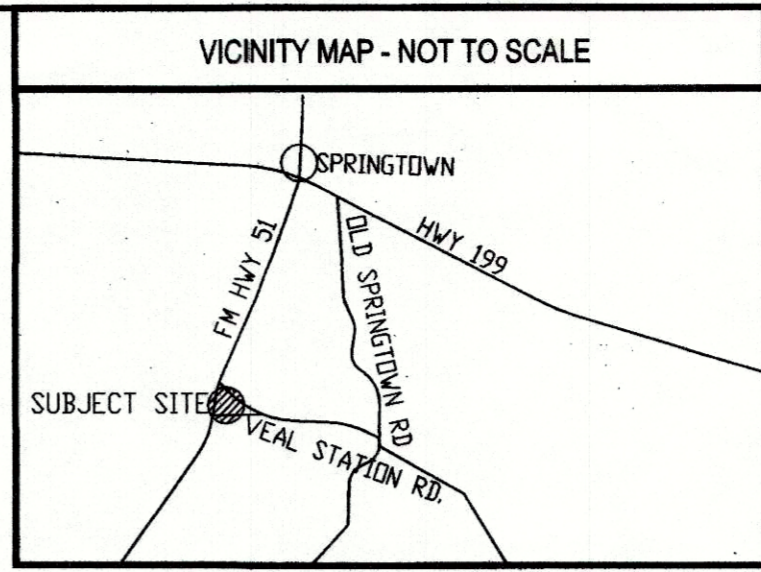


Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	89.96'	370.05	013°55'42"	S40°39'09"W	89.73
C2	54.12'	370.00	008°22'50"	S29°29'59"W	54.07
C3	190.98'	60.00	182°22'35"	S52°33'00"W	119.97
C4	86.80'	60.00	082°53'24"	N05°11'00"E	79.43
C5	36.23'	60.00	034°35'36"	N63°55'29"E	35.68
C6	174.12'	430.00	023°12'02"	N36°20'54"E	172.93
C7	177.47'	360.00	028°14'43"	N56°10'26"W	175.68
C8	212.12'	400.00	030°23'02"	S32°45'24"W	209.64

Line Table		
Line #	Length	Direction
L1	108.68'	S19°42'23"W
L2	80.00'	N19°42'01"E
L3	22.48'	N19°42'01"E
L4	103.91'	S84°34'00"E
L5	99.08'	S45°55'25"E
L6	99.20'	S43°10'33"W
L7	99.07'	S46°16'50"E
L8	123.95'	N46°09'55"E
L9	173.11'	N47°49'50"E
L10	76.48'	N46°51'54"E
L11	20.19'	S41°28'55"E
L12	100.18'	S70°17'48"E



DEDICATION 202033222 PLAT Total Pages: 1  
 State of Texas  
 County of Parker  
 WHEREAS, KB LAND DEVELOPMENT, LLC are the Owners of the herein described property, to wit:  
 BEING 40.47 acres situated in the T&P RR Co. Survey 87, Abstract No. 1368, Parker County, Texas, being a all of that certain tract of land described in County Clerks Instrument number 202030887, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" iron rod set capped CF Stark 5084 at the most northerly corner of said KB Land Development tract, said point being the Right of Way intersection of the east line of F.M. Highway 51 and the West line of Veal Station road, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 7017265.8623 and EAST: 221087.5046, for reference;

THENCE, along the said west line of Veal Station Road the following calls:  
 S 42° 03' 16" E, a distance of 916.22 feet to a 3" metal fence post found;  
 S 41° 57' 00" E, a distance of 508.26 feet to a 1/2" iron rod found, capped Pflugsten 4405;  
 S 45° 49' 00" E, a distance of 199.25 feet to a 1/2" iron rod found, capped Pflugsten 4405;  
 S 52° 19' 40" E, a distance of 150.00 feet to a 1/2" iron rod set, capped CF Stark 5084;  
 S 59° 43' 44" E, a distance of 235.08 feet to a 1/2" iron rod found;  
 S 68° 19' 58" E, a distance of 221.12 feet to a 3" metal fence post found;  
 S 03° 43' 31" E, a distance of 28.09 feet to a 1/2" iron rod set, capped CF Stark 5084 said point being on the north line of a tract of land dedicated to Melvin Woody, as recorded in volume 1342, page 482 as recorded in Parker County, Texas;

Thence along common line of Melvin Woody tract and KB Land Development, LLC tract S 89° 35' 55" W, a distance of 2760.89 to a 3" metal fence post found, said point being on the east Right of Way line of F.M. Highway 51;  
 Thence along said east right of way line of F.M. Highway 51 N 47° 55' 01" E, a distance of 574.35' to a 5/8" iron rod found, point being the beginning of a curve to the left with a radius of 2351.74;

Thence along said curve to the left with an arc length of 1158.17 feet, with a delta of 28° 13'00" whose chord length bears N 33°48' 31" E, a distance of 1146.50 feet, to a 5/8" iron rod found;  
 Thence N 19° 42' 01" E, a distance of 211.16 feet to the POINT OF BEGINNING and containing 40.47 acres (1,763,062 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lots 1 thru 15, Block 1 THE VISTAS ON VEAL, 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 }

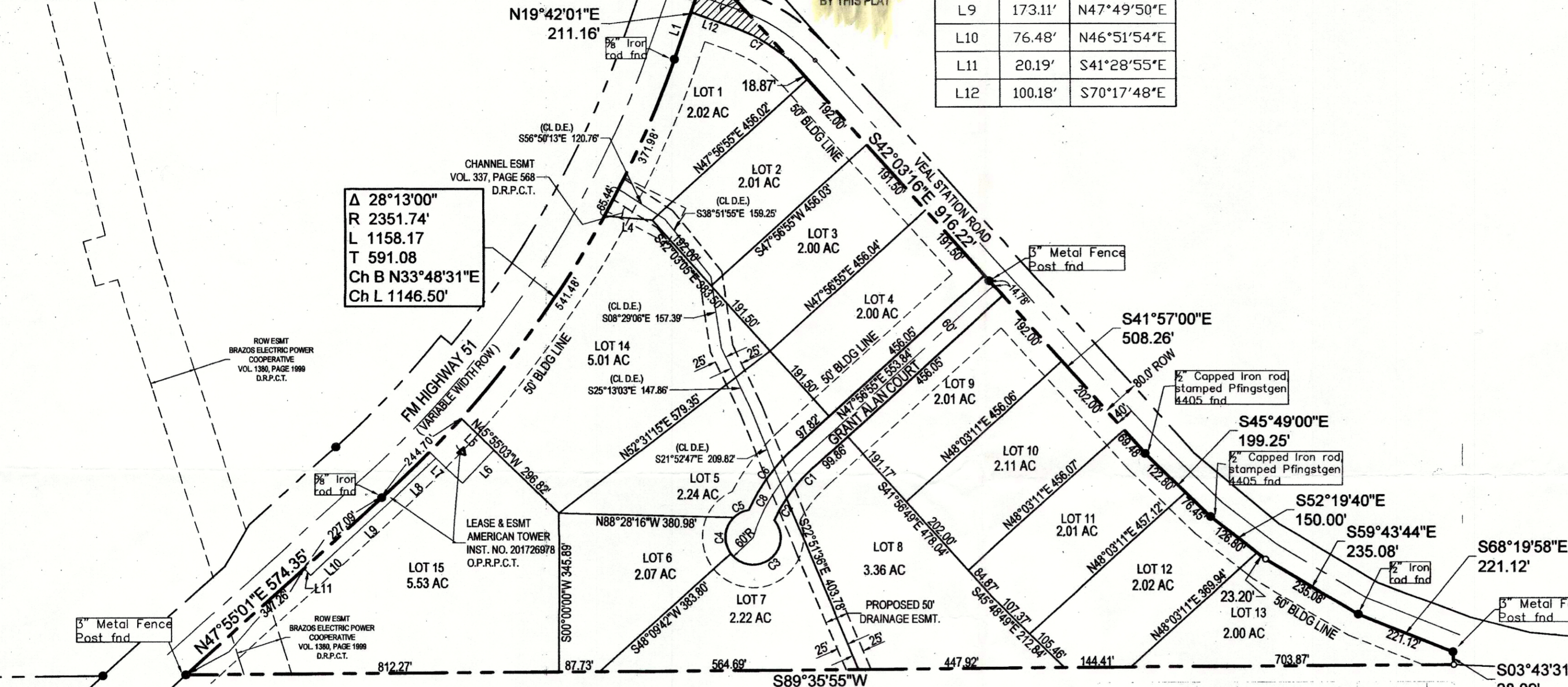
Bryson Adams, President, of KB LAND DEVELOPMENT, LLC, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.  
 I also certify the property is not within the Extraterritorial Jurisdiction on 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.

KB LAND DEVELOPMENT, LLC  
 Bryson Adams, President  
 10/1/2020

STATE OF TEXAS }  
 COUNTY OF PARKER }  
 Before me, the undersigned authority on this day personally appeared Bryson Adams, on behalf of KB Land Development, 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 1st day of OCTOBER, 2020.

CYNTHIA KAY SCOGGIN  
 Notary ID #7404668  
 My Commission Expires September 5, 2022



Δ 28°13'00"  
 R 2351.74'  
 L 1158.17  
 T 591.08  
 Ch B N33°48'31"E  
 Ch L 1146.50'

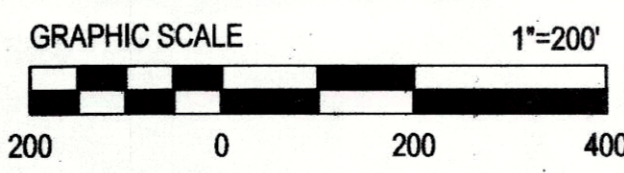
FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

Lila Deakle  
 202033222  
 10/13/2020 01:55 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

- 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 along Veal Station Road and FM 51 = 50 feet  
 Internal Front Building Line = 50 feet  
 Rear Building Line = 20 feet  
 Side Building Line = 20 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 = 770 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 Springtown ISD.
  - Total number of lots = 15

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. 48367C0175E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTE:  
 ○ 1.) OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084".  
 ● 2.) SOLID CIRCLE INDICATES MONUMENT FOUND AS LABELED.



STATE OF TEXAS }  
 COUNTY OF PARKER }  
 APPROVED by the Commissioners Court of Parker County, Texas on the 13th day of October, 2020

Pat Dean, County Judge  
 George Donley, Commissioner Precinct #1  
 Lila Deakle, Commissioner Precinct #3  
 Absent, Commissioner Precinct #2  
 Steve Dugan, Commissioner Precinct #4

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.

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, RPLS  
 Texas Registration No. 5084  
 9/30/2020

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD  
 CABINET E SLIDE 606  
 DATE 10-13-20

OWNER:  
 KB LAND DEVELOPMENT, LLC  
 2121 McLENDON ROAD  
 WEATHERFORD, TX 76088  
 BRYSON 817-253-2494



ACCT. NO.: 18357  
 SCH. DIST.: SP  
 CITY: J-7  
 MAP NO.:

FINAL PLAT  
 Lots 1 thru 15, Block 1  
 THE VISTAS ON VEAL  
 An Addition to Parker County, Texas  
 Being 40.47 Acres Situated in the  
 T&P RR CO SURVEY 87, ABSTRACT NO 1368  
 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. 380-9675  
 DATE SEPT. 2020  
 SHEET  
 1 of 1

USER: GARY GREEN  
 PLOTTED ON: 9/30/2020 4:05 PM  
 FILE NAME: INBARRON STARK SWIFT ENGINEERING - BARCO LAND COMPANY 9675 - VEAL ROAD ACRES FINAL PLAT 100 CAD00 DWG006 PLAT1368-9675 FINAL PLAT.DWG