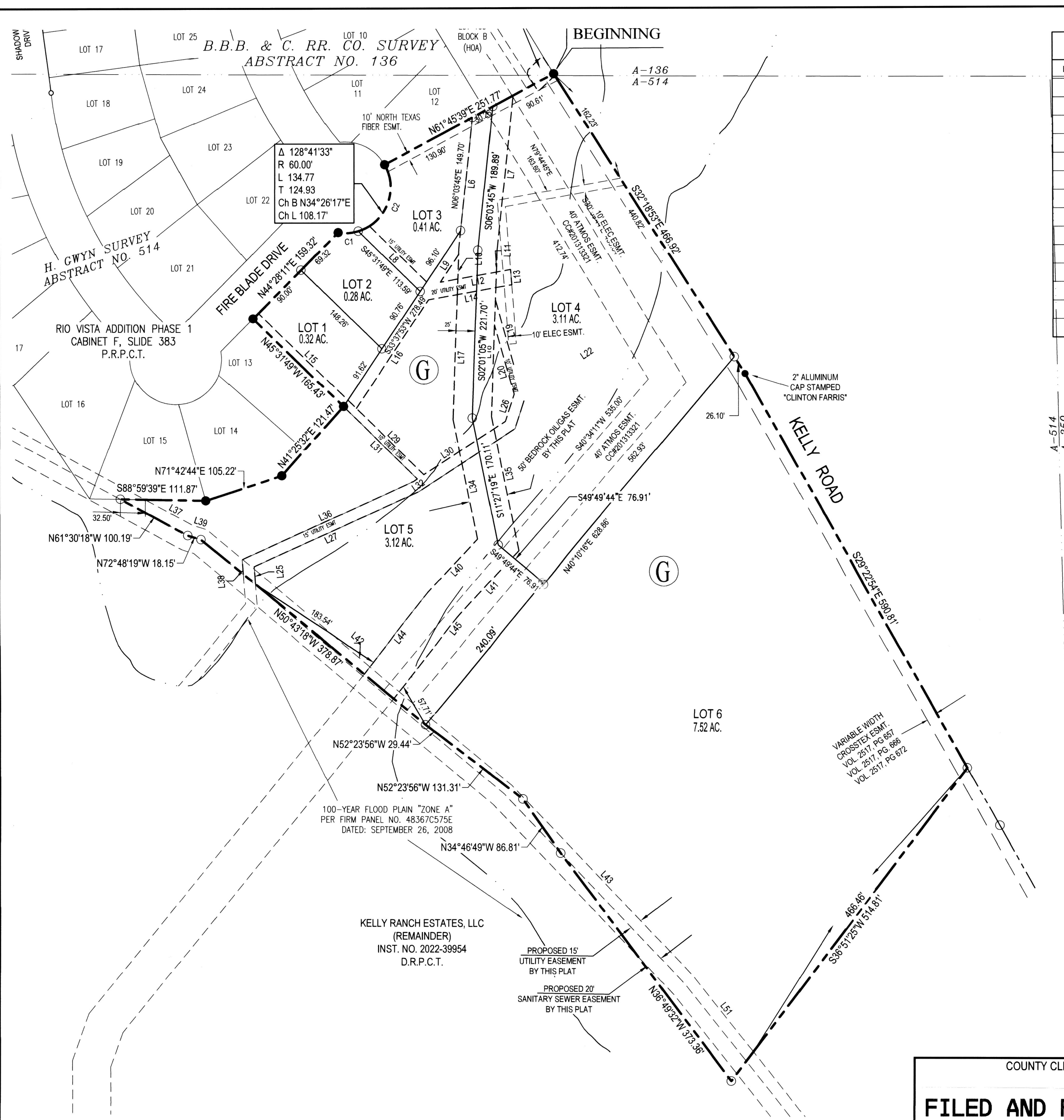


USER: ZOE STRICKLAND
PLOTTED ON: 10/27/2023 10:22 AM
FILE NAME: N:\BARRON STARK SURVEY SWMT ENG\474 - RIAN VORPHEES\9889 - SURVEY-ENG-1000 AC KELLY RD.00 CAD\00 CAD\00 DWG\06 PLAN\474-9889 RIO VISTA ADDITION PHASE 1B\474-9889 FINAL PLAT - RIO VISTA PHASE 1B.dwg
WIP/SHEET NEW GOLF ROUNDING



UTILITY ESMT LINE TABLE		
LINE No.	LENGTH	DIRECTION
L3	7.35	S38°50'46"E
L4	7.15	N48°26'57"E
L5	7.03	N73°42'04"E
L6	173.72	S06°03'45"W
L6	8.50	S07°33'17"E
L7	206.06	S06°03'45"W
L8	104.90	N45°31'49"W
L9	43.61	S33°32'46"W
L10	60.15	S02°01'05"W
L11	47.50	S02°01'05"W
L12	93.44	N79°43'39"E
L13	20.11	S04°23'32"E
L14	110.57	S79°43'39"W
L15	179.20	S45°31'49"E

UTILITY ESMT LINE TABLE		
LINE No.	LENGTH	DIRECTION
L16	172.26	S33°32'46"W
L17	165.38	S02°01'05"W
L18	170.37	S02°01'05"W
L19	88.73	S15°35'05"E
L20	95.14	N15°35'05"W
L22	102.34	N56°24'14"E
L25	23.10	N04°28'13"W
L26	37.52	N17°56'00"E
L27	237.19	N65°25'01"E
L29	124.24	S45°31'49"E
L30	127.59	N56°45'46"E
L31	135.83	S45°31'49"E
L32	6.73	S56°45'46"W
L34	160.23	S11°27'19"E

UTILITY ESMT LINE TABLE		
LINE No.	LENGTH	DIRECTION
L35	180.00	S11°27'19"E
L36	246.54	S65°25'01"W
L37	69.88	S61°30'18"E
L38	19.22	S04°28'13"E
L39	19.68	S72°48'19"E
L40	95.82	S42°54'47"W
L41	119.72	S42°54'47"W
L42	519.84	S50°05'49"E
L43	346.93	S43°32'24"E
L44	134.41	S38°49'32"W
L45	133.02	S38°49'32"W
L51	125.10	S38°29'37"E

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 10/3/23
Charles F. Stark, R.P.L.S. Date
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 {
APPROVED by the Commissioners Court of Parker County, Texas
on the 23rd day of October 2023
Pat Dean
Pat Dean, County Judge
Gedre Conley *Jacob Holt*
Gedre Conley Commissioner Precinct #1 Jacob Holt Commissioner Precinct #2
Larry Walden *Mike Hale*
Larry Walden Commissioner Precinct #3 Mike Hale Commissioner Precinct #4

Final Plat

Lots 1 through 6, Block G

RIO VISTA ADDITION PHASE 1B

An Addition to Parker County, Texas

Being 14.75 Acres Situated in the
B.B.B. & C. RR. CO. SURVEY, Abstract No. 136
and
H. GWYN SURVEY, Abstract No. 514
Parker County, Texas

AUGUST 2023

JOB No. 474-9869
AUGUST 2023
SHEET
2 of 2

COUNTY CLERK STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202327761
10/24/2023 08:36 AM
Fee: \$0.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PLAT RECORDS, PARKER COUNTY, TEXAS
CABINET **F**, SLIDE **586**
DATE **10/24/23**

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

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.
908 S Main STE H
Weatherford,
Texas 76086