

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY RESERVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (DISTRICT). ANY SALE, CONVEYANCE, LEASE, OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARDS TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0150E, DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: LENGTH OF AVIARA HILLS LANE IS 1763'

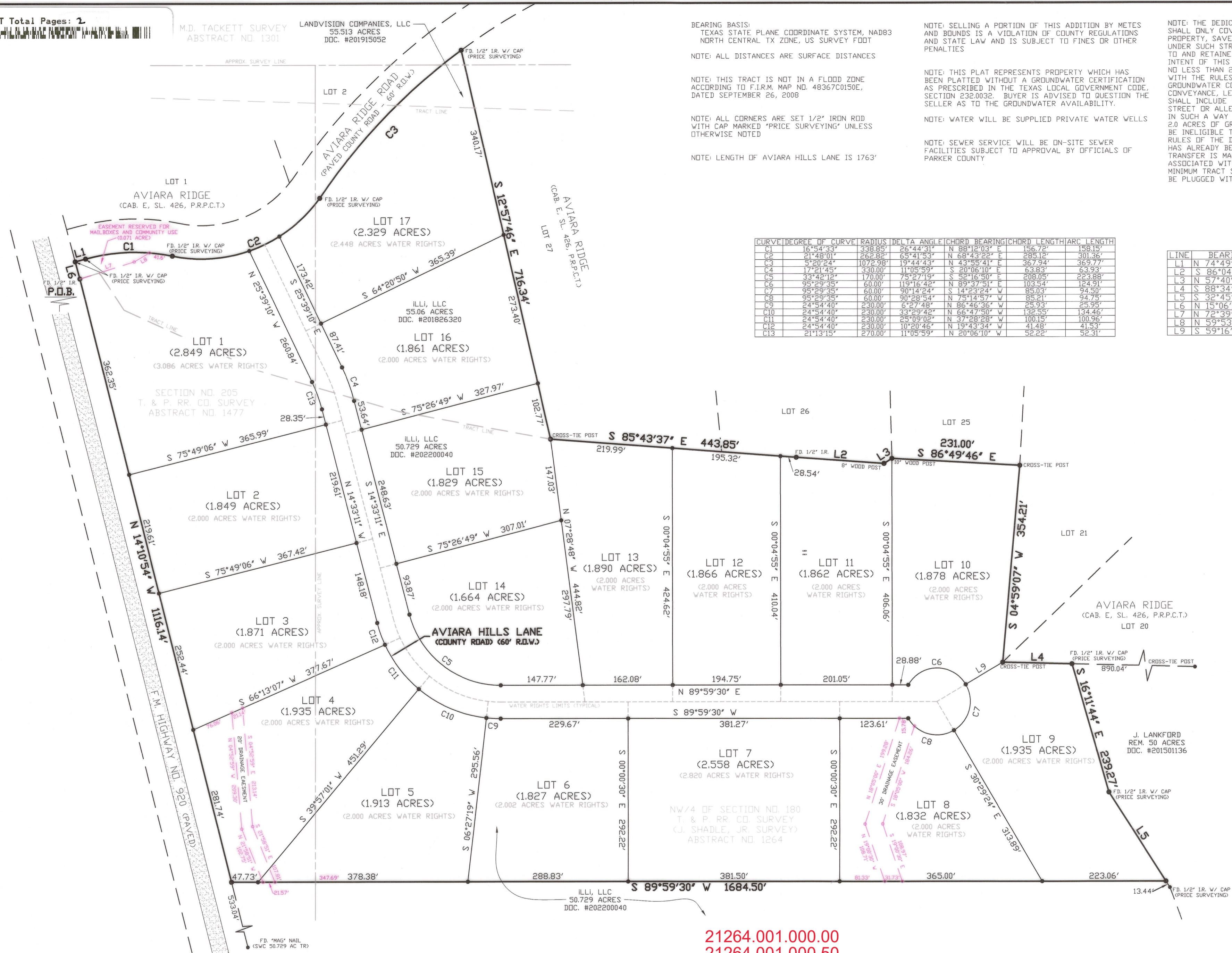
NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

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

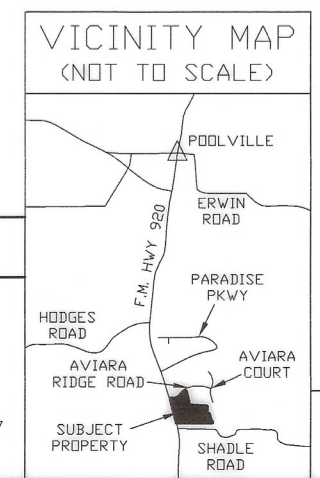
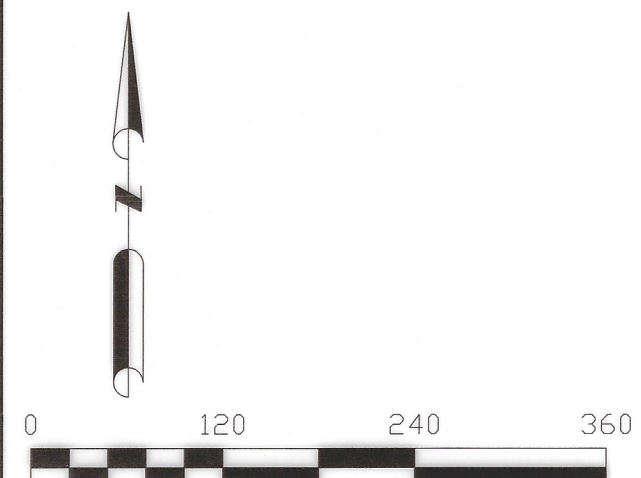
CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	16°54'33"	338.85'	26°44'31"	N 88°12'03" E	156.72'	158.15'
C2	21°48'01"	262.82'	65°41'53"	N 68°43'22" E	285.12'	301.36'
C3	5°20'24"	1072.98'	19°44'43"	N 43°55'41" E	367.94'	369.77'
C4	17°21'45"	330.00'	11°05'59"	S 20°06'10" E	63.83'	63.93'
C5	33°42'12"	170.00'	75°27'19"	S 52°16'50" E	208.05'	223.88'
C6	95°29'35"	60.00'	119°16'42"	N 89°37'51" E	103.54'	124.91'
C7	95°29'35"	60.00'	90°14'24"	S 14°23'24" W	85.03'	94.50'
C8	95°29'35"	60.00'	90°28'54"	N 75°14'57" W	85.21'	94.75'
C9	24°54'40"	230.00'	6°27'48"	N 86°46'36" W	25.93'	25.95'
C10	24°54'40"	230.00'	33°29'42"	N 65°47'50" W	132.55'	134.46'
C11	24°54'40"	230.00'	25°09'02"	N 37°28'28" W	100.15'	100.96'
C12	24°54'40"	230.00'	10°20'46"	N 19°43'34" W	41.48'	41.53'
C13	21°13'15"	270.00'	11°05'59"	N 20°06'10" W	52.22'	52.31'

LINE	BEARING	DISTANCE
L1	N 74°49'47" E	19.27'
L2	S 86°04'10" E	158.66'
L3	N 57°40'45" E	16.93'
L4	S 88°34'25" E	124.89'
L5	S 32°45'27" E	189.88'
L6	N 15°06'20" W	31.99'
L7	N 72°39'36" E	102.67'
L8	N 59°53'12" E	32.05'
L9	S 59°16'12" W	77.79'



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FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET **F**, SLIDE **191**
DATE **3/28/2022**

OWNER INFORMATION
ILLI, LLC & LANDVISION COMPANIES, LLC
C/O TODD PHILLIPS
211 S. RUSK ST.
WEATHERFORD, TX 76086
PH. 817-613-7778

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH DAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PAGE 1 OF 2

FINAL PLAT
AVIARA RIDGE
PHASE 2
LOT 1 THRU LOT 17
BEING A SUBDIVISION OF 36.357 ACRES OUT OF THE NORTHWEST 1/4 OF SECTION NO. 180, T. & P. RR. CO. SURVEY (J. SHADLE, JR. SURVEY), ABSTRACT NO. 1264, SECTION NO. 205, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1477, AND THE M.D. TACKETT SURVEY, ABSTRACT NO. 1301, PARKER COUNTY, TX
PLAT DATE: MARCH 22, 2022

OWNER'S CERTIFICATE

That I, iLLi, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as AVIARA RIDGE, PHASE 2. This plat being a subdivision of 36.357 acres out of the Northwest 1/4 of Section No. 180, T. & P. RR. Co. Survey (J. Shadle, Jr. Survey), Abstract No. 1264, Section No. 205, T. & P. RR. Co. Survey, Abstract No. 1477, and the M.D. Tackett Survey, Abstract No. 1301, Parker County, Texas. I, 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.

EXECUTED THIS THE 22ND DAY OF March, 2022

BY: Todd Phillips
TODD PHILLIPS, Manager

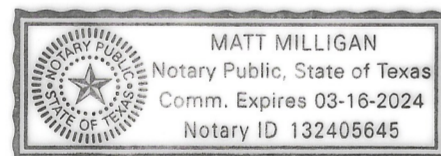
OWNER'S CERTIFICATE

That I, LANDVISION COMPANIES, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as AVIARA RIDGE, PHASE 2. This plat being a subdivision of 36.357 acres out of the Northwest 1/4 of Section No. 180, T. & P. RR. Co. Survey (J. Shadle, Jr. Survey), Abstract No. 1264, Section No. 205, T. & P. RR. Co. Survey, Abstract No. 1477, and the M.D. Tackett Survey, Abstract No. 1301, Parker County, Texas. I, 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.

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EXECUTED THIS THE 22ND DAY OF March, 2022

BY: Todd Phillips
TODD PHILLIPS, Manager



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 TODD PHILLIPS known to me to be the person whose name 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 stated.

GIVEN under my hand and seal of office this 22 day of March, 2022

[Signature]
Signature

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 28 DAY OF March, 2022.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

LEGAL DESCRIPTION

Of a 36.357 acres tract of land out of the Northwest 1/4 of Section No. 180, T. & P. RR. Co. Survey (J. Shadle, Jr. Survey), Abstract No. 1264, Section No. 205, T. & P. RR. Co. Survey, Abstract No. 1477, and the M.D. Tackett Survey, Abstract No. 1301, all in Parker County, Texas; being part of a certain 55.513 acres tract described in Document No. 201915052, part of a certain 55.06 acres tract described in Document No. 201826320 and part of a certain 50.729 acres tract described in Document No. 202200040, all in the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the east right of way line of F.M. Highway No. 920 (paved) at the most westerly southwest corner of said 55.06 acres tract and at the most westerly northwest corner of said 50.729 acres tract for the beginning corner of this tract. Whence the most westerly northwest corner of the Northeast 1/4 of Section No. 206, M.E.P. & P. RR. Co. Survey (Wm. Shadle Survey), Abstract No. 1269, is called to bear N. 24 deg. 09 min. 01 sec. W. 4389.91 feet.

Thence N. 15 deg. 06 min. 20 sec. W. 31.99 feet along the east right of way line of said F.M. Highway No. 920 to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Aviara Ridge Road (paved county road) for the northwest corner of this tract.

Thence along the south right of way line of said Aviara Ridge Road the following courses and distances:

- N. 74 deg. 49 min. 47 sec. E. 19.27 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Easterly along the arc of a 16 deg. 54 min. 33 sec. curve to the right with a radius of 338.85 feet, a central angle of 26 deg. 44 min. 31 sec., a chord of N. 88 deg. 12 min. 03 sec. E. 156.72 feet and an arc length of 158.15 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Northeasterly along the arc of a 21 deg. 48 min. 01 sec. curve to the left with a radius of 262.82 feet, a central angle of 65 deg. 41 min. 53 sec., a chord of N. 68 deg. 43 min. 22 sec. E. 285.12 feet and an arc length of 301.36 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Northeasterly along the arc of a 05 deg. 20 min. 24 sec. curve to the right with a radius of 1072.98 feet, a central angle of 19 deg. 44 min. 43 sec., a chord of N. 43 deg. 55 min. 41 sec. E. 367.94 feet and an arc length of 369.77 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of Lot 27 of Aviara Ridge, according to plat recorded in Cabinet E, Slide 426 of the Plat Records, for the most northerly northeast corner of this tract

Thence S. 12 deg. 57 min. 46 sec. E. 716.34 feet to a cross-tie post at the southwest corner of said Lot 27 for an ell corner of this tract.

Thence with the south line of said Aviara Ridge the following courses and distances:

- S. 85 deg. 43 min. 37 sec. E. 443.85 feet to a found 1/2" iron rod at a corner in the south line of Lot 26 for a corner of this tract
- S. 86 deg. 04 min. 10 sec. E. 158.66 feet to an 8" wood post at the most southerly southeast corner of said Lot 26 for a corner of this tract
- N. 57 deg. 40 min. 45 sec. E. 16.93 feet to a 10" wood post at the most easterly southeast corner of said Lot 26 and at the southwest corner of Lot 25 for a corner of this tract
- S. 86 deg. 49 min. 46 sec. E. 231.00 feet to a cross-tie post at the southeast corner of said Lot 25 and in the west line of Lot 21 for a corner of this tract
- S. 04 deg. 59 min. 07 sec. W. 354.21 feet to a cross-tie post at the southwest corner of said Lot 21 and at the southwest corner of Lot 20 for an ell corner of this tract
- S. 88 deg. 34 min. 25 sec. E. 124.89 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said Lot 20 and at a corner in the east line of said 50.729 acres tract for the most easterly northeast corner of this tract

Thence S. 16 deg. 11 min. 44 sec. E. 239.27 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 50.729 acres tract.

Thence S. 32 deg. 45 min. 27 sec. E. 189.88 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 50.729 acres tract for the southeast corner of this tract.

Thence S. 89 deg. 59 min. 30 sec. W. 1684.50 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said F.M. Highway No. 920 and in the west line of said 50.729 acres tract for the southwest corner of this tract.

Thence N. 14 deg. 10 min. 54 sec. W. 1116.14 feet along the east right of way line of said F.M. Highway No. 920 to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JANUARY 21, 2022.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN22087 22087A.dwg 19178.crd FN220375



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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202211701
03/28/2022 03:07 PM
Fee: 30.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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AVIARA RIDGE PHASE 2 LOT 1 THRU LOT 17
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