

NOTE:

- 1.) OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED "C.F. STARK RPLS 5084".
- 2.) SOLID CIRCLE INDICATES MONUMENT FOUND AS LABELED.
- 3.) D.E. INDICATES "DRAINAGE EASEMENT"

NOTE:

BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202 GRID, COMBINED SCALE FACTOR OF 0.999898609) DERIVED FROM RESOLVED OPUS SOLUTIONS.

LIEN HOLDER ACKNOWLEDGEMENT

Bill Baker
 Printed Name: **Bill Baker**
 Date: **8/23/2021**

202133025 PLAT Total Pages: 1

BAR-KO LAND COMPANY, LLC
INST. NO. 201927303 O.P.R.P.C.T.
(REMAINDER)

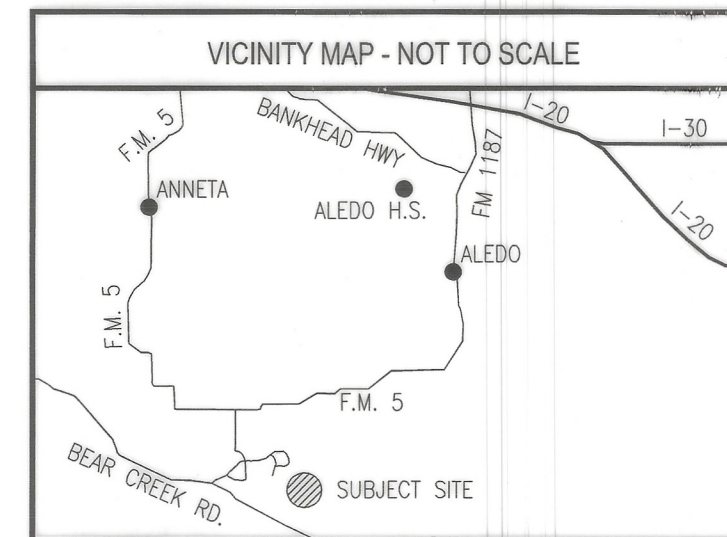
This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

FLOOD STATEMENT:

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, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0425E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

GENERAL NOTES:

- All lots in this subdivision are to be served by private individual water wells.
- All Lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 60 feet
Rear Building Line = 30 feet
Side Building Line = 30 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the front, rear, and side lot lines.
- All Lots have a 15' public utility easement along any public street frontage.
- 1/2" capped iron rods set stamped "Stark 5084" at all corners unless otherwise note.
- Total Linear Length of Streets = 3,865 feet.
- All street rights of ways to be 60' and roadways to be in accordance with PARKER COUNTY rules and regulations.
- Subdivision is located in the Aledo ISD.
- Total number of lots = 23
- Refer to Maravilla Phase 3 and Phase 4 Construction Plans for Final Grading, Topography, Culverts, Open Channels, Drainage Swales and Detention Basins relative to this Development.



DEDICATION

State of Texas {}
County of Parker {}

WHEREAS, BAR-KO LAND COMPANY, LLC are the Owners of the herein described property, to wit:

BEING 55.59 acres situated in the I. & G.N. RR. CO. SURVEY, ABSTRACT NO. 1783, Parker County, Texas, being a portion of that certain tract of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Number 201927303, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "Harlan" at the most east corner of said BAR-KO Land Company, LLC, tract and being in the west line of that certain tract of land described in deed to Cody Allen and Mallory Allen, recorded in Instrument Number 201910025, Official Public Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 9232607.90 and EAST: 2236086.32, a combined scale factor of 0.999898609, for reference;

THENCE S 26°08'47" W, along the common line of said BAR-KO Land Company, LLC, tract and said Allen tract, a distance of 953.48 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the easterly northeast corner of MARAVILLA ESTATES, PHASE 1, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 414, Plat Records, Parker County, Texas;

THENCE along the northeasterly line of said MARAVILLA ESTATES, PHASE 1, as follows:

N 63°51'23" W, a distance of 1421.47 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
N 26°08'46" E, a distance of 154.74 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
N 63°51'23" W, a distance of 346.02 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most east corner of Lot 6, Block D, MARAVILLA ESTATES PHASE 2, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 502, Plat Records, Parker County, Texas;

THENCE N 60°55'54" W, along the northeasterly line of said Lot 6, Block D, a distance of 144.03 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the northeasterly corner of said Lot 6, Block D;

THENCE S 52°21'31" W, along the northwesterly line of said Lot 6, Block D, a distance of 536.40 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northwesterly line of Kolb Drive (a 60' Dedicated Right-of-Way) as recorded in said MARAVILLA ESTATES, PHASE 1;

THENCE N 37°39'16" E, along the northeasterly line of said Kolb Drive, a distance of 63.21 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE S 52°20'44" W, at a distance of 60.00 feet, passing a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southeasterly corner of Lot 7, Block C of said MARAVILLA ESTATES, PHASE 1 and continuing along the northwesterly line of said Lot 7, Block C, in all, a distance of 465.00 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the westerly northwest corner of said MARAVILLA ESTATES, PHASE 1 and being in the northeasterly line of LA MADERA, PHASE 3, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 219, Plat Records, Parker County, Texas, from which a 1/2" iron rod found at the easterly northeast corner of said LA MADERA, PHASE 3, bears S 37°39'16" E, a distance of 33.07 feet, for reference;

THENCE N 37°39'16" W, along the northeasterly line of said LA MADERA, PHASE 3, and a southeasterly line of said BAR-KO Land Company, LLC, tract, a distance of 435.90 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the most westerly corner of the herein described 55.59 acre tract;

THENCE leaving the northeasterly line of said LA MADERA, PHASE 3 and the southeasterly line of said BAR-KO Land Company, LLC, tract, and being along the northwesterly line of the herein described 55.59 acre tract, as follows:

N 52°20'44" E, a distance of 405.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 37°39'16" W, a distance of 86.17 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 61°46'49" E, a distance of 1218.03 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 28°13'11" E, a distance of 82.14 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 61°46'49" E, a distance of 279.51 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the most north corner of the herein described 55.59 acre tract;

THENCE S 37°39'24" E, a distance of 228.91 feet to a 1/2" capped iron rod found stamped "Harlan" at an ell corner of said BAR-KO Land Company, LLC, tract and being the westerly corner of said Allen tract;

THENCE S 63°51'14" E, along the common line of said BAR-KO Land Company, LLC, tract and said Allen tract, a distance of 1555.29 feet to the POINT OF BEGINNING and containing 55.59 acres (2,524,162 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lots 8 and 9, Block C, Lots 3 thru 5, Block D, Lots 9 thru 23, Block E, and Lots 1 thru 3, Block F, MARAVILLA ESTATES, PHASE 3, an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

State of Texas {}

County of Parker {}

Byron Adams, President of BAR-KO LAND COMPANY, LLC, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

I also certify the property is within the Extraterritorial Jurisdiction of Town of Annetta South, Texas, 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.

BAR-KO LAND COMPANY, LLC

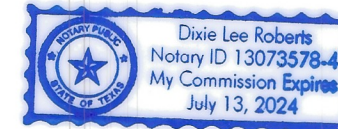
Byron Adams
Byron Adams, President Date: **8-23-21**

STATE OF TEXAS }
COUNTY OF Parker }

Before me, the undersigned authority on this day personally appeared Byron Adams, on behalf of Bar-Ko Land Company, LLC, known to me to be the persons 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 **23** day of **August**, 2021.

DiLee Roberts
Notary Public in and for The State of Texas



Final Plat
Lots 8 & 9, Block C, Lots 3 thru 5, Block D
Lots 9 thru 23, Block E and Lots 1 thru 3, Block F
MARAVILLA ESTATES, PHASE 3
An Addition to Parker County, Texas, within the Extraterritorial Jurisdiction of the City of Annetta South

Being 55.59 Acres Situated in the I. & G.N. RR. CO. SURVEY, Abstract No. 1783 Parker County, Texas

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

JOB No. 380-9643
DATE OCT. 2020

SHEET

1 of 1

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	212.32	350.00	34°45'24"	S46° 28' 32"E	209.08
C2	124.39	200.00	35°38'03"	S46° 02' 13"E	122.39
C3	131.73	800.00	9°28'05"	S57° 03' 47"W	131.58

LINE No.	LENGTH	BEARING
L1	144.03	N60°55'54"W
L2	82.14	S28°13'11"E

LINE No.	LENGTH	BEARING
L3	81.47	N67°23'28"E
L4	275.09	N82°15'35"E
L5	63.08	N19°10'17"E
L6	146.44	N06°12'48"W
L7	41.71	N32°41'55"W
L8	68.43	S81°05'34"E
L9	78.49	N26°08'46"E
L10	73.88	S26°08'46"W
L11	121.97	S50°09'03"E



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084.

STATE OF TEXAS }
COUNTY OF PARKER }

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
Charles F. Stark 8/10/2021
Charles F. Stark, RPLS
Texas Registration No. 5084

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
Lila Deakle, County Clerk
Parker County, Texas
PLAT

202133025
08/23/2021 09:44 AM
Fee: 76.00
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **F**, SLIDE **30**
DATE **8/23/2021**

OWNER:
BAR-KO LAND COMPANY, LLC
2121 McLENDON ROAD
WEATHERFORD, TX 76088
PHONE: 817-253-2494



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1 of 1