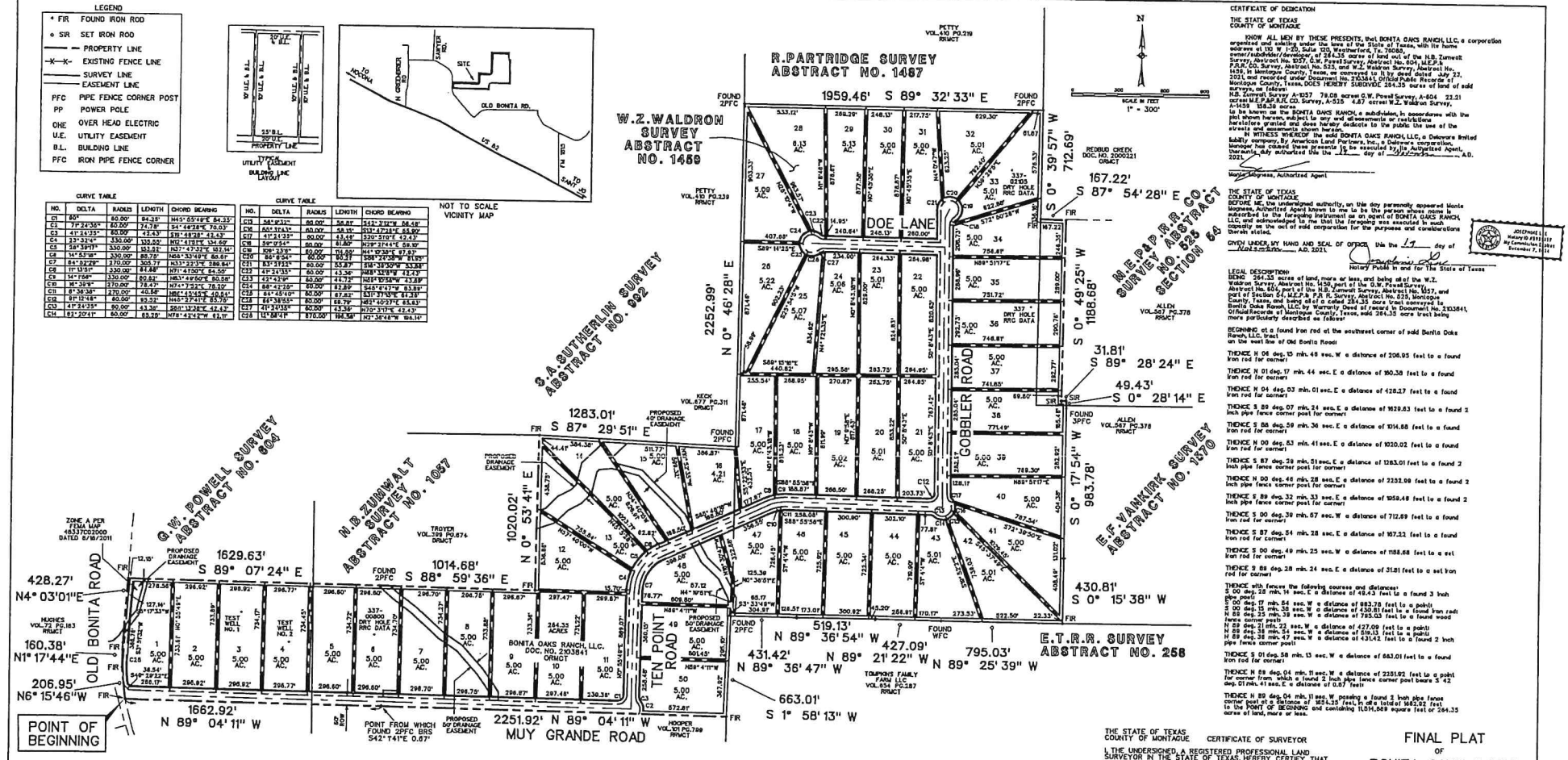

NOTES:
1. Blocking the flow of water or construction improvements in drainage easements, and filing or obstruction of the flood way is prohibited.
2. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
3. Montague County will not be responsible for the maintenance and operation of said drainage ways for or the control of erosion.
4. Montague County will not be responsible for any damage, personal injury or loss of life or property, occasioned by flooding or flooding conditions.
5. Bearings referenced to NAD-83 North Central Texas Zone (4202).
6. Topographical contour lines derived from GPS observations.
Elevation Datum is NAVD 1988.
7. All iron rods set are ½" iron rods with a yellow plastic cap stamped SES RPLS 5550.
8. Montague County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owner shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Montague County from all claims, damages and losses arising out of or resulting from performance of the obligation of said owners set forth in this paragraph.
9. No portion of this property lies within the extraterritorial jurisdiction of any incorporated city.
10. According to the Flood Hazard Boundary Map 48337C0200D dated August 16, 2011, furnished by the Federal Emergency Agency this area lies within Zone X areas determined to be outside 0.2% annual change flood plain unless otherwise noted.
11. Construction not completed within two years of the recording date shall be subject to current County Standards and regulations. The County may require the subdivision to be replatted.
12. Front Building lines shall be 25 feet, sides shall be 10 feet, and rear building lines shall be 20 feet.
13. Well and Septic Set Back Lines shall be 50' from all property lines.
14. Utility easements shall be 20 feet on front lines and 10 feet on side and 20 feet wide on rear lines.
15. Utility easements along all existing power lines shall be 20 feet wide lying 10 feet on each side of the existing power lines, unless otherwise noted.
16. All adjoining property land use is agricultural.
17. Total length of proposed road: 9173 ft.
18. Land use of proposed lots is residential.
19. Gas Acreage: 5.2 ft of 264.35 Acres

In approving this plat by the Commissioners Court of Montague County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Montague County.

Owner/subdivider/developer or Representative — Date 11-19-21

THE COMMISSIONERS COURT OF MONTAGUE COUNTY, TEXAS, ON 12-13-21 2021, VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY:
COUNTY JUDGE
COMMISSIONER PRECINCT 1
COMMISSIONER PRECINCT 2
COMMISSIONER PRECINCT 3
COMMISSIONER PRECINCT 4
ATTEST: COUNTY CLERK

UTILITIES
Water: Supplied by On Site Wells
Sewer: supplied by On Site System
Electric: supplied by Cooke County Electric Coop

OWNER/DEVELOPER:
BONITA OAKS RANCH, LLC.
ATTN: Monte Magness
Dennis Jones(210) 336-6420
Authorized Representatives
110 W I-20 Suite 120
Weatherford, Tx 76086
mmagness@nplic.com
djones@nplic.com

ENGINEER/SURVEYOR
JASON G. SWAIM
RPLS #5550
506 N MASON ST
BOWIE, TEXAS 78230
940-531-0047

PREPARED BY:
SWAIM
ENGINEERING & SURVEYING
CONTACT: JASON G. SWAIM
ADDRESS: 506 N MASON ST
BOWIE, TEXAS 78230
PHONE: (940) 872-5075
jswaim@swaimengineering.com

CERTIFICATE OF DEDICATION
THE STATE OF TEXAS
COUNTY OF MONTAGUE

KNOW ALL MEN BY THESE PRESENTS, that BONITA OAKS RANCH, LLC, a corporation organized and existing under the laws of the State of Texas, with its home address at 110 W I-20, Suite 120, Weatherford, Tx. 76086, owner/subdivider/developer of 264.35 acres of land out of the N.B. Zumwalt Survey, Abstract No. 1057, G.W. Powell Survey, Abstract No. 604, M.E.P.& P.R.R. Co. Survey, Abstract No. 525, and W.Z. Waldron Survey, Abstract No. 1459, in Montague County, Texas, as conveyed to it by deed dated July 23, 2021, and recorded under Document No. 2103841, Official Public Records of Montague County, Texas, DOES HEREBY SUBDIVIDE 264.35 acres of land of said surveys, as follows:
N.B. Zumwalt Survey A-1057 79.08 acres G.W. Powell Survey, A-604 22.21 acres M.E.P.&P.R.R.CO. Survey, A-525 4.87 acres W.Z. Waldron Survey, A-1459 158.19 acres
to be known as the BONITA OAKS RANCH, a subdivision, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.
IN WITNESS WHEREOF the said BONITA OAKS RANCH, LLC, a Delaware limited liability company, By American Land Partners, Inc., a Delaware corporation, Manager has caused these presents to be executed by its Authorized Agent, Thereunto, duly authorized this the 19 day of November, A.D. 2021.

Monte Magness, Authorized Agent

THE STATE OF TEXAS
COUNTY OF MONTAGUE
BEFORE ME, the undersigned authority, on this day personally appeared Monte Magness, Authorized Agent known to me to be the person whose name is subscribed to the foregoing instrument as an agent of BONITA OAKS RANCH, LLC, and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19 day of November, A.D. 2021.

Notary Public in and for The State of Texas

LEGAL DESCRIPTION:
BEING 264.35 acres of land, more or less, and being all of the W.Z. Waldron Survey, Abstract No. 1459, part of the N.B. Zumwalt Survey, Abstract No. 1057, part of Section 54, M.E.P.& P.R.R. Survey, Abstract No. 525, Montague County, Texas, and being all of a called 264.35 acre tract conveyed to Bonita Oaks Ranch, LLC by Warranty Deed of record in Document No. 2103841, Official Records of Montague County, Texas, said 264.35 acre tract being more particularly described as follows:

BEGINNING at a found iron rod at the southwest corner of said Bonita Oaks Ranch, LLC, tract on the east line of Old Bonita Road;
THENCE N 06 deg. 15 min. 48 sec. W a distance of 206.95 feet to a found iron rod for corner;
THENCE N 01 deg. 17 min. 44 sec. E a distance of 160.38 feet to a found iron rod for corner;
THENCE N 04 deg. 03 min. 01 sec. E a distance of 428.27 feet to a found iron rod for corner;
THENCE S 89 deg. 07 min. 24 sec. E a distance of 1629.63 feet to a found 2 inch pipe fence corner post for corner;
THENCE S 88 deg. 59 min. 36 sec. E a distance of 1014.68 feet to a found iron rod for corner;
THENCE N 00 deg. 53 min. 41 sec. E a distance of 1020.02 feet to a found iron rod for corner;
THENCE S 87 deg. 29 min. 51 sec. E a distance of 1283.01 feet to a found 2 inch pipe fence corner post for corner;
THENCE N 00 deg. 46 min. 28 sec. E a distance of 2252.99 feet to a found 2 inch pipe fence corner post for corner;
THENCE S 89 deg. 32 min. 33 sec. E a distance of 1959.46 feet to a found 2 inch pipe fence corner post for corner;
THENCE S 00 deg. 39 min. 57 sec. W a distance of 712.69 feet to a found iron rod for corner;
THENCE S 87 deg. 54 min. 28 sec. E a distance of 167.22 feet to a found iron rod for corner;
THENCE S 00 deg. 49 min. 25 sec. W a distance of 1188.68 feet to a set iron rod for corner;
THENCE S 89 deg. 28 min. 24 sec. E a distance of 31.81 feet to a set iron rod for corner;
THENCE with fences the following courses and distances:
S 00 deg. 28 min. 14 sec. E a distance of 49.43 feet to a found 3 inch pipe post;
S 00 deg. 17 min. 54 sec. W a distance of 983.78 feet to a point;
S 00 deg. 15 min. 38 sec. W a distance of 430.81 feet to a found iron rod;
N 88 deg. 25 min. 39 sec. W a distance of 795.03 feet to a found wood fence corner post;
N 89 deg. 21 min. 22 sec. W a distance of 427.09 feet to a point;
N 89 deg. 36 min. 54 sec. W a distance of 519.13 feet to a point;
N 89 deg. 36 min. 47 sec. W a distance of 431.42 feet to a found 2 inch pipe fence corner post;
THENCE S 01 deg. 58 min. 13 sec. W a distance of 663.01 feet to a found iron rod for corner;
THENCE N 89 deg. 04 min. 11 sec. W a distance of 2251.92 feet to a point for corner from which a found 2 inch pipe fence corner post bears S 42 deg. 01 min. 41 sec. E a distance of 0.67 feet;
THENCE N 89 deg. 04 min. 11 sec. W passing a found 2 inch pipe fence corner post at a distance of 1654.29 feet, in all a total of 1662.92 feet to the POINT OF BEGINNING and containing 11,514,869 square feet or 264.35 acres of land, more or less.

THE STATE OF TEXAS
COUNTY OF MONTAGUE
CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

11-19-21
JASON G SWAIM RPLS #5550

STATE OF TEXAS COUNTY OF MONTAGUE
This instrument was acknowledged before me on this 19 day of November, 2021, by Jason G. Swaim.

Notary Public, State of Texas

FINAL PLAT
OF
BONITA OAKS RANCH
LOTS 1-50
BEING 264.35 ACRES
BEING PART OF
N.B.ZUMWALT SURVEY ABSTRACT NO. 1057
AND PART OF
G.W.POWELL SURVEY ABSTRACT NO.604
AND PART OF
M.E.P&P.R.R.CO. SURVEY ABSTRACT NO.525
AND ALL OF
W.Z.WALDRON SURVEY ABSTRACT NO.1459
MONTAGUE COUNTY, TX
NOVEMBER 10, 2021