET TO A 5/8" CAPPED IR (FND) IN THE EAST SIDELINE OF GONZOLLAS RD.;

THENCE NORTH 10° 00' 05" WEST, BY THE EAST SIDELINE OF GONZOLLAS RD, FOR A DISTANCE OF 299.71 FEET TO THE 5/8" CAPPED IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 158991 SQFT OR 3.650 ACRES.

NOW, HEREOF, KNOW ALL MEN BY THESE PRESENTS, that I, Beverly Feaster, do hereby adopt this plat, designating the hereinabove described real property as Lots 55 and 56 of "The Ranches at Valley View East", an addition to the City of Springtown, Parker County, Texas, recorded in Cabinet F, Slide 252, Plat Records of Parker County, Texas, and do hereby dedicate to the public use the streets, alleys, rights-of-ways, and any other public places shown on this plat.

Beverly Feaster
Date 11/21/2025

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Beverly Feaster, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 21 day of November, 2025

Notary Public in and for the State of Texas
JAMIE BELYNN TIERCE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/07/27
NOTARY ID 1094774-2

According to the FIRM map #48367C0150E, dated 09/26/2008, this property is not located in a special flood hazard area. It is located in zone "X".

202531947 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas on this 24 day of November, 2025

Pat Deen, County Judge

George Conley, Commissioner Precinct 1
Jacob Holt, Commissioner Precinct 2
Larry Walden, Commissioner Precinct 3
Mike Hale, Commissioner Precinct 4

NOTES:

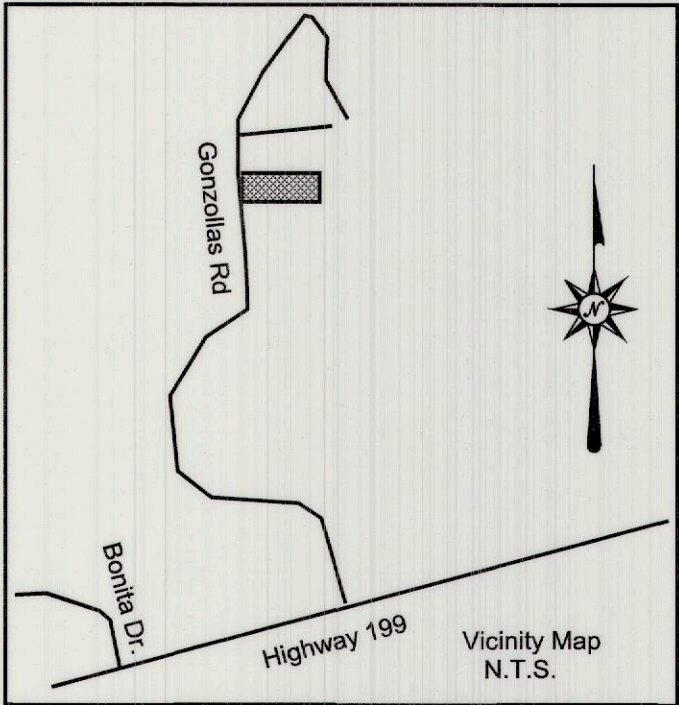
Water Supply id Walnut Creek Special Utility District (per Plat, Cabinet F, Slide 252, PRPCT)

Sewer is Onsite Septic

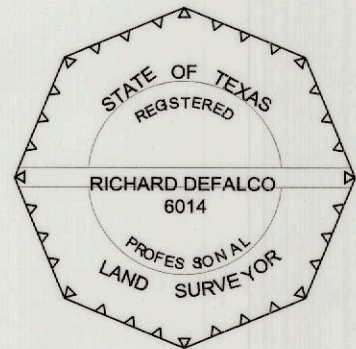
This tract does not lie within any ETJ (per original Plat)

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.

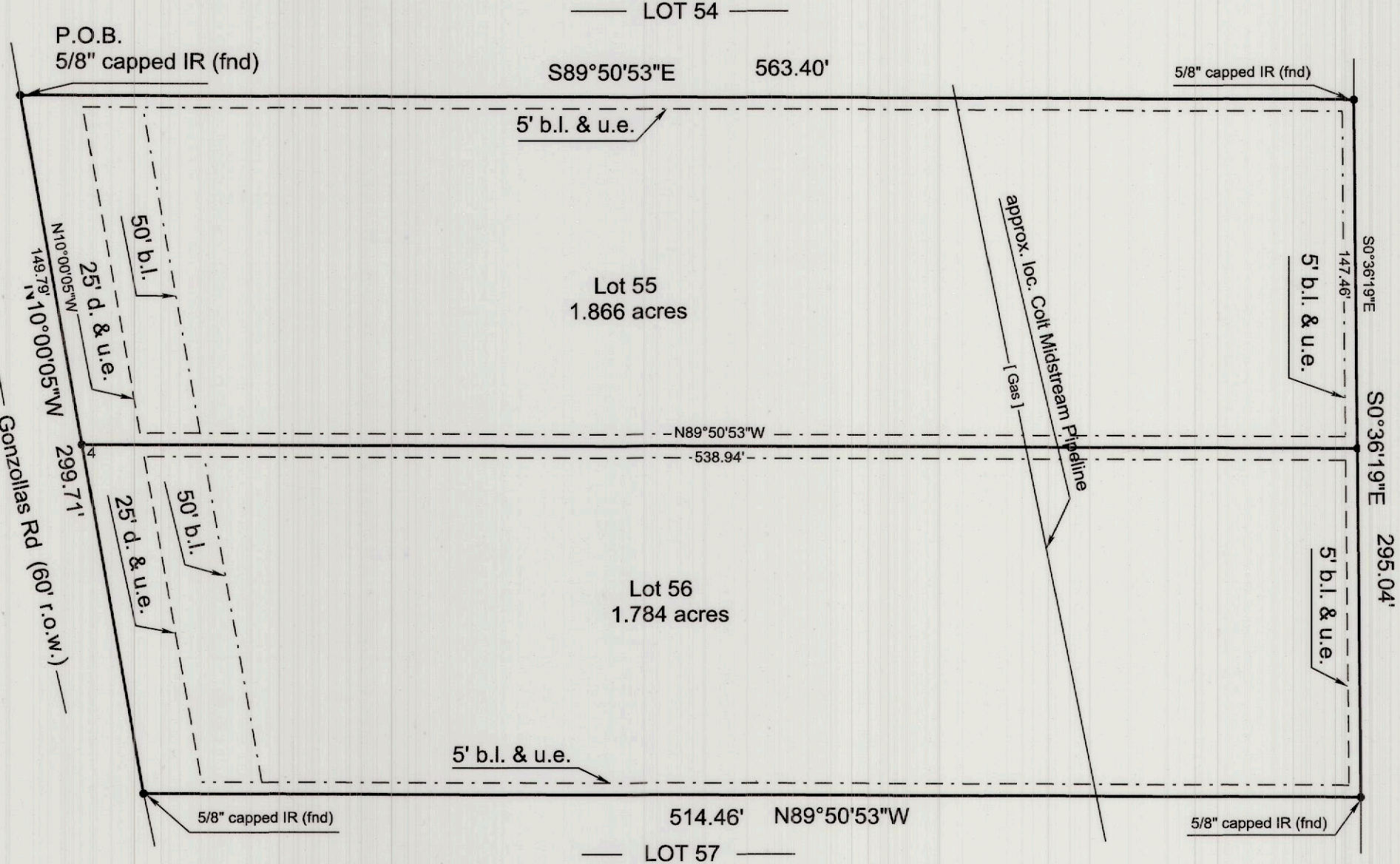
Driveway culvert to be 18" diameter



18336.001.055.00



R. F. DeFalco



Surveyor's Certification

I, Richard DeFalco, do hereby declare that I prepared this replat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly located under my personal supervision in accordance with the Platting rules and regulations of Parker County, Texas.

Richard DeFalco RPLS #6014 Date 11/10/2025

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.

OWNER:
Beverly Feaster
1501 MaRay Kay Lane
Fort Worth, TX. 76108
817-805-0555

FINAL PLAT

LOTS 55 AND 56, THE RANCHES AT VALLEY VIEW EAST, BEING A REPLAT OF LOT 55-R OF THE RANCHES AT VALLEY VIEW EAST, RECORDED IN CABINET G, SLIDE 12, PLAT RECORDS OF PARKER COUNTY, TEXAS.

SCALE: 1" = 60'

0 60'

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX. 76054
817-428-0155
Date: 09/24/2025

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle

202531947
11/24/2025 01:02 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT