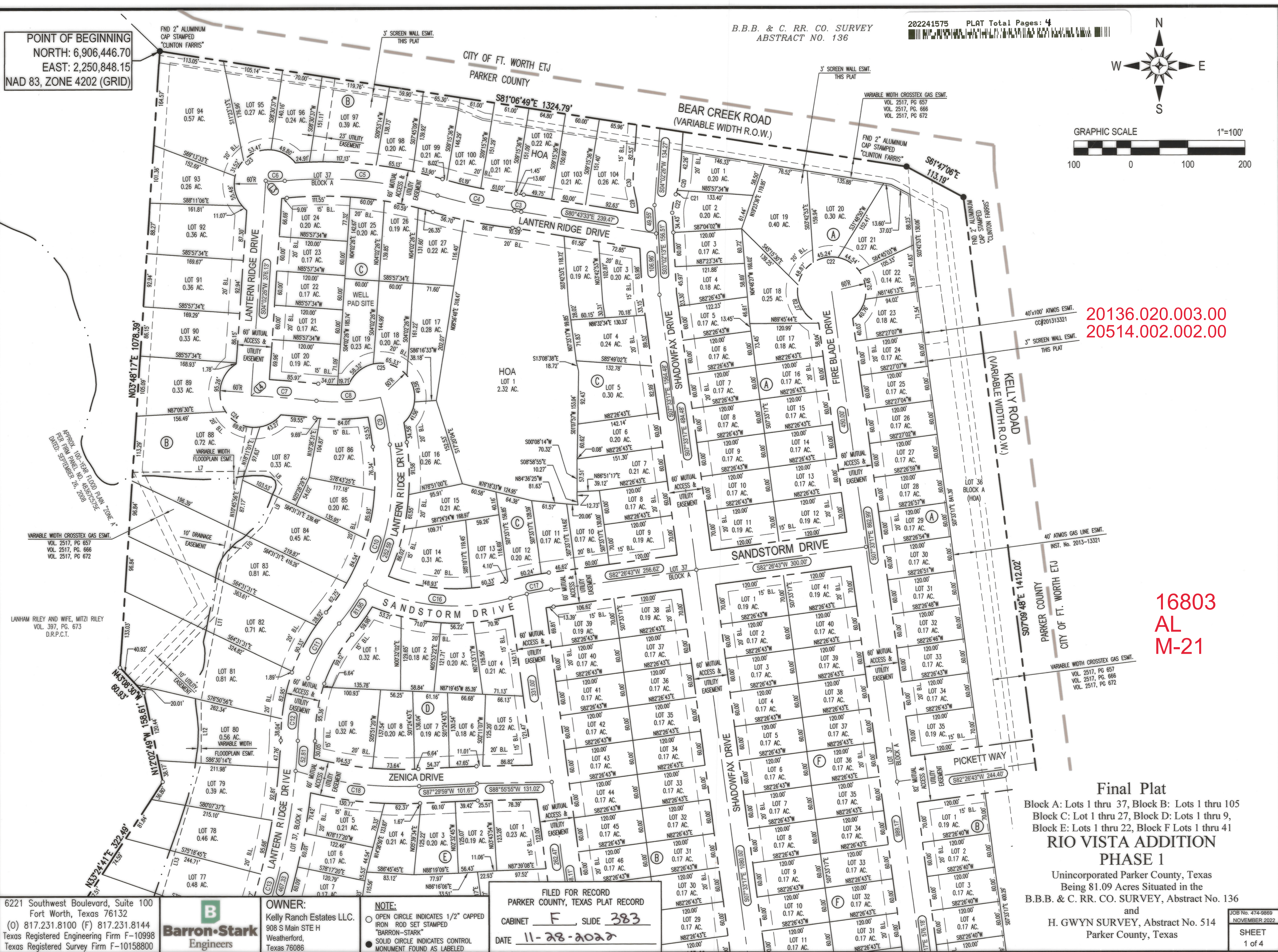
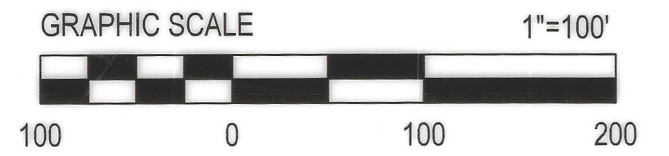
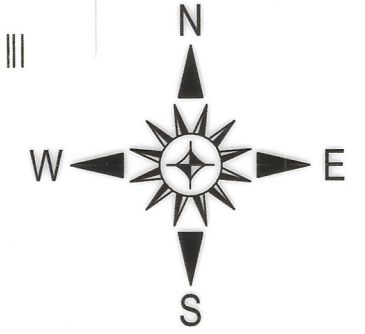


POINT OF BEGINNING
 NORTH: 6,906,446.70
 EAST: 2,250,848.15
 NAD 83, ZONE 4202 (GRID)

B.B.B. & C. R.R. CO. SURVEY
 ABSTRACT NO. 136

202241575 PLAT Total Pages: 4



20136.020.003.00
 20514.002.002.00

16803
 AL
 M-21

Final Plat
 Block A: Lots 1 thru 37, Block B: Lots 1 thru 105
 Block C: Lot 1 thru 27, Block D: Lots 1 thru 9,
 Block E: Lots 1 thru 22, Block F Lots 1 thru 41
RIO VISTA ADDITION
PHASE 1
 Unincorporated Parker County, Texas
 Being 81.09 Acres Situated in the
 B.B.B. & C. R.R. CO. SURVEY, Abstract No. 136
 and
 H. GWYN SURVEY, Abstract No. 514
 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



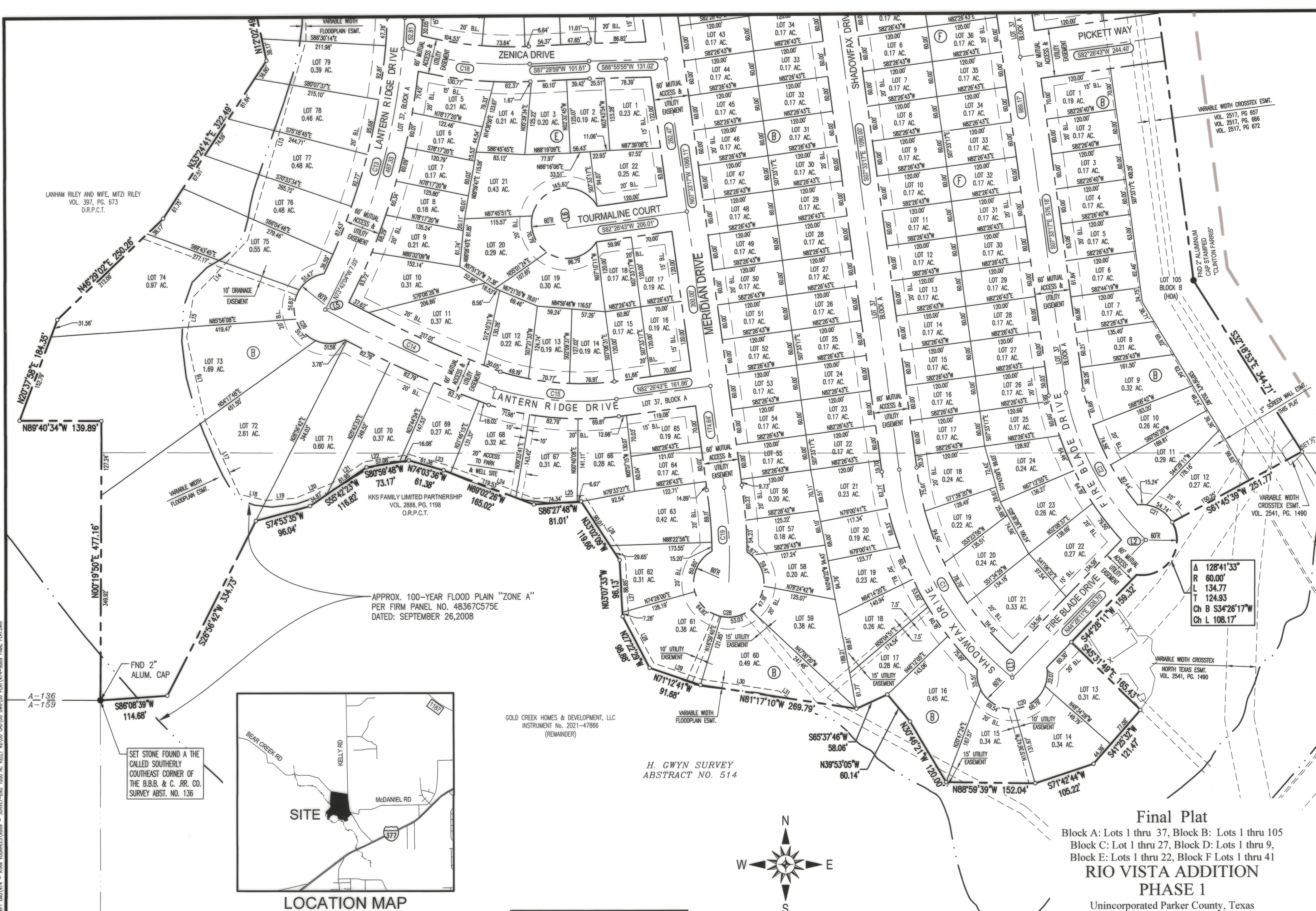
OWNER:
 Kelly Ranch Estates LLC.
 908 S Main STE H
 Weatherford,
 Texas 76086

NOTE:
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED
 IRON ROD SET STAMPED
 "BARRON-STARK"
 ● SOLID CIRCLE INDICATES CONTROL
 MONUMENT FOUND AS LABELED

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET F SLIDE 383
 DATE 11-28-2022

JOB NO. 474-9869
 NOVEMBER 2022
 SHEET
 1 of 4

USERS: RANAKA, PETERSON
 PRINTED ON: 11/16/2022 8:44 PM
 FILE NAME: K:\BARRON STARK SWIFT DCS\474 - RIVAN VOORHEES\9869 - SURVEY-ENG 1000 AC KELLY RD\00 CAD\00 DWG\05 PLAT\474-9869 FINAL PLAT.DWG



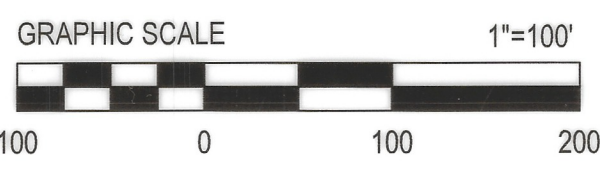
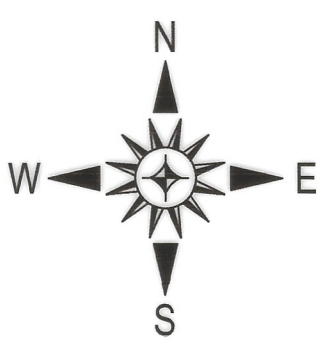
Δ 128°41'33"
 R 60.00'
 L 134.77'
 T 124.93'
 Ch B S34°26'17"W
 Ch L 108.17'



LOCATION MAP

GOLD CREEK HOMES & DEVELOPMENT, LLC
 INSTRUMENT NO. 2021-47866
 (REMAINDER)

H. GWYN SURVEY
 ABSTRACT NO. 514



Final Plat
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JOB No. 474-9869
 NOVEMBER 2022
 SHEET
 2 of 4

USER: RANDALL PETERSON
 PLOTTED ON: 11/22/2022 11:08 AM
 FILE NAME: N:\BARRON STARK SWIFT DMS\474 - SURVEY-ENG 1000 AC KELLY RANCH DMS\06 PLAT\474-9869 FINAL PLATING

SET STONE FOUND AT THE
 CALLED SOUTHERLY
 SOUTHEAST CORNER OF
 THE B.B.B. & C. RR. CO.
 SURVEY ABST. NO. 136

APPROX. 100-YEAR FLOOD PLAIN "ZONE A"
 PER FIRM PANEL NO. 48367C575E
 DATED: SEPTEMBER 26, 2008

FLOOD PLAN ESMT. LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	6.79	N02°57'05"W
L2	7.08	S89°23'15"W
L3	7.35	S38°50'46"E
L4	7.15	N48°26'57"E
L5	7.03	N73°42'04"E
L6	8.50	S07°33'17"E
L7	238.69	N89°35'58"E
L8	36.01	S43°00'00"E
L9	72.86	S25°40'21"W
L10	92.00	S45°41'21"W
L11	247.54	S10°45'56"W
L12	110.29	S00°00'24"W
L13	353.91	S16°33'05"W
L14	134.11	S44°00'02"W
L15	69.64	S09°46'31"W
L16	145.91	S12°28'02"E
L17	138.89	S24°38'36"E
L18	47.06	S76°55'46"E
L19	50.09	N85°39'30"E
L20	68.42	N67°52'21"E
L21	65.17	N56°33'58"E
L22	77.62	N80°59'48"E
L23	64.03	S74°03'36"E
L24	163.29	S69°02'26"E
L25	84.67	N86°27'48"E
L26	128.16	S33°02'09"E
L27	96.65	S03°07'33"E
L28	92.70	S27°22'29"E
L29	86.77	S71°12'41"E
L30	132.97	S81°17'10"E
L31	21.90	S54°07'10"E

CENTERLINE CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	413.51	535.61	44°14'02"	S28° 30' 06"E	403.31
C2	289.72	472.94	35°05'59"	N28° 26' 53"W	285.22
C3	12.09	263.49	2°37'46"	S82° 41' 22"E	12.09
C4	137.25	748.33	10°30'31"	S78° 35' 53"E	137.06
C5	270.94	702.33	22°06'10"	S84° 21' 15"E	269.26
C6	33.44	104.08	18°24'38"	S89° 28' 24"E	33.30
C7	114.73	1828.93	3°35'39"	S85° 25' 30"E	114.71
C8	113.19	350.25	18°31'02"	N87° 11' 22"E	112.70
C9	83.85	551.26	8°42'56"	S10° 54' 34"E	83.77
C10	334.54	394.58	48°34'39"	S15° 58' 36"W	324.61
C11	110.14	300.00	21°02'05"	S29° 44' 53"W	109.52
C12	111.52	326.40	19°34'34"	S9° 26' 33"W	110.98
C13	520.15	1148.31	25°54'12"	S15° 31' 22"W	515.72
C14	319.15	2368.85	7°43'09"	S64° 46' 26"E	318.91
C15	210.71	503.43	23°58'54"	S84° 49' 04"E	209.18
C16	261.34	349.97	42°47'10"	N84° 33' 49"W	255.31
C17	73.32	500.00	8°24'07"	S78° 14' 39"W	73.26
C18	219.25	641.45	19°35'03"	N82° 52' 38"W	218.19
C19	161.34	759.84	12°09'58"	N2° 30' 33"W	161.04

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C20	27.73	107.44	14°47'15"	S10° 36' 50"W	27.65
C20	205.91	60.00	196°37'29"	N88° 28' 03"E	118.74
C21	7.57	107.44	4°02'08"	S20° 01' 31"W	7.57
C21	69.98	60.00	66°49'19"	N63° 19' 09"W	66.08
C22	32.79	98.63	19°02'52"	S11° 19' 48"W	32.64
C22	314.16	60.00	300°00'00"	S82° 26' 43"W	60.00
C23	201.29	60.00	192°12'47"	S45° 49' 57"W	119.32
C24	208.36	60.00	198°58'02"	S41° 07' 42"E	118.36
C25	214.79	60.00	205°06'45"	N55° 09' 27"W	117.13
C26	206.60	60.00	197°17'07"	S17° 17' 40"E	118.64
C28	314.12	60.00	299°57'41"	S88° 23' 09"E	60.04
C29	35.25	185.17	10°54'24"	N8° 24' 02"W	35.20
C30	37.24	128.32	16°37'36"	N3° 57' 21"W	37.11

Final Plat
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 Being 81.09 Acres Situated in the
 B.B.B. & C. RR. CO. SURVEY, Abstract No. 136
 and
 H. GWYN SURVEY, Abstract No. 514
 Parker County, Texas

JOB No. 474-9869
 NOVEMBER 2022
SHEET
 3 of 4

USER: RANDALL PETERSON
 PLOTTED ON: 11/16/2022 6:40 PM
 FILE NAME: N:\BARRON-STARK SWIFT ENG\474 - RYAN VOORHEES\9869 - SURVEY-ENG 1000 AC KELLY RD\00 CAD\00 DWG\08 PLAT\474-9869 FINAL PLAT.DWG

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



OWNER:
 Kelly Ranch Estates LLC.
 908 S Main STE H
 Weatherford,
 Texas 76086

NOTE:
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 IRON ROD SET STAMPED
 "BARRON-STARK"
 ● SOLID CIRCLE INDICATES CONTROL
 MONUMENT FOUND AS LABELED

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET F, SLIDE 383
 DATE 11-28-2022

DEDICATION

STATE OF TEXAS {}

COUNTY OF PARKER {}

WHEREAS, KELLY RANCH ESTATES, LLC are the Owners of the herein described property to wit:

Being an 81.09 acre tract of land situated in the B.B.B. & C. RR. CO. Survey, Abstract No. 136 and the H. Gwyn Survey, Abstract No. 514, Parker County, Texas and being all of the Kelly Ranch Estates, LLC tract as recorded in Document No. 2022-39954, Deed Records Parker County, Texas and being more particularly described as follows.

BEGINNING at a found two inch aluminum cap stamped "Clinton Farris" in the south line of Bear Creek Road for the northwest corner of the herein described tract and the northeast corner of the Lanham Riley tract as recorded in Volume 397, Page 673, Deed Records Parker County, Texas, said BEGINNING POINT having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6,906,446.70 and EAST: 2,250,848.15, for reference;

THENCE S 81°06'49" E, along the south line of Bear Creek Road, a distance of 1324.79 feet to found two inch aluminum cap stamped "Clinton Farris";

THENCE S 61°47'06" E, along the south line of Bear Creek Road, a distance of 113.19 feet to a found two inch aluminum cap stamped "Clinton Farris" in the west line of Kelly Road;

THENCE S 07°09'48" E, along the west line of Kelly Road, a distance of 1412.02 feet to a found two inch aluminum cap stamped "Clinton Farris";

THENCE S 32°18'53" E, along the west line of Kelly Road, a distance of 344.71 feet to a set 1/2 inch iron rod;

THENCE S 61°45'39" W, a distance of 251.77 feet to a set 1/2 inch iron rod, said point being the beginning of a curve to the left, having a radius of 60.00 feet, a central angle of 128°41'33", and a long chord that bears S 34°26'17" W, a distance of 108.17 feet;

THENCE along said curve to the left an arc distance of 134.77 feet to a set 1/2 inch iron rod;

THENCE S 44°28'11" W, a distance of 159.32 feet to a set 1/2 inch iron rod;

THENCE S 45°31'49" E, a distance of 165.43 feet to a set 1/2 inch iron rod;

THENCE S 41°25'32" W, a distance of 121.47 feet to a set 1/2 inch iron rod;

THENCE S 71°42'44" W, a distance of 105.22 feet to a set 1/2 inch iron rod;

THENCE N 88°59'39" W, a distance of 152.04 feet to a set 1/2 inch iron rod;

THENCE N 30°46'21" W, a distance of 120.00 feet to a set 1/2 inch iron rod;

THENCE N 39°53'05" W, a distance of 60.14 feet to a set 1/2 inch iron rod;

THENCE S 65°37'46" W, a distance of 58.06 feet to a set 1/2 inch iron rod;

THENCE N 81°17'10" W, a distance of 269.79 feet to a set 1/2 inch iron rod;

THENCE N 71°12'41" W, a distance of 91.68 feet to a set 1/2 inch iron rod;

THENCE N 27°22'29" W, a distance of 98.88 feet to a set 1/2 inch iron rod;

THENCE N 03°07'33" W, a distance of 96.13 feet to a set 1/2 inch iron rod;

THENCE N 33°02'09" W, a distance of 119.66 feet to a set 1/2 inch iron rod;

THENCE S 86°27'48" W, a distance of 81.01 feet to a set 1/2 inch iron rod;

THENCE N 69°02'26" W, a distance of 165.02 feet to a set 1/2 inch iron rod;

THENCE N 74°03'36" W, a distance of 61.38 feet to a set 1/2 inch iron rod;

THENCE S 80°59'48" W, a distance of 73.17 feet to a set 1/2 inch iron rod;

THENCE S 55°42'23" W, a distance of 116.82 feet to a set 1/2 inch iron rod;

THENCE S 74°53'35" W, a distance of 96.04 feet to a set 1/2 inch iron rod;

THENCE S 26°56'42" W, a distance of 334.73 feet to a set 1/2 inch iron rod;

THENCE S 86°08'39" W, a distance of 114.68 feet to a found two inch aluminum cap for an interior ell corner of said Kelly Ranch tract and the southeast corner of said Riley tract;

THENCE N 00°19'50" E with the Kelly Ranch/ Riley common line, a distance of 477.16 feet to a set 1/2 inch iron rod;

THENCE N 89°40'34" W with the Kelly Ranch/ Riley common line, a distance of 139.89 feet to a set 1/2 inch iron rod;

THENCE N 20°37'58" E with the Kelly Ranch/ Riley common line, a distance of 184.35 feet to a set 1/2 inch iron rod;

THENCE N 46°29'02" E with the Kelly Ranch/ Riley common line, a distance of 250.26 feet to a set 1/2 inch iron rod;

THENCE N 33°24'41" E with the Kelly Ranch/ Riley common line, a distance of 322.49 feet to a set 1/2 inch iron rod;

THENCE N 12°02'49" W with the Kelly Ranch/ Riley common line, a distance of 158.61 feet to a set 1/2 inch iron rod;

THENCE N 43°08'30" W with the Kelly Ranch/ Riley common line, a distance of 60.93 feet to a set 1/2 inch iron rod;

THENCE N 03°48'17" E with the Kelly Ranch/ Riley common line, a distance of 1078.39 feet, returning to the POINT OF BEGINNING, and containing 81.09 acres (3,532,090 square feet) of land, more or less.

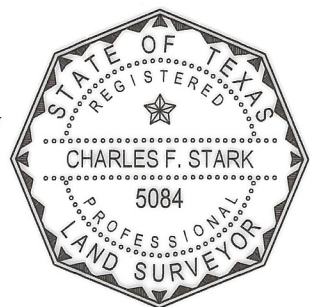
GENERAL NOTES:

- 1. Subject property is totally within Un-Incorporated Parker County. No ETJ acreage involved.
2. There are no existing deed restrictions on the property.
3. All lots in this subdivision are subject to the following building line setbacks: Front Building Line = 20 feet, Rear Building Line = 15 feet, Side Building Line = 5 feet Interior Lots, 15' Corner Lots Adjacent to Street
4. 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.
5. Unless noted otherwise on the face of the plat, all lots within this subdivision have 10' utility easement along lot frontages.
6. Water & Sewer service will be provided by the Cresson Crossroads MUD No. 2.
7. Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
8. Total Number of Single Family Residential Lots = 237. Total Number of HOA Lots = 4.
9. 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.
10. Total centerline linear street length = 9,800 LF (Private Roadway).
11. All internal streets shown hereon are to be common access, drainage, and utility easements platted as Lot 37, Block A. Lot 37, Block A is to be owned and maintained by the HOA. This specifically pertains to Shadowfax Drive, Lantern Ridge Drive, Fire Blade Drive, Sandstorm Drive, Pickett Way, Zenica Drive, Tourmaline Court, and Meridian Drive.
12. Lot 36, Block A; Lot 105, Block B; and Lot 1, Block C are platted as HOA owned and maintained lots designated for oil and gas purposes. No residential use is allowed on these lots.

STATE OF TEXAS }
COUNTY OF PARKER }

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.

Signature: Charles F. Stark, Date: 11/07/2022
Charles F. Stark
Registered Professional Land Surveyor
Texas Registration No. 5084

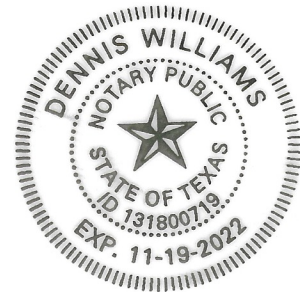


USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared C. 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 17 day of NOVEMBER, 2022
Signature: Dennis Williams
Notary Public in and for The State of Texas



CRESSON CROSSROADS M.U.D. No. 2 ACKNOWLEDGEMENT
Signature: Bill Cherry
BILL CHERRY, BOARD PRESIDENT

NOW KNOW THEREFORE ALL MEN BY THESE PRESENTS

Kelly Ranch Estates, LLC Does hereby dedicate the same to be Know as Rio Vista Addition Phase 1, 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.

Kelly Ranch Estates, LLC as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, water courses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

It is also certified the property is not within the Extraterritorial Jurisdiction of any incorporated City within Parker County, 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.

KELLY RANCH ESTATES, LLC

Signature: C. Ryan Voorhees
Printed Name: C. Ryan Voorhees
Title: Manager
Date: 11/17/22

STATE OF TEXAS {}
COUNTY OF PARKER {}
APPROVED by the Commissioners Court of Parker County, Texas
on the 28th day of November, 2022
Absent
Pat Dean, County Judge
George A Conley, Commissioner Precinct #1
Craig Peacock, Commissioner Precinct #2
Larry Walden, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4

COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202241575
11/28/2022 03:29 PM
Fee: 88.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 383
DATE 11-28-2022

USER: RANDALL PETERSON 7:18 PM
FILE NAME: K:\BARON STARK SHIRT ENCL474 - RYAN VOORHEES\8889 - SURVEY-ENG 1000 AC KELLY RD.00 CAD\00 DWD.06 PLAT\474-8889 FINAL PLAT.DWG

6221 Southwest Boulevard, Suite 100
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NOVEMBER 2022
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4 of 4