

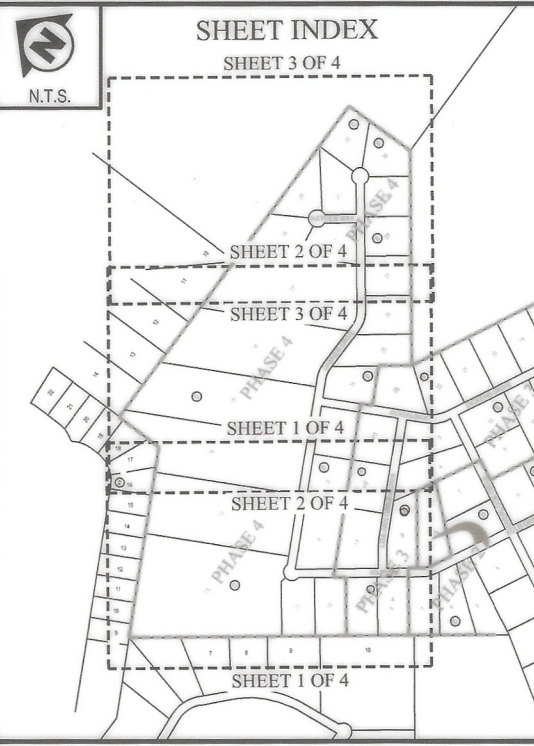




I. & G.N. RR. CO. SURVEY  
ABSTRACT NO. 1783

W. COLE SURVEY  
ABSTRACT NO. 272

RIVER CREEK  
CAB. B, SLIDE 296  
P.R.P.C.T.



CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	98.51	200.00	28°13'11"	S75° 53' 25"W	97.51
C2	131.39	200.00	37°38'26"	S71° 10' 47"W	129.04

**MARAVILLA ESTATES, PHASE 4**

An Addition to Parker County, Texas  
within the Extraterritorial Jurisdiction of the  
City of Annetta South

Being 106.37 Acres Situated in the  
I. & G.N. RR. CO. SURVEY, Abstract No. 1783  
and the  
A.J. OTTO SURVEY, Abstract No. 2340  
Parker County, Texas

Final Plat  
Lots 10 through 22, Block C  
Lots 24 through 30, Block E  
and  
Lots 4 through 6, Block F

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET **F**, SLIDE **31**  
DATE **8/23/2021**

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

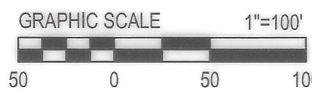
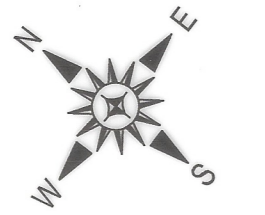


6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

JOB No. 380-9696  
DATE NOV. 2020  
SHEET  
**2 of 4**

USER: GARY GREEN  
 PLOTTED ON: 8/11/2021 1:31 PM  
 FILE NAME: NSBARRON STRK SWFT.ENG380 - BAR-KO LAND COMPANY\9898 - MARAVILLA PHASE 4 PLAT & PLANS\500 CAD\000 DWG\500 PLOT\1208-9696 MARAVILLA PH 4 FINAL.PLT.DWG





▽  
DENOTES CHANGE IN BLOCK  
DESIGNATION BETWEEN BLOCKS C AND E

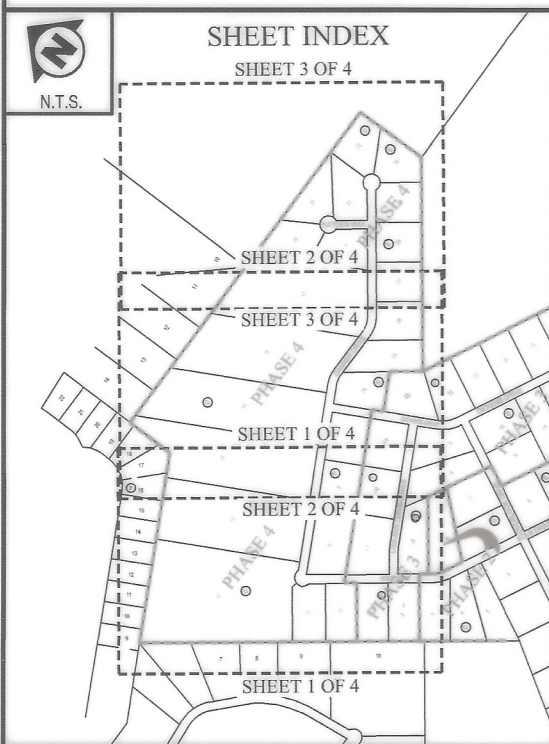
F.M. NICHOLS SURVEY  
ABSTRACT NO. 2036

W.A. MONCRIEF  
SECOND TRACT  
VOL. 523, PG. 620  
D.R.P.C.T.

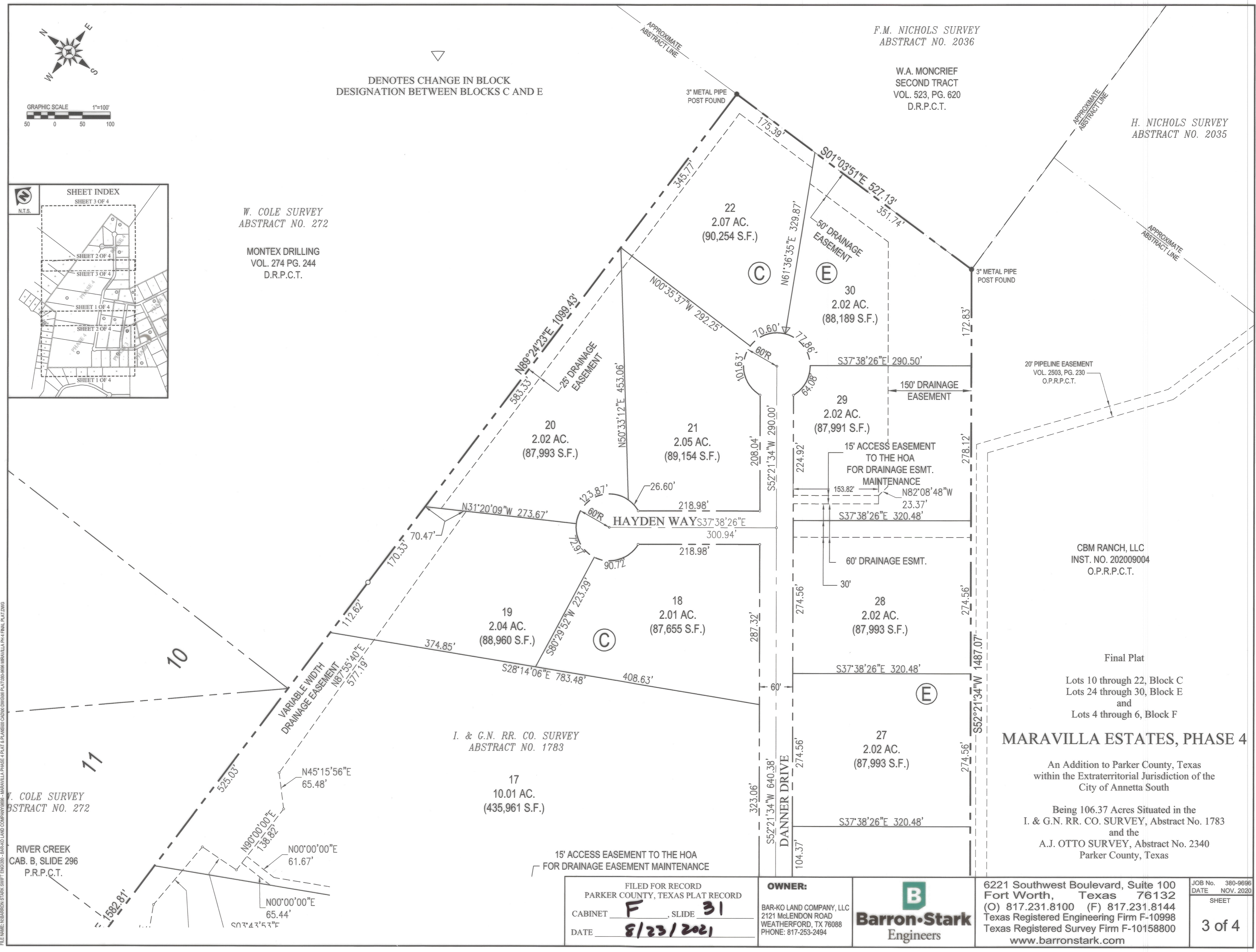
H. NICHOLS SURVEY  
ABSTRACT NO. 2035

W. COLE SURVEY  
ABSTRACT NO. 272

MONTEX DRILLING  
VOL. 274 PG. 244  
D.R.P.C.T.



USER: GARY GREEN  
PLOTTED ON: 11/10/21 1:32 PM  
FILE NAME: BAR-KO LAND COMPANY- MARAVILLA PHASE 4 PLAT & FLANS/00 CAD/DWG/PLAT/00-000 MARAVILLA PH 4 FINAL PLAT.DWG



W. COLE SURVEY  
ABSTRACT NO. 272

RIVER CREEK  
CAB. B, SLIDE 296  
P.R.P.C.T.

I. & G.N. RR. CO. SURVEY  
ABSTRACT NO. 1783



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

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET **F**, SLIDE **31**  
DATE **8/23/2021**

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

JOB No. 380-9696  
DATE NOV. 2020  
SHEET  
**3 of 4**

Final Plat  
Lots 10 through 22, Block C  
Lots 24 through 30, Block E  
and  
Lots 4 through 6, Block F  
**MARAVILLA ESTATES, PHASE 4**  
An Addition to Parker County, Texas  
within the Extraterritorial Jurisdiction of the  
City of Annetta South  
Being 106.37 Acres Situated in the  
I. & G.N. RR. CO. SURVEY, Abstract No. 1783  
and the  
A.J. OTTO SURVEY, Abstract No. 2340  
Parker County, Texas



DEDICATION

State of Texas }  
County of Parker }

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

BEING 106.37 acres situated in the I. & G.N. RR. CO SURVEY, Abstract No. 1783 and the A.J. OTTO SURVEY, Abstract No. 2340, City of Annetta South, Parker County, Texas, being a portion of that certain tract of land described in deed as Tract 1, 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" iron rod found at the most westerly northwest corner of said BAR-KO Land Company, LLC, Tract 1, being an easterly northeast corner of Block C 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 and being in the southeasterly line of Block 2 of, McDAVID SPRINGS, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet C, Slide 726, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6924719.808 and EAST: 2232000.638, for reference;

THENCE N 61°45'54" E, along the common line of said BAR-KO Land Company, LLC, Tract 1 and said McDAVID SPRINGS Block 2, a distance of 1335.26 feet to a 3" metal pipe post found;

THENCE N 00°11'28" W, continuing along the common line of said BAR-KO Land Company, LLC, Tract 1 and said McDAVID SPRINGS Block 2, a distance of 347.16 feet to a 3" metal pipe post found at the most north, northwest corner of said BAR-KO Land Company, LLC, Tract 1 and being the southwest corner of RIVER CREEK, an Addition to the City of Annetta South, Parker County, Texas, according to the Plat recorded in Cabinet B, Slide 296, Plat Records, Parker County, Texas;

THENCE N 89°20'01" E, along the common line of said BAR-KO Land Company, LLC, Tract 1 and said RIVER CREEK, passing the southeast corner of said RIVER CREEK, and continuing along the north line of said BAR-KO Land Company, LLC, Tract 1, in all, a distance of 1582.81 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at and intersection point in said north line;

THENCE N 89°24'23" E, continuing along the north line of said BAR-KO Land Company, LLC, Tract 1, a distance of 1099.43 feet to a 3" metal pipe post found at the most north, northeast corner of said BAR-KO Land Company, LLC, Tract 1 and being in the west line of that certain tract of land described in deed as Second Tract, to W.A. Moncrief, recorded in Volume 523, Page 620, Deed Records, Parker County, Texas;

THENCE S 01°03'51" E, along the common line of said BAR-KO Land Company, LLC, Tract 1 and said Moncrief Second Tract, a distance of 527.13 feet to a 3" metal pipe post found at a northerly southeast corner of said BAR-KO Land Company, LLC, Tract 1, the southwest corner of said Moncrief Second Tract and being a northerly, northwest corner of that certain tract of land described in deed to CBM Ranch, LLC, recorded in Instrument Number 202009004, Official Public Records, Parker County, Texas;

THENCE S 52°21'34" W, along the common line of said BAR-KO Land Company, LLC, Tract 1 and said CBM Ranch, LLC tract, a distance of 1487.07 feet to a 1/2" capped iron rod found stamped "Harlan" at a re-entrant corner of said BAR-KO Land Company, LLC, Tract 1 and being a westerly corner of said CBM Ranch, LLC tract;

THENCE across the northern portion of said BAR-KO Land Company, LLC, Tract 1 and along the southeasterly line of the herein described tract, as follows:

N 37°38'24" W, a distance of 228.91 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";  
S 61°46'49" W, a distance of 279.51 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";  
N 28°13'11" W, a distance of 82.14 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";  
S 61°46'49" W, a distance of 1218.03 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";  
S 37°39'16" E, a distance of 86.17 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";  
S 52°20'44" W, a distance of 405.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the northerly southwest line of said BAR-KO Land Company, LLC, Tract 1, being the northeasterly line of said Block C of said LA MADERA, PHASE 3;

THENCE N 37°39'16" W, along the common line of said BAR-KO Land Company, LLC, Tract 1 and said Block C of said LA MADERA, PHASE 3, a distance of 1511.48 feet to the POINT OF BEGINNING and containing 106.37 acres (4,633,645 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lots 10 through 22, Block C; Lots 24 through 30, Block E and Lots 4 through 6, Block F, MARAVILLA ESTATES, PHASE 4, an Addition to Parker County, Texas, within the Extraterritorial Jurisdiction of the Town Annetta South, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

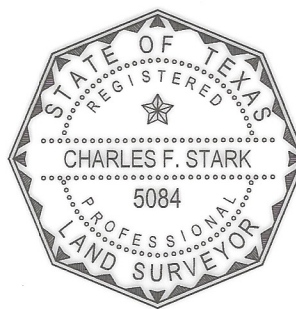
*B.A.* 8-23-21

STATE OF TEXAS }  
COUNTY OF Parker }

Before me, the undersigned authority on this day personally appeared Bryson 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.

*Dixie Lee Roberts*  
Notary Public in and for The State of Texas



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, R.P.L.S.  
Texas Registration No. 5084

COUNTY CLERK STAMP

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202133026  
08/23/2021 09:44 AM  
Fee: \$8.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

*Lienholder Acknowledgement*  
*Bill Baker*  
Printed **Bill BAKER**  
Date 8/23/2021

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 0.999896009) DERIVED FROM RESOLVED OPUS SOLUTIONS.

CITY OF ANNETTA SOUTH APPROVAL:

Planning and Zoning Date: 7-20-21

Planning and Zoning Chairman: Charles Cox

City Council Date: 7-20-21

Mayor: Cliff W. Up

City Secretary: Ellen Woodward

City Engineer: Jim E. G. 8/12/21

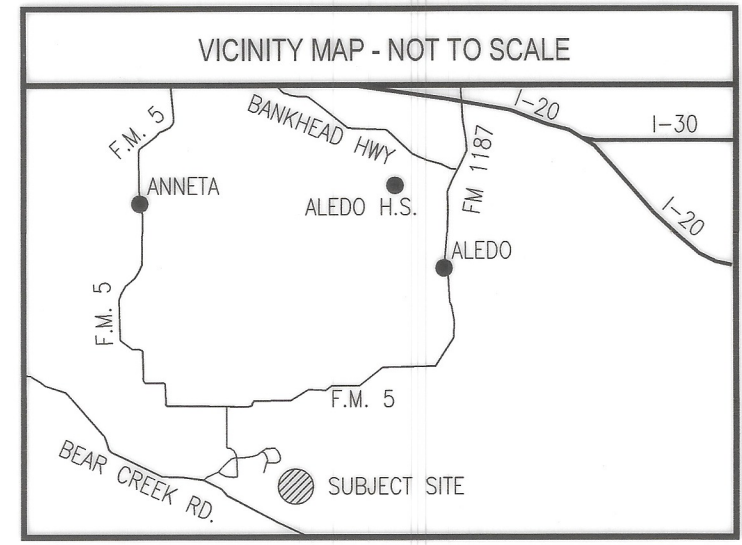
FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET F, SLIDE 31  
DATE 8/23/2021

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

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

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. 380-9696  
DATE NAV. 2020  
SHEET  
**4 of 4**



- 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 = 3,457 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.

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.

Final Plat

Lots 10 through 22, Block C  
Lots 24 through 30, Block E  
and  
Lots 4 through 6, Block F

**MARAVILLA ESTATES, PHASE 4**

An Addition to Parker County, Texas  
within the Extraterritorial Jurisdiction of the  
City of Annetta South

Being 106.37 Acres Situated in the  
I. & G.N. RR. CO. SURVEY, Abstract No. 1783  
and the  
A.J. OTTO SURVEY, Abstract No. 2340  
Parker County, Texas

USER: GARY GREEN  
PLOTTER: HP PLOTTER  
FILE NAME: P:\PARKER\2021\20210823\BAR-KO LAND COMPANY\ISSUES-MARAVILLA PHASE 4 FINAL PLAT.DWG