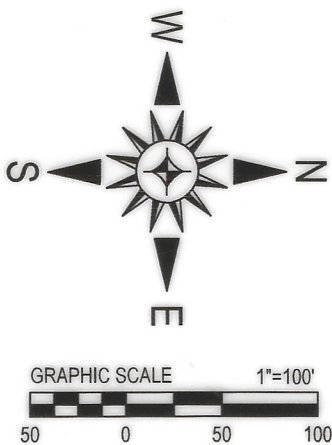
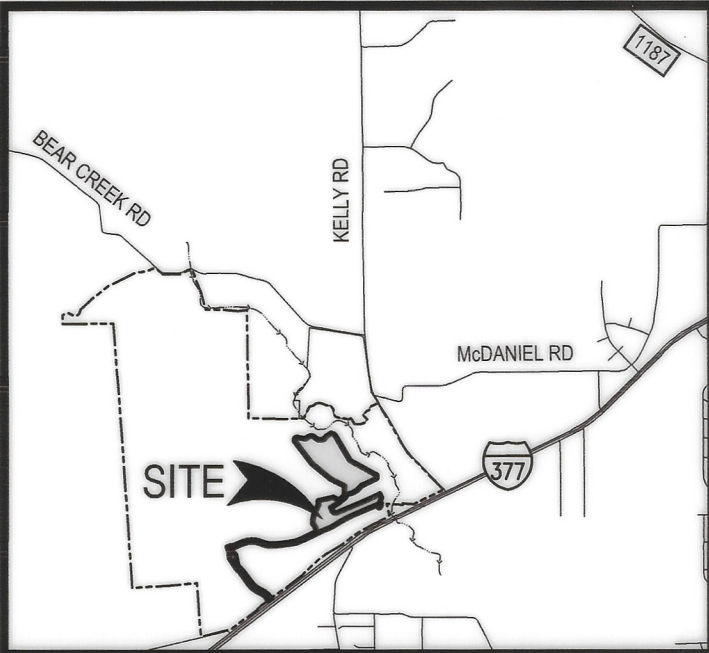


NOTE:  
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084  
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED  
UPON COMPLETION OF THE CONSTRUCTION OF THE STREETS AND UTILITIES, ALL LOT CORNERS SHALL BE MARKED WITH A 1/2" CAPPED IRON ROD SET WITH CAP STAMPED "BARRON STARK".

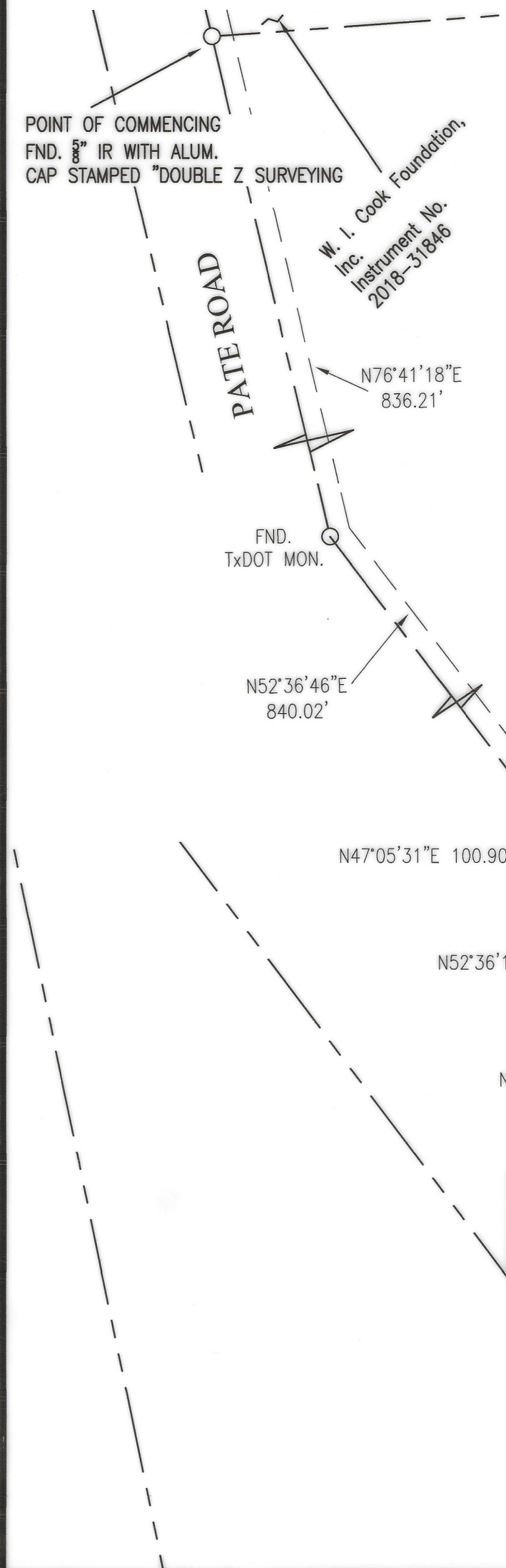


10291  
AL  
M-22

20159.007.000.00  
20514.002.000.00



LOCATION MAP



Owner:  
Kelly Ranch Estates  
As Recorded Under Instrument  
Number 202240961

Δ 15°40'25"  
R 340.00'  
L 93.01  
T 46.80  
Ch B N40°19'35"W  
Ch L 92.72'

Δ 11°59'00"  
R 960.00'  
L 200.78  
T 100.76  
Ch B N42°10'17"W  
Ch L 200.42'

Δ 37°09'05"  
R 260.00'  
L 168.59  
T 87.38  
Ch B S28°26'43"E  
Ch L 165.65'

Δ 10°50'29"  
R 1040.00'  
L 196.79  
T 98.69  
Ch B S41°36'01"E  
Ch L 196.49'

Δ 30°59'54"  
R 640.00'  
L 346.25  
T 177.48  
Ch B N51°40'44"W  
Ch L 342.05'

Δ 30°59'54"  
R 560.00'  
L 302.97  
T 155.29  
Ch B S51°40'44"E  
Ch L 299.29'

Δ 22°26'44"  
R 560.00'  
L 219.38  
T 111.11  
Ch B N55°57'19"W  
Ch L 217.98'

Δ 29°47'34"  
R 640.00'  
L 332.79  
T 170.25  
Ch B S52°16'54"E  
Ch L 329.05'

Point Of Beginning  
N = 6,899,338.99  
E = 2,249,765.59

CENTERLINE CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	311.99'	600.00	29°47'34.11"	N52°16'53.53"W	308.49'
C2	324.61'	600.00	30°59'53.87"	N51°40'43.64"W	320.67'
C3	205.51'	1000.00	11°46'28.58"	N42°04'01.00"W	205.14'
C4	140.19'	300.00	26°46'28.58"	N34°34'01.00"W	138.92'

Owner:  
Kelly Ranch Estates  
As Recorded Under Instrument  
Number 202240961

B.B.B. & C. RR. CO. SURVEY  
ABSTRACT NO. 159

- GENERAL NOTES:
- All lots in this subdivision are subject to the following building line setbacks:  
Front Building Line = 35 feet  
Rear Building Line = 30 feet  
Side Building Line = 10 feet
  - Unless noted otherwise on the face of the plat, all lots within this subdivision have a 5' drainage easement along the front, rear, and side lot lines.
  - Unless noted otherwise on the face of the plat, all lots within this subdivision have 10' utility easement along lot frontage.
  - Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
  - Project is not located within the ETJ of any incorporated municipality.
  - Total Number of Single Family Residential Lots = 65 &  
Total Number of HOA Lots = 3.
  - Any reference to the 100 year flood plain or flood hazard zones are an estimate based on the data shown on the flood insurance rate map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. according to the flood insurance rate map for Parker County, Texas, dated April 05, 2019 map No. 48367C0550F, and for Parker County, Texas, the property described herein does not appear to lie within a special flood hazard area.
  - Block C, Lots 38X and 39X are designated oil/gas easement lots and are to be owned and maintained by the HOA. All streets within this plat, other than the initial 1483 linear feet of Avanzada Trail, are platted as private access easements, Lot 71, Block D, and are to be owned and maintained by the HOA.
  - Total centerline linear street length = 1,483' (Public ROW).
  - Total centerline linear street length = 9,397' (Private ROW).
  - All private streets will be owned and maintained by Homeowner's Association.
  - Water & Sewer service will be provided by the Cresson Crossroads MUD No. 2.
  - P.A., P.U. & D.E. = Private Access (P.A.), Public Utility (P.U.) & Drainage Easement (D.E.).

CENTERLINE LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	31.02'	N37°23'06.48"W

FINAL Plat

Lots 1 thru 15, Block A, Lots 1 thru 7, Block B  
Lots 1 thru 37, 38X and 39X Block C  
Lots 1 thru 6 and 7X, Block D  
**AVANZADA PHASE 1A**  
Unincorporated Parker County, Texas  
Being 56.51 Acres Situated in the  
B.B.B. & C. RR. CO. SURVEY, Abstract No. 159  
and  
H. GWYN SURVEY, Abstract No. 514  
Parker County, Texas

JULY, 2023

JOB No. 474-10091  
JULY, 2023

SHEET  
1 of 6

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

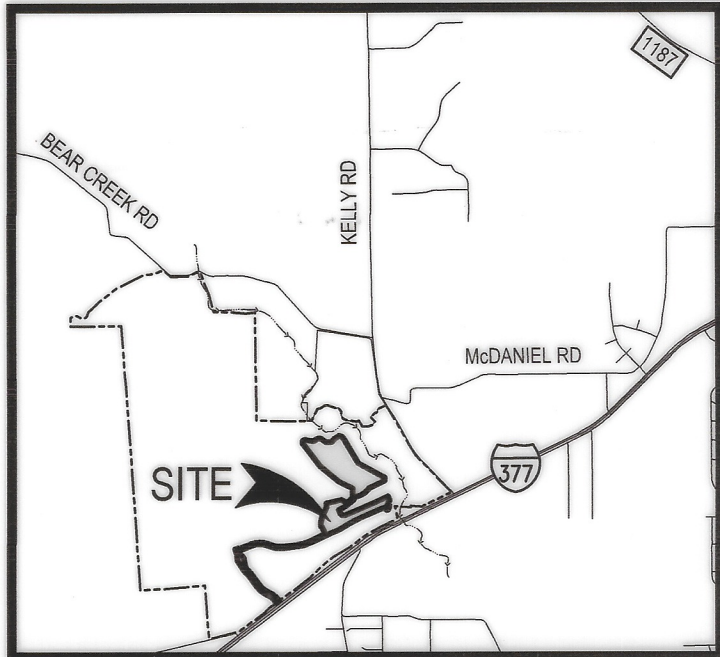


OWNER:  
KELLY RANCH ESTATES, LLC  
1800 LONE OAK ROAD, SUITE 8  
WEATHERFORD, TX 76086  
209-329-5733

FILED FOR RECORD  
PLAT RECORDS, PARKER COUNTY, TEXAS  
CABINET **F**, SLIDE **542**  
DATE **8-15-2023**

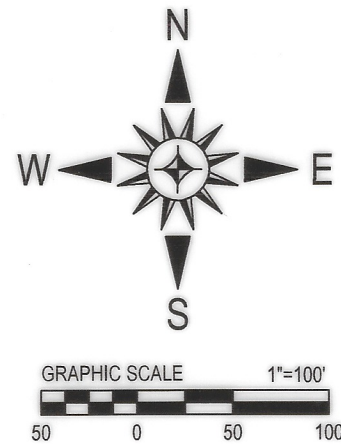
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DATE: 7/23/2023 1:35 PM  
FILE NAME: N:\BARRON STARK\SWIFT ENG\474 - AVANZADA PH 1A.DWG  
PLOTTER: HP DesignJet T1100e  
PLOT SCALE: 1"=100'





LOCATION MAP

**NOTE:**  
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084  
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED  
  
UPON COMPLETION OF THE CONSTRUCTION OF THE STREETS AND UTILITIES, ALL LOT CORNERS SHALL BE MARKED WITH A 1/2" CAPPED IRON ROD SET WITH CAP STAMPED "BARRON STARK".

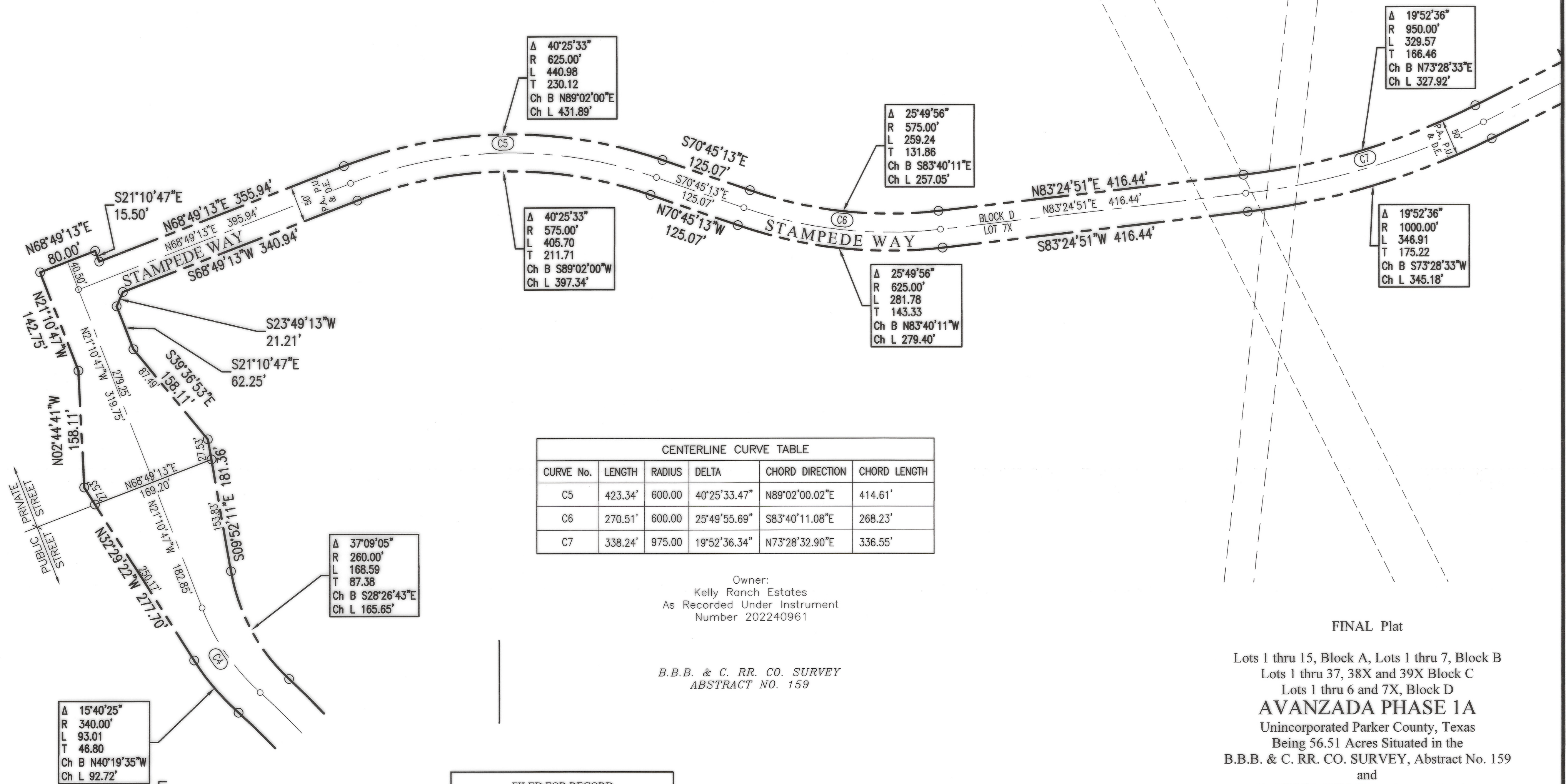


B.B.B. & C. RR. CO. SURVEY  
ABSTRACT NO. 159

Owner:  
Kelly Ranch Estates  
As Recorded Under  
Instrument Number 202240961

MAGELLAN  
GAS EASEMENT

40' ATMOS GAS LINE ESMT.  
INST. No. 2013-13321



CENTERLINE CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C5	423.34'	600.00	40°25'33.47"	N89°02'00.02"E	414.61'
C6	270.51'	600.00	25°49'55.69"	S83°40'11.08"E	268.23'
C7	338.24'	975.00	19°52'36.34"	N73°28'32.90"E	336.55'

Owner:  
Kelly Ranch Estates  
As Recorded Under Instrument  
Number 202240961

B.B.B. & C. RR. CO. SURVEY  
ABSTRACT NO. 159

FINAL Plat

Lots 1 thru 15, Block A, Lots 1 thru 7, Block B  
Lots 1 thru 37, 38X and 39X Block C  
Lots 1 thru 6 and 7X, Block D  
**AVANZADA PHASE 1A**  
Unincorporated Parker County, Texas  
Being 56.51 Acres Situated in the  
B.B.B. & C. RR. CO. SURVEY, Abstract No. 159  
and  
H. GWYN SURVEY, Abstract No. 514  
Parker County, Texas

JOB No. 474-10091  
JULY, 2023

SHEET  
2 of 6

USER: ZACHARY STEVENSON  
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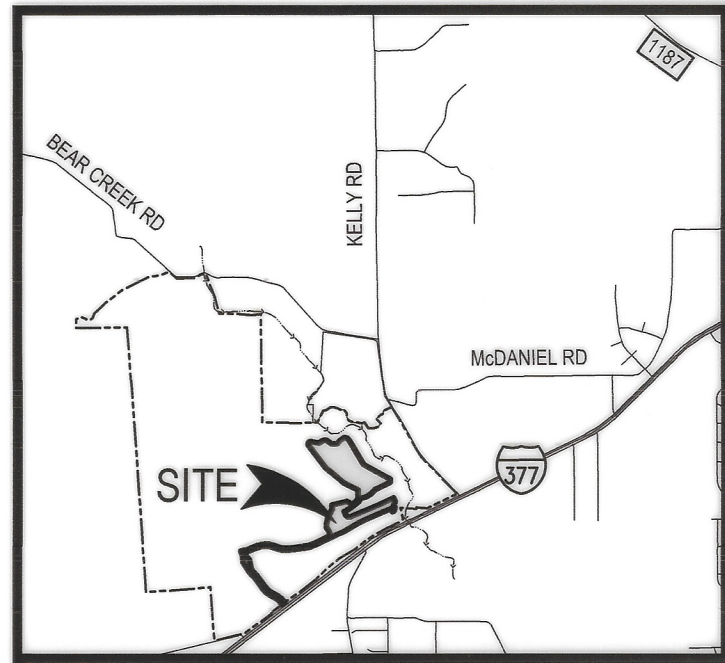
6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

**B**  
**Barron-Stark**  
Engineers

OWNER:  
KELLY RANCH ESTATES, LLC  
1800 LONE OAK ROAD, SUITE 8  
WEATHERFORD, TX 76086  
209-329-5733

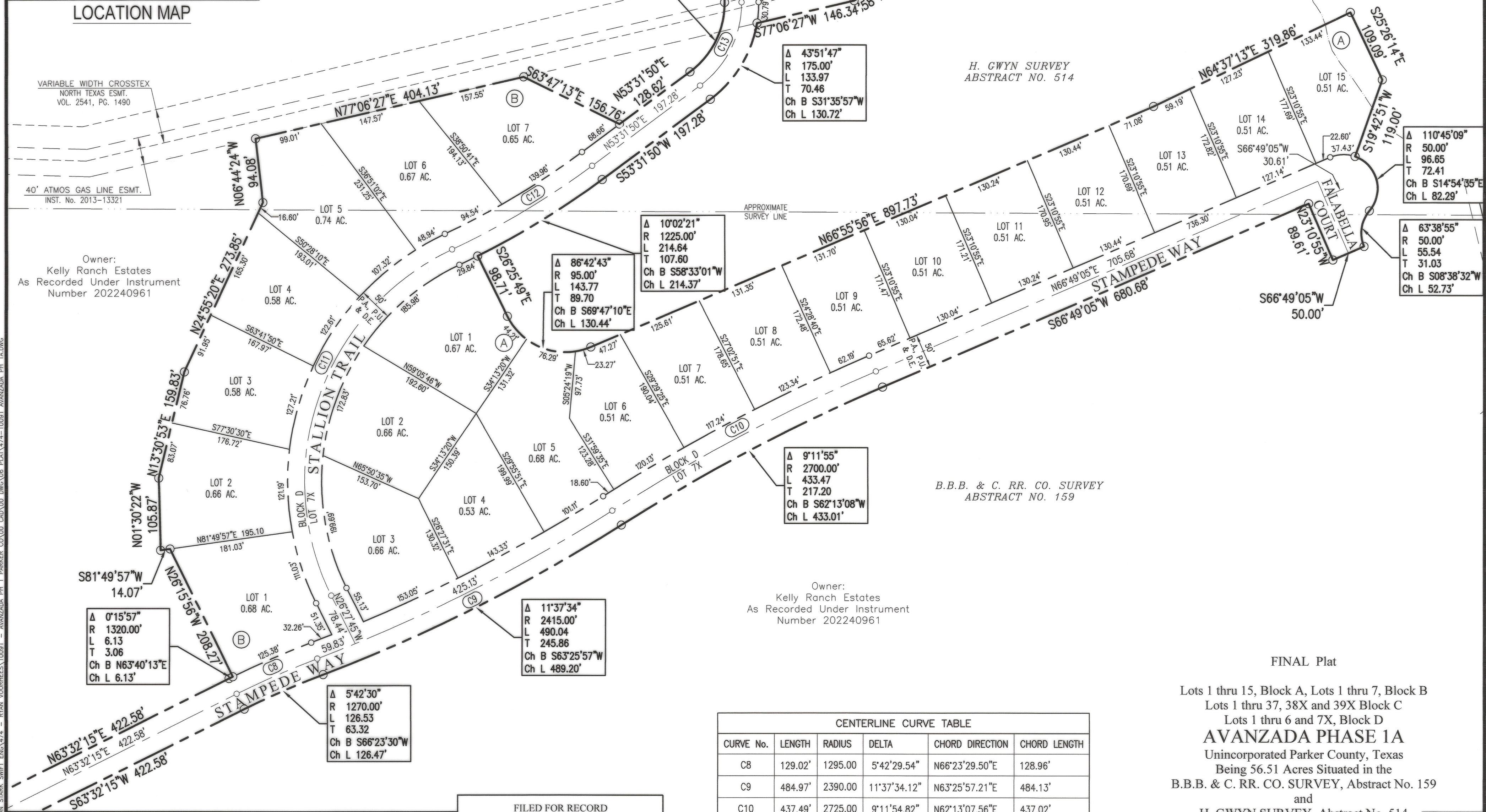
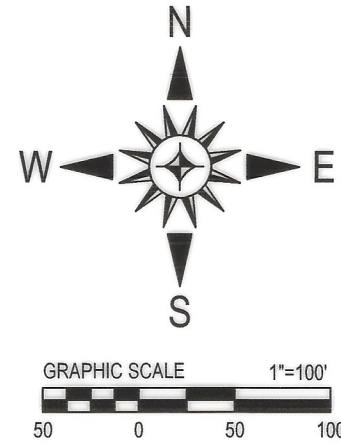
FILED FOR RECORD  
PLAT RECORDS, PARKER COUNTY, TEXAS  
CABINET F, SLIDE 542  
DATE 8-15-2023





LOCATION MAP

**NOTE:**  
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**OWNER:**  
**KELLY RANCH ESTATES, LLC**  
1800 LONE OAK ROAD, SUITE 8  
WEATHERFORD, TX 76086  
209-329-5733

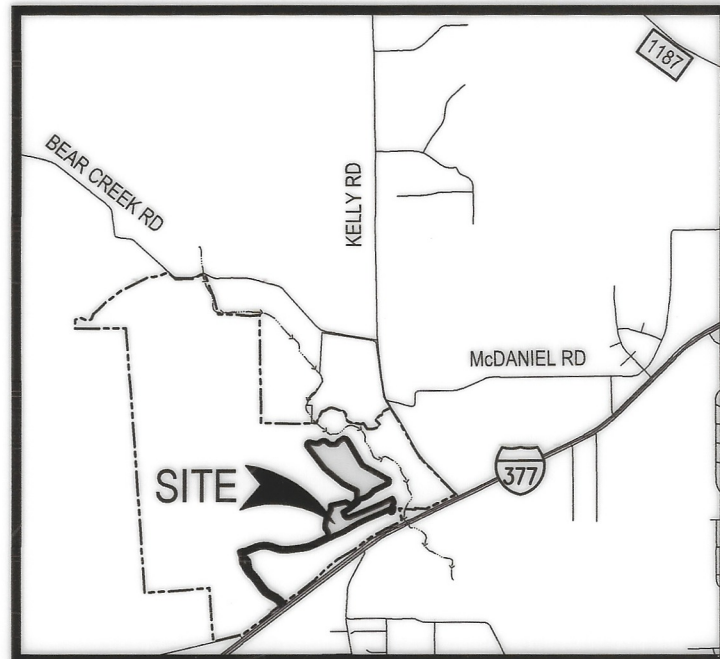
FILED FOR RECORD  
PLAT RECORDS, PARKER COUNTY, TEXAS  
CABINET **F**, SLIDE **542**  
DATE **8-15-2023**

CENTERLINE CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C8	129.02'	1295.00	5°42'29.54"	N66°23'29.50"E	128.96'
C9	484.97'	2390.00	11°37'34.12"	N63°25'57.21"E	484.13'
C10	437.49'	2725.00	9°11'54.82"	N62°13'07.56"E	437.02'
C11	598.40'	375.00	91°25'41.96"	N19°15'05.71"E	536.90'
C12	239.50'	1200.00	11°26'06.31"	N59°14'53.53"E	239.10'

FINAL Plat  
  
Lots 1 thru 15, Block A, Lots 1 thru 7, Block B  
Lots 1 thru 37, 38X and 39X Block C  
Lots 1 thru 6 and 7X, Block D  
**AVANZADA PHASE 1A**  
Unincorporated Parker County, Texas  
Being 56.51 Acres Situated in the  
B.B.B. & C. RR. CO. SURVEY, Abstract No. 159  
and  
H. GWYN SURVEY, Abstract No. 514  
Parker County, Texas  
  
JULY, 2023

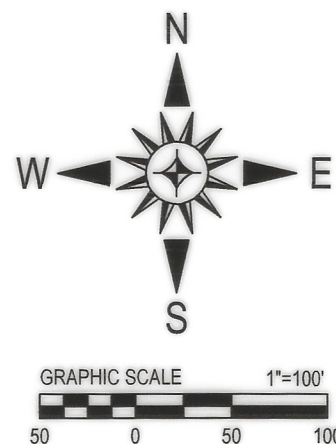
JOB No. 474-10091  
JULY, 2023  
  
SHEET  
3 of 6





LOCATION MAP

**NOTE:**  
○ OPEN CIRCLE INDICATES 1/2" CAPPED  
IRON ROD SET / FOUND STAMPED  
C.F. STARK, RPLS 5084  
● SOLID CIRCLE INDICATES CONTROL  
MONUMENT FOUND AS LABELED  
UPON COMPLETION OF THE CONSTRUCTION  
OF THE STREETS AND UTILITIES, ALL LOT CORNERS  
SHALL BE MARKED WITH A 1/2" CAPPED IRON ROD  
SET WITH CAP STAMPED "BARRON STARK".



Owner:  
Kelly Ranch Estates  
As Recorded Under Instrument  
Number 202240961

H. GWYN SURVEY  
ABSTRACT NO. 514

Δ 53°56'36"  
R 125.00'  
L 117.69  
T 63.61  
Ch B N26°33'32"E  
Ch L 113.39'

Δ 43°51'47"  
R 175.00'  
L 133.97  
T 70.46  
Ch B S31°35'57"W  
Ch L 130.72'

Δ 127°42'26"  
R 70.00'  
L 156.02  
T 142.60  
Ch B S00°08'02"E  
Ch L 125.67'

Owner:  
Kelly Ranch Estates  
As Recorded Under Instrument  
Number 202240961

Owner:  
Kelly Ranch Estates  
As Recorded Under Instrument  
Number 202240961

H. GWYN SURVEY  
ABSTRACT NO. 514

FINAL Plat

Lots 1 thru 15, Block A, Lots 1 thru 7, Block B  
Lots 1 thru 37, 38X and 39X Block C  
Lots 1 thru 6 and 7X, Block D  
**AVANZADA PHASE 1A**  
Unincorporated Parker County, Texas  
Being 56.51 Acres Situated in the  
B.B.B. & C. RR. CO. SURVEY, Abstract No. 159  
and

H. GWYN SURVEY, Abstract No. 514  
Parker County, Texas

JOB No. 474-10091  
JULY, 2023

SHEET  
4 of 6

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com



OWNER:  
KELLY RANCH ESTATES, LLC  
1800 LONE OAK ROAD, SUITE B  
WEATHERFORD, TX 76086  
209-329-5733

FILED FOR RECORD  
PLAT RECORDS, PARKER COUNTY, TEXAS

CABINET **F**, SLIDE **542**  
DATE **8-15-2023**

CENTERLINE CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	141.22'	150.00	53°56'36.32"	N26°33'32.21"E	136.07'

JULY, 2023

USER: ZACHARY STEVENSON  
PLOTTED ON: 8/17/2023 1:48 PM  
FILE NAME: N:\BARRON STARK\SWIFT ENCL\474 - AVANZADA PH 1 PARKER CO\00 CAD\00 DWG\06 PLAT\474-10091 AVANZADA PH 1A.DWG



B.B.B. & C. RR. CO. SURVEY  
ABSTRACT NO. 159

Δ 59°28'07"  
R 90.00'  
L 93.41  
T 51.41  
Ch B N71°50'12"E  
Ch L 89.28'

Δ 83°40'53"  
R 130.00'  
L 189.87  
T 116.40  
Ch B N83°56'36"E  
Ch L 173.44'

Δ 63°13'38"  
R 135.00'  
L 148.98  
T 83.10  
Ch B S62°01'35"E  
Ch L 141.53'

Δ 139°08'58"  
R 70.00'  
L 170.00  
T 187.97  
Ch B N31°59'47"E  
Ch L 131.20'

Owner:  
Kelly Ranch Estates  
As Recorded Under Instrument  
Number 202240961

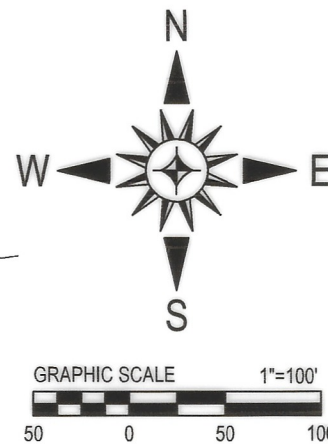
CENTERLINE CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C14	120.09'	175.00	39°19'10.52"	N20°04'21.21"W	117.75'
C15	96.05'	590.50	9°19'10.52"	N35°04'21.21"W	95.94'
C16	237.67'	209.50	65°00'00.00"	N62°54'45.95"W	225.13'
C17	369.79'	169.50	125°00'00.00"	S22°05'14.05"W	300.70'
C18	140.59'	89.50	90°00'00.00"	S85°24'45.95"E	126.57'
C19	37.61'	215.50	10°00'00.00"	N54°35'14.05"E	37.56'
C20	48.87'	200.00	14°00'00.00"	S82°35'14.05"W	48.75'

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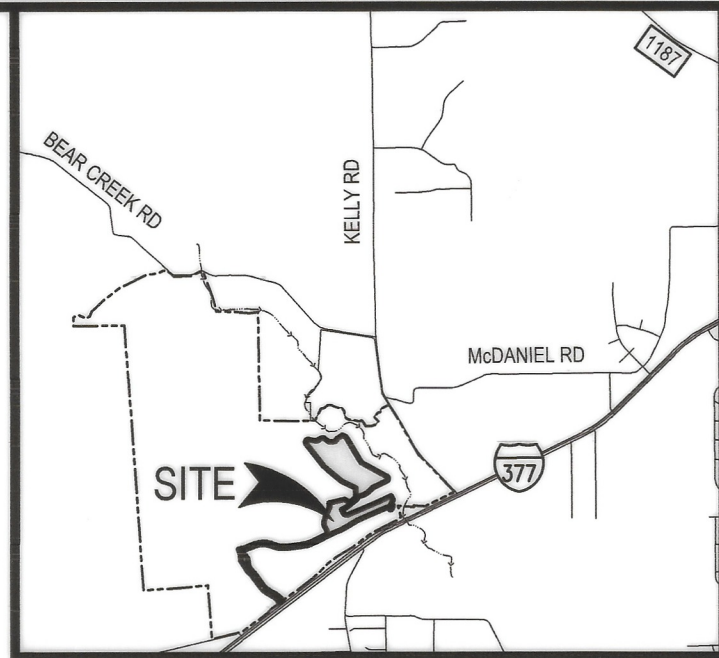


OWNER:  
KELLY RANCH ESTATES, LLC  
1800 LONE OAK ROAD, SUITE 8  
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209-329-5733

FILED FOR RECORD  
PLAT RECORDS, PARKER COUNTY, TEXAS  
CABINET **F**, SLIDE **542**  
DATE **8-15-2023**



**NOTE:**  
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IRON ROD SET / FOUND STAMPED  
C.F. STARK, RPLS 5084  
● SOLID CIRCLE INDICATES CONTROL  
MONUMENT FOUND AS LABELED  
UPON COMPLETION OF THE CONSTRUCTION  
OF THE STREETS AND UTILITIES, ALL LOT CORNERS  
SHALL BE MARKED WITH A 1/2" CAPPED IRON ROD  
SET WITH CAP STAMPED "BARRON STARK".



LOCATION MAP

H. GWYN SURVEY  
ABSTRACT NO. 514

VARIABLE WIDTH CROSSTEX  
NORTH TEXAS ESMT.  
VOL. 2541, PG. 1490

40' ATMOS GAS LINE ESMT.  
INST. No. 2013-13321

FINAL Plat

Lots 1 thru 15, Block A, Lots 1 thru 7, Block B  
Lots 1 thru 37, 38X and 39X Block C  
Lots 1 thru 6 and 7X, Block D  
**AVANZADA PHASE 1A**  
Unincorporated Parker County, Texas  
Being 56.51 Acres Situated in the  
B.B.B. & C. RR. CO. SURVEY, Abstract No. 159

and  
H. GWYN SURVEY, Abstract No. 514  
Parker County, Texas

JULY, 2023

JOB No. 474-10091  
JULY, 2023

SHEET  
5 of 6



USER: ZACHARY STEVENSON  
PLOTTED ON: 8/7/2023 1:28 PM  
FILE NAME: N:\BARRON STARK SWIFT ENG\474 -- AVANZADA, PH. 1 PARKER CO.00.DWG\06 PLAT\474--10091 AVANZADA, PH. 1A.DWG

STATE OF TEXAS        {}  
COUNTY OF PARKER        {}  
  
WHEREAS Kelly Ranch Estates, LLC is the Owner of the herein described tract more particularly described by metes and bounds as follows:  
  
LEGAL DESCRIPTION  
Being a 56.51 acre tract of land being situated in B.B.B. & C. RR. CO. Survey, Abstract No. 159 & the    H. Gweyn Survey Abstract No. 514, and being a portion of the Kelly Ranch Estates, LLC tract as recorded under Document Number 2022-40961 Deed Records, Parker County, Texas (D.R.P.C.T.);  
  
COMMENCING at a 5/8 inch iron rod found in the north line of Pate Road for the most southerly southwest corner of said Kelly Ranch Estates tract and the southeast corner of the W.I. Cook Foundation, Inc. tract as recorded in Instrument No. 2018-31846, Deed Records Parker County, Texas;  
  
Thence with the north line of Pate Road North 76°41'18" East a distance of 836.21 feet to a found TxDOT monument for the intersection of the Pate Road north line and the north line of US Highway 377 South;  
THENCE along the US Highway 377 South north line the following calls and distances;  
North 52°36'46" East a distance of 840.02 feet to a found TxDOT monument;  
North 47°05'31" East a distance of 100.90 feet to a found TxDOT monument;  
North 52°36'18" East a distance of 98.31 feet to a found TxDOT monument;  
North 58°10'53" East a distance of 101.94 feet to a found TxDOT monument;  
North 52°36'46" East a distance of 54.42 feet to a set 1/2 inch iron rod inscribed "Barron Stark" for the POINT OF BEGINNING;  
THENCE through the interior of the Kelly Ranch tract the following calls:  
  
NORTH 27°32'40" WEST, a distance of 104.17 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the right (concave southwesterly) having a radius of 560.00 feet;  
CONTINUING with said curve to the right a arc length of 219.38 feet passing through a central angle of 22°26'44" (having a chord bearing of NORTH 55°57'19" WEST, and a chord length of 217.98 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a reverse curve to the left and being concave northeasterly having a radius of 640.00 feet;  
CONTINUING with said curve to the left an   arc distance of 346.25 feet and passing through a central angle of 30°59'54" having a chord bearing of NORTH 51°40'44" WEST, and having a chord length of 342.05 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 36°10'47" WEST a distance of 287.13 to a set 1/2 inch capped iron rod inscribed "Barron Stark" to the beginning of a curve to the left (concave southwesterly) having a radius of 960.00;  
CONTINUING with said curve to the left an arc length of 200.78 passing through a central angle of 11°59'00" (having a chord bearing of NORTH 42°10'17" WEST, and a chord length of 200.42 feet) to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a reverse curve to the right (concave northeasterly) having a radius of 340.00 feet;  
CONTINUING with said curve to the right an arc length of 93.01 and passing through a central angle of 15°40'25" (having a chord bearing NORTH 40°19'35" WEST, a distance of 92.72 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 32°29'22" WEST, a distance of 277.70 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 02°44'41" WEST, a distance of 158.11 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set;  
NORTH 21°10'47" WEST, a distance of 142.75 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 68°49'13 EAST, a distance of 80.00 feet to a to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 21°10'47" EAST, a distance of 15.50 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 68°49'13" EAST, a distance of 355.94 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave south) having a radius of 625.00 feet;  
CONTINUING with said curve to the left an arc distance 440.98 feet passing through a central angle 40°25'33" (having a chord bearing of NORTH 89°02'00" EAST, a chord distance of 431.89 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 70°45'13" EAST, a distance of 125.07 feet   to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave northeasterly) having a radius 575.00 feet;  
CONTINUING with said curve to the left an arc distance of 259.24 feet passing through a central angle of 25°49'56" (having a chord bearing of SOUTH 83°40'11" EAST, a chord distance of 257.05 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 83°24'51" EAST, a distance of 416.44 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave northerly) having a radius of 950.00 feet;  
Continuing with said curve to the left having an arc length of 329.57 feet passing through a central angle of 19°52'36" (having a chord bearing of NORTH 73°28'33" EAST, having a chord distance of 327.92 feet) to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave northwesterly) having a radius of 950.00 feet;  
NORTH 63°32'15" EAST, a distance of 418.62 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" to the beginning of a curve to the right (concave southeasterly) having a radius of 3577.27 feet;  
CONTINUING with said curve to the left an arc length of 10.08 feet passing through a central angle of 0°09'41" (having a chord bearing of NORTH 63°37'05" EAST, a chord distance of 10.08 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 26°15'56" WEST,   a distance of 208.27 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 81°49'57" WEST, a distance of 14.07 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 01°30'22" WEST, a distance of 105.87 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 13°30'53" EAST, a distance of 159.83 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 24°55'20 EAST,   a distance of 273.85 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 06°44'24" WEST, a distance of 94.08 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 77°06'27" EAST, a distance of 404.13 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 63°47'13" EAST, a distance of 156.76 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 53°31'50" EAST, a distance of 128.62 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave northwesterly) having a radius of 125.0 feet;  
CONTINUING with said curve to the left having an arc length 113.39 feet passing through a central angle of 53°56'36" (having a chord bearing of NORTH 26°33'32" EAST, a chord bearing of 117.69 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 00°24'46" WEST, a distance of 192.78 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 63°47'14" WEST, a distance of 403.96 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 50°39'41" WEST, a distance of 632.31 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 37°34'43" WEST, a distance of 716.78 feet to a 1/2 inch capped iron rod inscribed "Barron Stark set at the

beginning of a curve to the right (concave southeasterly) having a radius of 70.00 feet;  
CONTINUING with said curve to the to the right having an arc length of 170.00 feet (having a chord bearing of NORTH 31°59'47" EAST, a chord distance of 131.20 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 78°25'44" EAST, a distance of 170.20 to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave northwesterly) having a radius of 90.00 feet;  
CONTINUING with said curve to the left an arc length of 93.41feet passing through a central angle of 59°28'07" (having a chord bearing of NORTH 71°50'12" EAST, having a chord length of 89.28 feet) to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a reverse curve having a radius of 130.00 feet;  
CONTINUING with said reverse curve having an arc length of 189.87 feet passing though a central angle of 83°40'53" (having a chord bearing of NORTH 83°56'36" EAST, a chord distance of 173.44 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 54°12'58" EAST, a distance of 135.86 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 84°35'14" EAST, a distance of 143.64 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 39°52'22" EAST, -a distance of 107.18 to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 57°34'56" EAST, a distance of 136.77 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave southwesterly) having a radius of 135.00 feet;  
CONTINUING with said curve to the left an arc length of 148.98 feet passing through a central angle of 63°13'38" (having a chord bearing of SOUTH 62°01'35" EAST, and a chord distance of 141.53 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 30°24'46" EAST, a distance of 738.60 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 61°56'08" EAST, a distance of 749.28 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the right (concave northwesterly) having a radius of 70.00 feet;  
CONINUING along the arc of said curve to the right an arc distance of 156.02 feet passing though a central angle of 127°42'26" (having a chord bearing of SOUTH 00°08'02" EAST, having a chord distance of 125.67 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 64°47'14" WEST, a distance of 389.99 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 45°59'38" WEST, a distance of 178.71 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 58°43'07" WEST, a distance of 151.86 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 77°06'27" WEST, a distance of 146.34 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the right (concave northwesterly) having a radius of 175.00 feet;  
CONTINUING along the arc of said curve to the left an arc length of 133.97 feet passing through a central angle of 43°51'47" (having a chord bearing of SOUTH 31°35'57" WEST, a chord distance of 130.72 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 53°31'50" WEST, a distance of 197.28 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to right (concave northwesterly) having a radius of 1225.00 feet;  
CONTINUING with said curve to the right having an arc length of 214.64 feet passing through a central angle of 10°02'21" (having a central   SOUTH 58°33'01" WEST, having a chord distance of 214.37 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 26°25'49" EAST, a distance of 98.71 feet to a to a set 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the right (concave northeasterly) having a radius of 95.00 feet;  
CONTINUING with said curve to the right having an arc length of 143.77 feet passing through a central angle of 86°42'43" (having a chord bearing of SOUTH 69°47'10" EAST, a chord distance of 130.44 feet) to a 1/2 inch capped iron rod inscribed "Barron Stark" set;  
NORTH 66°55'56" EAST, a distance of 897.73 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 64°37'13" EAST, a distance of 319.86 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 25°26'14" EAST, a distance of 109.09 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 19°42'51" WEST, a distance of 119.00 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the right (concave southwesterly) having a radius of 50.00 feet;  
CONTINUING with the arc of said curve to the right an arc length of 96.65 feet passing though a central angle of 110°45'09" ( having a chord bearing of SOUTH 14°54'35" EAST, a chord distance 82.29) to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left a (concave southeasterly) having a radius of 50.00 feet;  
CONTINUING with the arc of said curve to the left an arc length of 55.54 feet passing through a central angle of 63°38'55" (having a chord bearing of SOUTH 08°38'32" WEST, a chord distance of 52.73 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 66°49'05" WEST, a distance of 50.00 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 23°10'55" WEST, a distance of 89.61 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 66°49'05" WEST, a distance of 680.68 to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave southeasterly) having a radius of 2700.00 feet;  
CONTINUING with said curve to the left having an arc length of 433.47 feet passing through a central angle of 09°11'55" (having a chord bearing of SOUTH 62°13'08" WEST, and a chord distance of 433.01 feet) to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the right (concave northwesterly) having a radius of 2415.00 feet;  
CONTINUING with said curve to the right having an arc length of 490.04 feet passing through a central angle of 11°37'34" (having a chord bearing of SOUTH 63°25'57" WEST, and a chord distance of 489.20 feet) to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave southeasterly) having a radius of 1270.00 feet;  
CONTINUING with said curve to the left having an arc length of 126.53 feet passing through a central angle of 05°42'301" (having a chord bearing of SOUTH 66°23'30" WEST, and a chord distance of 126.47 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 63°32'15" WEST, a distance of 422.58 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the right (concave northerly) having a radius of 1000.00 feet;  
CONTINUING with said curve to the right having an arc length of 346.91 feet passing through a central angle of 19°52'36" (having a chord bearing of SOUTH 73°28'33" WEST, having a chord distance of 345.18 feet) to a set 1/2 iron rod inscribed "Barron Stark";  
SOUTH 83°24'51" WEST, a distance of 416.44 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the right (concave northerly) having a radius of 625.00;

CONTINUING with said curve to the right an arc length of 281.78 feet passing through a central angle of 25°49'56" (having a chord bearing of NORTH 83°40'11" WEST, having a chord distance of 279.40 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
NORTH 70°45'13" WEST, a distance of 125.07 feet to a 1/2 inch capped iron rod inscribed "Barron Stark set at the beginning of a curve to the left (concave southerly) having a radius of 575.00;  
CONTINUING along the arc of said curve to the left an arc length of 405.70 feet passing through a central angle of 40°25'33" (having a chord bearing of SOUTH 89°02'00" WEST, a chord distance of 397.34 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 68°49'13" WEST, a distance of 340.94 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 23°49'13" WEST, a distance of 21.21 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 21°10'47" EAST, a distance of 62.25 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 39°36'53" EAST, a distance of 158.11 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 09°52'11" EAST, a distance of 181.36 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave easterly) having a radius of 260.00 feet;  
CONTINUING with said curve to the left having an arc length of 168.59 feet passing though a central angle of 37°09'05" (having a chord bearing of SOUTH 28°26'43" EAST, a chord distance of 165.65 feet) to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a reverse curve having a radius 1040.00 feet;  
CONTINUING with said reverse curve an arc length of 196.79 feet passing through a central angle of 10°50'29" (having a chord bearing of SOUTH 41°36'01" EAST, having a chord distance of 196.49 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 36°10'47" EAST, a distance of 287.13 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the left (concave easterly) having a radius of 560.00 feet;  
CONTINUING with said curve to the left an arc length of 302.97 feet passing through a central angle of 30°59'54" (having a chord bearing of SOUTH 51°40'44" EAST, a chord distance of 299.29 feet) to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a reverse curve having a radius of 640.00 feet;  
CONTINUING with said reverse curve an arc length of 332.79 feet passing though a central angle of 29°47'34" (having a chord bearing of SOUTH 52°16'54" EAST, a chord distance of 329.05 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";  
SOUTH 37°23'06" EAST, a distance of 31.02 feet to a to a 1/2 inch capped iron rod inscribed "Barron Stark" set in the north right of way line of HWY 377 South;  
SOUTH 52°36'49" WEST, with the north right of way line of HWY 377 South a distance of 102.40 feet returning to the POINT OF BEGINNING and enclosing 2,461,383 square feet, 56.51 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

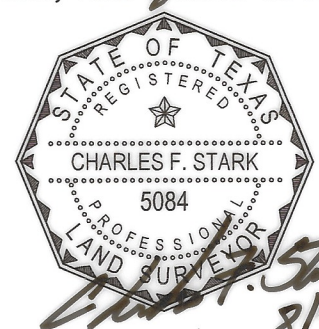
Kelly Ranch Estates, LLC does hereby dedicate the same to be known as Lots 1-15, Block A; Lots 1-7, Block B; Lots 1-37, 38X and 39X, Lot C; and Lots 1-6 and 7X, Block D, Avanzada Phase 1-A, and do hereby dedicate to the use of the public forever all Rights-Of-Way and utility easements shown hereon, for the purposes therein expressed. It is also certified no portion of the subject property lies within the Extra Territorial Jurisdiction of any incorporated City within Parker County, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

  
Ryan Voorhees, Owner  
  
STATE OF TEXAS        {}  
COUNTY OF TARRANT        {}  
  



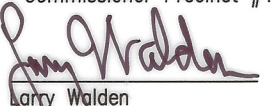
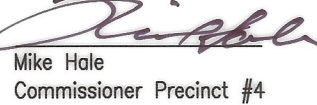

Before me, the undersigned authority on this day personally appeared Ryan Voorhees, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 4<sup>th</sup> day of AUGUST, 2023.

  
Notary Public in and for The State of Texas



I, Charles F. Stark, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in July, 2023.

STATE OF TEXAS COUNTY OF PARKER	
APPROVED by the Commissioners Court of Parker County, Texas	
on the <u>14<sup>th</sup></u> day of <u>August</u> <u>2023</u>	
Pat Dean, County Judge	
 George Echley Commissioner Precinct #1	 Jacob Holt Commissioner, Precinct #2
 Larry Walden Commissioner Precinct #3	 Mike Hale Commissioner Precinct #4

FINAL Plat

Lots 1 thru 15, Block A, Lots 1 thru 7, Block B  
Lots 1 thru 37, 38X and 39X Block C  
Lots 1 thru 6 and 7X, Block D  
**AVANZADA PHASE 1A**  
Unincorporated Parker County, Texas  
Being 56.51 Acres Situated in the  
B.B.B. & C. RR. CO. SURVEY, Abstract No. 159

and  
H. GWYN SURVEY, Abstract No. 514  
Parker County, Texas

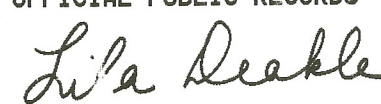
JULY, 2023

JOB No. 474-10091  
JULY, 2023

SHEET  
6 of 6

FILED FOR RECORD PLAT RECORDS, PARKER COUNTY, TEXAS	
CABINET <u>F</u>	SLIDE <u>542</u>
DATE <u>8-15-2023</u>	

CRESSON CROSSROADS M.U.D. No. 2  
ACKNOWLEDGEMENT  
  
Harold Sandel, Mandgor

COUNTY CLERK STAMP
<b>FILED AND RECORDED</b>
OFFICIAL PUBLIC RECORDS

202321127 08/15/2023 09:11 AM Fee: \$4.00 Lila Deakle, County Clerk Parker County, TX PLAT

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com



OWNER:  
**KELLY RANCH ESTATES, LLC**  
1800 LONE OAK ROAD, SUITE 8  
WEATHERFORD, TX 76086  
209-329-5733