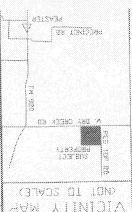




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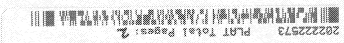
FINAL PLAT  
 DRY CREEK EAST  
 LOT 1 THRU LOT 21  
 BEING A SUBDIVISION OF  
 43.30 ACRES OUT OF SECTION  
 NO. 211, T. & P. RR. CO.  
 SURVEY, ABSTRACT NO. 1402,  
 PARKER COUNTY, TX  
 PLAT DATE: JUNE 6, 2022



NOTE: THE DELINEATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE EXISTING AT THE DATE OF THIS PLAT AND ALL RIGHTS RESERVED TO THE STATE OF TEXAS IN AND UNDER SUCH STREETS AND ALLEYS WHICH ARE RESERVED TO THE STATE OF TEXAS BY THE ABOVE PLAT. IT IS THE INTENT OF THIS RESERVATION THAT EACH LOT HAVE AN ADEQUATE ACCESS TO THESE STREETS AND ALLEYS FOR THE PURPOSES AND INTENT OF THIS RESERVATION. THE SURFACE RIGHTS IN AND UNDER THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE EXISTING AT THE DATE OF THIS PLAT AND ALL RIGHTS RESERVED TO THE STATE OF TEXAS IN AND UNDER SUCH STREETS AND ALLEYS WHICH ARE RESERVED TO THE STATE OF TEXAS BY THE ABOVE PLAT. IT IS THE INTENT OF THIS RESERVATION THAT EACH LOT HAVE AN ADEQUATE ACCESS TO THESE STREETS AND ALLEYS FOR THE PURPOSES AND INTENT OF THIS RESERVATION. THE SURFACE RIGHTS IN AND UNDER THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE EXISTING AT THE DATE OF THIS PLAT AND ALL RIGHTS RESERVED TO THE STATE OF TEXAS IN AND UNDER SUCH STREETS AND ALLEYS WHICH ARE RESERVED TO THE STATE OF TEXAS BY THE ABOVE PLAT. IT IS THE INTENT OF THIS RESERVATION THAT EACH LOT HAVE AN ADEQUATE ACCESS TO THESE STREETS AND ALLEYS FOR THE PURPOSES AND INTENT OF THIS RESERVATION.

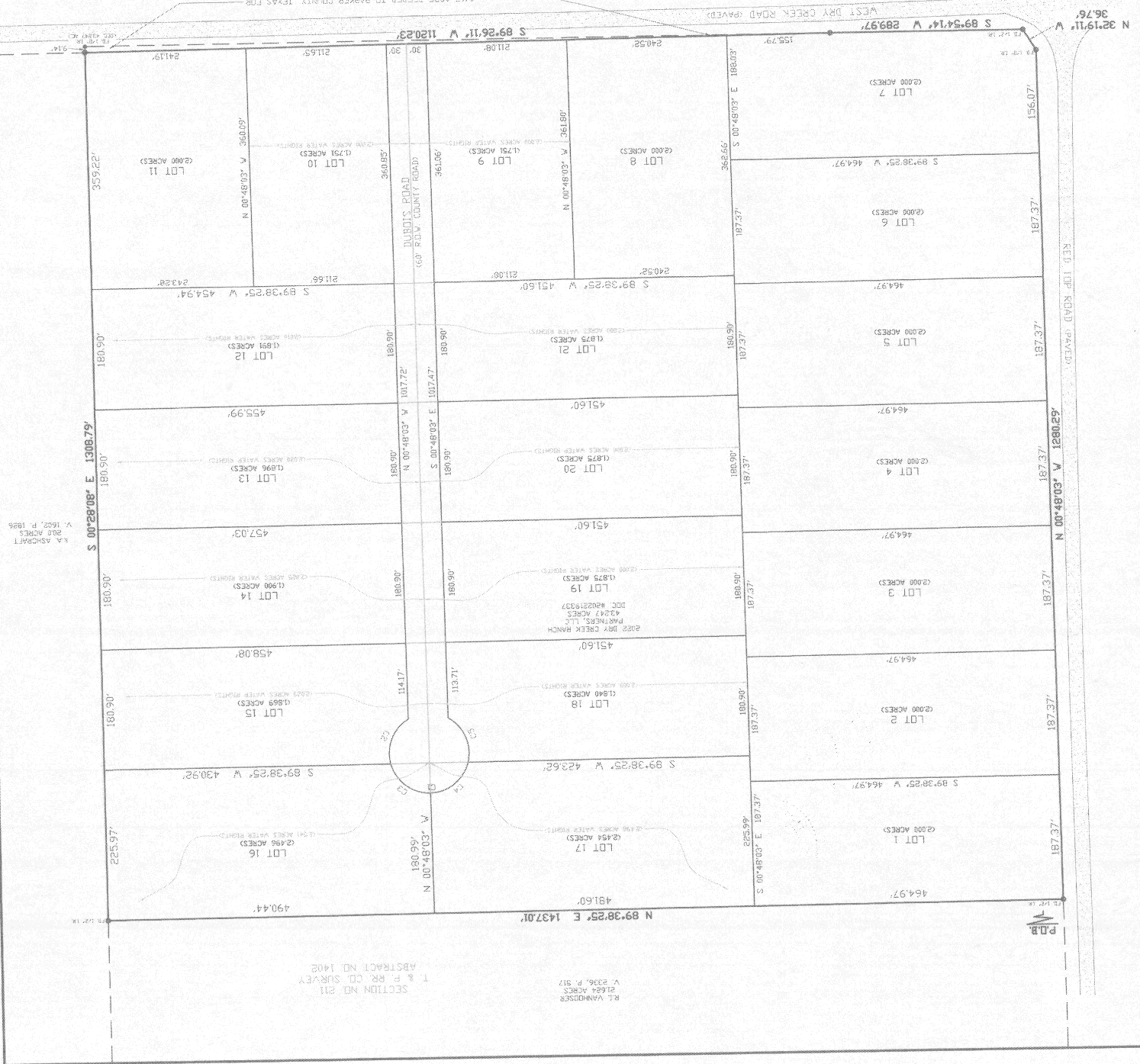
BEARING BASIS  
 TEXAS STATE PLANT COORDINATE SYSTEM, NAD83  
 NORTH CENTRAL TX ZONE, UTM SURVEY FOOT  
 NOTE: ALL DISTANCES ARE SURFACE DISTANCES  
 ACCORDING TO FIRM MAP NO. 49632000000  
 DATED APRIL 9, 2019  
 NOTE: THIS PLAT IS NOT IN A FLOOD ZONE  
 UNLESS OTHERWISE NOTED  
 NOTE: ALL CONCRETS ARE SET PER T&E  
 WITH ONE INCH SPACING UNLESS  
 OTHERWISE NOTED  
 NOTE: SELLING A PORTION OF THIS PLAT BY METES AND  
 BOUNDS IS A VIOLATION OF TEXAS LAW AND  
 SHALL BE SUBJECT TO FINES OR OTHER PENALTIES  
 NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN  
 PLATED UNDER A REDEMPTION CERTIFICATE AS  
 SECTION 23.00000. THE BUYER IS ADVISED TO REVISION THE  
 SELLER AS TO THE SUBDIVISION AVAILABILITY  
 NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS  
 NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES  
 SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY  
 NOTE: TUBS ROAD LENGTH IS 1070 FEET

LOT	ACRES	AREA	PERCENT
LOT 1	2.000	2.000	4.621
LOT 2	2.000	2.000	4.621
LOT 3	2.000	2.000	4.621
LOT 4	2.000	2.000	4.621
LOT 5	2.000	2.000	4.621
LOT 6	2.000	2.000	4.621
LOT 7	2.000	2.000	4.621
LOT 8	2.000	2.000	4.621
LOT 9	2.000	2.000	4.621
LOT 10	2.000	2.000	4.621
LOT 11	2.000	2.000	4.621
LOT 12	2.000	2.000	4.621
LOT 13	2.000	2.000	4.621
LOT 14	2.000	2.000	4.621
LOT 15	2.000	2.000	4.621
LOT 16	2.000	2.000	4.621
LOT 17	2.000	2.000	4.621
LOT 18	2.000	2.000	4.621
LOT 19	2.000	2.000	4.621
LOT 20	2.000	2.000	4.621
LOT 21	2.000	2.000	4.621
TOTAL	43.300	43.300	100.000



202222272 PLAT Total Pages: 2

RIGHT-OF-WAY PURPOSES BY SEPARATE INSTRUMENT  
 WEST DRY CREEK ROAD (WAY) S 89°26'11" W 1120.23'



A. A. ASCHBART  
 200 ACRES  
 V. 1802, P. 1826

SECTION NO. 211  
 T. & P. RR. CO. SURVEY  
 ABSTRACT NO. 1402

R. L. VANHOUSER  
 2104 ACRES  
 V. 2396, P. 917

FINAL PLAT  
 DRY CREEK EAST  
 LOT 1 THRU LOT 21

F265



FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
 Lita Deake, County Clerk  
 06/14/2022 08:40 AM  
 Parker County, Texas

Philip E. Colvin, Jr., R.P.L.S. No. 8258  
 JN2398 22509 ord FN22837-38



Signature  
 \_\_\_\_\_  
 2022

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and in the capacity stated.

STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and in the capacity stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Printed  
 \_\_\_\_\_  
 Title  
 R.P. Commercial Land

Signature  
 \_\_\_\_\_

LIEN HOLDER STATEMENT  
 FIRST FINANCIAL BANK, N.A., as lien holder of this property, does hereby consent to the plating of this property as indicated hereon and for the purposes and consideration as stated.



Signature  
 \_\_\_\_\_

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration herein expressed and in the capacity stated.

COUNTY OF PARKER  
 STATE OF TEXAS

LEGAL DESCRIPTION  
 Of a 43.130 acres tract of land out of Section No. 211, T. & P. RR. Co. Survey, Abstract No. 1402, Parker County, Texas, being part of a certain 43.247 acres tract described in Document No. 202219337 Parker County, Texas, and being further described by metes and bounds as follows:  
 Beginning at a found 1/2" from rod at the northwest corner of said 43.247 acres tract and in the east line of Red Top Road (paved) and at the southwest corner of a certain 1.621 acres tract described in Volume 2336, Page 517 of the Official Records, for the northwestern corner of this tract.  
 Whence the northwest corner of said section No. 211 is called to bear N. 00 deg. 48 min. 03 sec. W. 646.03 feet, N. 00 deg. 21 min. 06 sec. E. 1631.29 feet and S. 88 deg. 46 min. 54 sec. W. 30.00 feet.  
 Thence N. 89 deg. 38 min. 25 sec. E. 1437.01 feet to a found 1/2" from rod at the most southerly southeast corner of said 21.624 acres tract and in the west line of a certain 20.0 acres tract described in Volume 1602, Page 1826 of the Real Records, for the northeast corner of this and said 43.247 acres tract.  
 Thence S. 00 deg. 28 min. 08 sec. E. 1308.79 feet along the west line of said 20.0 acres tract to a set 1/2" from rod with cap (PRICE SURVEYING) in the north right of way line of West Dry Creek Road (paved) and in the east line of said 43.247 acres tract for the southeast corner of this tract. Whence a 9.14 feet.  
 Thence S. 89 deg. 26 min. 11 sec. W. 1120.23 feet along the north right of way line of said West Dry Creek Road to a set 1/2" from rod with cap (PRICE SURVEYING) in the south line of said 43.247 acres tract for a corner of this tract.  
 Thence S. 89 deg. 54 min. 14 sec. W. 289.97 feet along the north line of said West Dry Creek Road and with the south line of said 43.247 acres tract to a found 1/2" from rod for the most southerly southwest corner of this and said 43.247 acres tract.  
 Thence N. 32 deg. 19 min. 11 sec. W. 36.76 feet to a found 1/2" from rod in the east line of said Red Top Road for the most westerly southwest corner of this and said 43.247 acres tract.  
 Thence N. 00 deg. 48 min. 03 sec. W. 1280.29 feet to the place of beginning.

THE STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS  
 ON THIS THE 13 DAY OF June, 2022

COUNTY JUDGE  
 \_\_\_\_\_  
 COMR. PRECINCT #1  
 \_\_\_\_\_  
 COMR. PRECINCT #2  
 \_\_\_\_\_  
 COMR. PRECINCT #3  
 \_\_\_\_\_  
 COMR. PRECINCT #4  
 \_\_\_\_\_

EXECUTED THIS THE 6TH DAY OF June 2022

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any incorporated City or Town.  
 That I, 2022 DRY CREEK RANCH PARTNERS, L.L.C., the owner of the land shown hereon, do hereby adopt this plan for plating the same according to the lines, lots, streets and easements shown, and designate said plat as DRY CREEK EAST. This plat being a subdivision of 43.130 acres out of Section No. 211, T. & P. RR. Co. Survey, Abstract No. 1402, Parker County, Texas, by the recordation of this plat do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.  
 I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any incorporated City or Town.

OWNERS CERTIFICATE

BY: \_\_\_\_\_  
 TIM BUFFINGTON, Manager