

OWNERS CERTIFICATE

That I, KELLY RANCH ESTATES, LLC the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SIERRA VISTA, PHASE 1. This plat being a subdivision of 54.156 acres out of the B.B.B. & C. RR. Co. Survey, Abstract No. 136, the E. Nowland Survey, Abstract No. 1005 and the W. Grady Survey, Abstract No. 537, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon to be hereafter known by the lot numbers as indicated, and dedicate to the use of the public all streets and easements shown hereon.

I do hereby further certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 7th DAY OF October 2024

BY: [Signature]
C. RYAN VORHEES, Owner

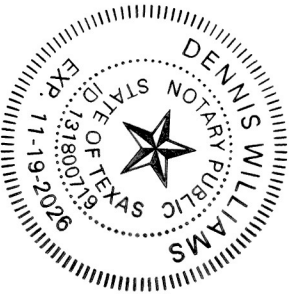
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C. RYAN VORHEES, known to me to be the person whose name 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 stated.

GIVEN under my hand and seal of office this 7 day of October 2024

[Signature]
Signature



THIS PLAT IS HEREBY ACKNOWLEDGED BY CRESSON CROSSROADS M.U.D. NO. 2
ON THIS THE 7th DAY OF October 2024

[Signature]
SIGNATURE

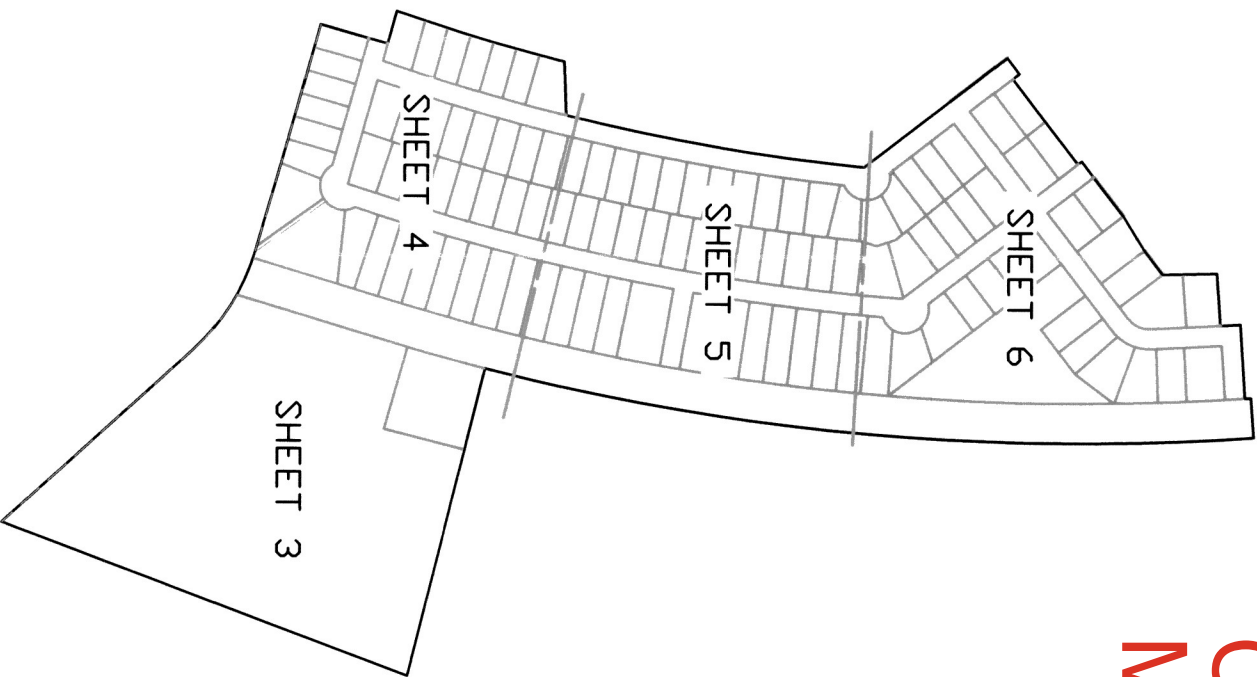
[Signature]
PRINTED

Bearo Chapman

TITLE
20537.003.000.00 SP 23.636 Ac
21005.018.004.00 SP 7.973 Ac
20136.020.000.00 SP 22.547 Ac

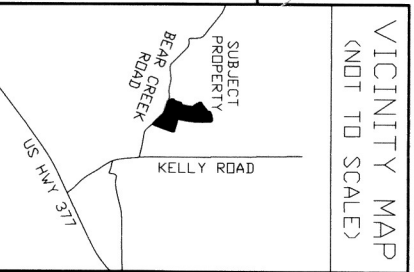
ACCT. NO: 17401
SCH. DIST: AL
CITY:
MAP NO: M-20

All from CCMD2
and ESD 1



SHEET 1 OF 6

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET A SLIDE 1
DATE



VICINITY MAP (NOT TO SCALE)		OWNER INFORMATION		SURVEYOR	
SUBJECT PROPERTY BEAR CREEK ROAD KELLY ROAD STATE HWY 171		OWNER INFORMATION		SURVEYOR	
KELLY RANCH ESTATES, LLC 1800 LDNE DAK RD, STE 8 WEATHERFORD, TX 76086		PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH DAK AVENUE MINERAL WELLS, TX 76067 940-325-4841		BEING A SUBDIVISION OF 54.156 ACRES OUT OF THE B.B.B. & C. RR. CO. SURVEY, ABSTRACT NO. 136, E. NOWLAND SURVEY, ABSTRACT NO. 1005 AND THE W. GRADY SURVEY, ABSTRACT NO. 537 PARKER COUNTY, TEXAS	
SIERRA VISTA, PHASE 1 LOTS 32 THRU 125 LOTS 214 THRU 228 HDA LOTS 229X AND 230X LOT EMS AND LOT ELEMENTARY SCHOLL		PLAT DATE: OCTOBER 3, 2024			

LEGAL DESCRIPTION

Of a 24.156 acres tract of land out of the B.B.B. & C. RR. Co. Survey, Abstract No. 136, the E. Nowland Survey, Abstract No. 1005 and the W. Grady Survey, Abstract No. 537, all in Parker County, Texas; being part of a certain 1155.69 acres tract described in Document No. 202401411 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of Bear Creek Road (paved) for the most southerly southwest and beginning corner of this tract. Whence a found 5/8" iron rod with cap (DOUBLE 2) at the most southerly southwest corner of said 1155.69 acres tract bears S. 15 deg. 36 min. 01 sec. W. 38.48 feet and N. 84 deg. 45 min. 00 sec. W. 569.58 feet.

Thence over and across said 1155.69 acres tract the following courses and distances:

- N. 15 deg. 36 min. 01 sec. E. 174.85 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- N. 74 deg. 23 min. 59 sec. W. 84.55 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly southwest corner of this tract
- Northerly along the arc of a 01 deg. 05 min. 33 sec. curve to the left with a radius of 5245.00 feet, a central angle of 04 deg. 47 min. 26 sec., a chord of N. 16 deg. 30 min. 02 sec. E. 438.42 feet and an arc length of 438.55 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 88 deg. 05 min. 34 sec. E. 135.11 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- Northerly along the arc of a 01 deg. 03 min. 57 sec. curve to the left with a radius of 5375.00 feet, a central angle of 08 deg. 06 min. 05 sec., a chord of N. 09 deg. 39 min. 26 sec. E. 759.38 feet and an arc length of 760.01 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 37 deg. 37 min. 57 sec. W. 451.80 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly northwest corner of this tract
- N. 52 deg. 22 min. 03 sec. E. 50.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 37 deg. 37 min. 57 sec. E. 21.30 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- N. 52 deg. 22 min. 03 sec. E. 270.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- N. 37 deg. 37 min. 57 sec. W. 11.84 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 52 deg. 22 min. 03 sec. E. 172.36 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 59 deg. 07 min. 11 sec. E. 100.70 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 52 deg. 22 min. 03 sec. E. 75.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 01 deg. 16 min. 10 sec. W. 136.92 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 86 deg. 04 min. 22 sec. E. 131.16 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- N. 02 deg. 55 min. 20 sec. W. 25.22 feet to a point
- N. 04 deg. 03 min. 10 sec. W. 24.78 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northwest corner of this tract
- N. 86 deg. 04 min. 22 sec. E. 185.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- Northerly along the arc of a 00 deg. 57 min. 52 sec. curve to the left with a radius of 5940.00 feet, a central angle of 00 deg. 08 min. 41 sec., a chord of N. 04 deg. 14 min. 27 sec. W. 15.00 feet and an arc length of 15.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 85 deg. 41 min. 13 sec. E. 100.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northeast corner of this tract
- Southerly along the arc of a 00 deg. 56 min. 55 sec. curve to the right with a radius of 6040.00 feet, a central angle of 18 deg. 25 min. 20 sec., a chord of S. 04 deg. 53 min. 53 sec. E. 1933.67 feet and an arc length of 1942.02 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- S. 75 deg. 53 min. 28 sec. E. 795.10 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly northeast corner of this tract
- S. 20 deg. 27 min. 57 sec. W. 1086.75 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said Bear Creek Road for the southeast corner of this tract
- N. 42 deg. 10 min. 48 sec. W. 642.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Northwesternly along the arc of a 10 deg. 30 min. 47 sec. curve to the left with a radius of 545.00 feet, a central angle of 31 deg. 34 min. 07 sec., a chord of N. 57 deg. 57 min. 52 sec. W. 296.50 feet and an arc length of 300.28 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 73 deg. 44 min. 56 sec. W. 197.37 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 74 deg. 22 min. 18 sec. W. 190.67 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 74 deg. 22 min. 43 sec. W. 204.20 feet to the place of beginning

SURVEYORS CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on AUGUST 15, 2024.

[Signature]

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN24833 24833A.dwg FN240936 FN240937

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS.

ON THIS THE 28th DAY OF October 2024.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1'05'33"	5245.00'	4°47'26"	N 16°30'02" E	438.42'	438.55'
C2	1'03'57"	5375.00'	0°56'06"	N 09°39'62" E	759.38'	760.01'
C3	0°57'58"	5940.00'	0°08'41"	N 04°14'27" W	15.00'	15.00'
C4	0°56'55"	6040.00'	18°25'20"	S 04°53'53" W	1933.67'	1942.00'
C5	10°30'47"	545.00'	31°54'07"	N 57°57'52" W	236.50'	300.28'
C7	0°59'58"	5733.48'	8°14'45"	S 14°10'17" E	824.43'	825.15'
C8	95°29'35"	60.00'	1°59'32'54"	S 61°57'23" W	120.00'	188.02'
C9	1'03'57"	5375.00'	5°06'29"	S 16°15'43" W	479.04'	479.20'
C10	1'03'22"	60.00'	12°42'42"	N 12°25'49" E	1201.14'	1203.60'
C11	95°29'35"	60.00'	165°07'40"	S 11°28'29" W	118.99'	172.92'
C12	1'00'29"	5683.48'	14°20'58"	S 11°28'29" W	1419.68'	1423.40'
C13	88°07'57"	65.01'	54°00'07"	S 23°21'53" W	59.03'	612.7'
C14	49°49'04"	115.01'	54°19'31"	S 23°12'19" W	105.00'	109.04'
C15	95°29'35"	60.00'	172°51'39"	S 16°34'40" E	119.77'	181.02'
C16	0°59'58"	5733.48'	4°47'26"	S 07°08'58" W	480.08'	480.82'
C17	10°30'47"	545.00'	18°56'26"	N 51°39'01" W	179.34'	180.16'
C18	1'05'33"	5245.00'	2°01'21"	N 72°44'15" W	19.24'	75.10'
C20	1'05'33"	5245.00'	0°39'21"	N 17°44'51" E	60.04'	60.04'
C21	1'05'33"	5245.00'	0°39'21"	N 17°05'30" E	60.02'	60.02'
C22	1'03'53"	5245.00'	0°39'20"	N 16°26'10" E	60.01'	60.01'
C23	1'03'53"	5245.00'	0°39'20"	N 13°46'30" E	60.00'	60.00'
C24	1'03'53"	5245.00'	0°39'20"	N 13°27'31" E	60.00'	60.00'
C25	0°57'58"	5940.00'	0°43'08"	N 14°53'02" E	93.38'	63.38'
C26	0°57'58"	5940.00'	0°43'08"	N 13°48'30" E	93.38'	63.38'
C27	0°57'58"	5940.00'	0°43'08"	N 12°42'19" E	71.57'	71.57'
C28	0°57'58"	5940.00'	1°02'56"	S 02°32'09" E	108.74'	108.74'
C29	0°57'58"	5940.00'	1°02'56"	S 01°42'29" E	566.28'	566.28'
C30	0°57'58"	5940.00'	0°40'40"	S 04°44'45" W	70.92'	70.92'
C31	0°57'58"	5940.00'	0°39'34"	S 05°25'52" W	61.46'	61.46'
C32	0°57'58"	5940.00'	0°39'34"	S 06°01'32" W	61.76'	61.76'
C33	0°57'58"	5940.00'	0°39'34"	S 06°37'17" W	61.76'	61.76'
C34	0°57'58"	5940.00'	0°39'34"	S 07°13'01" W	61.76'	61.76'
C35	0°57'58"	5940.00'	0°39'34"	S 07°48'45" W	61.76'	61.76'
C36	0°57'58"	5940.00'	0°39'34"	S 08°24'31" W	61.76'	61.76'
C37	0°57'58"	5940.00'	0°39'34"	S 09°08'03" W	88.65'	88.65'
C38	0°57'58"	5940.00'	0°39'34"	S 09°42'10" W	88.65'	88.65'
C39	0°57'58"	5940.00'	0°39'34"	S 10°16'06" W	88.65'	88.65'
C40	0°57'58"	5940.00'	0°39'34"	S 10°50'02" W	88.65'	88.65'
C41	0°57'58"	5940.00'	0°39'34"	S 11°24'06" W	88.65'	88.65'
C42	0°57'58"	5940.00'	0°39'34"	S 11°58'10" W	88.65'	88.65'
C43	0°57'58"	5940.00'	0°39'34"	S 12°32'14" W	88.65'	88.65'
C44	0°57'58"	5940.00'	0°39'34"	S 13°06'18" W	88.65'	88.65'
C45	0°57'58"	5940.00'	0°39'34"	S 13°40'22" W	88.65'	88.65'
C46	0°57'58"	5940.00'	0°39'34"	S 14°14'26" W	88.65'	88.65'
C47	0°57'58"	5940.00'	0°39'34"	S 14°48'30" W	88.65'	88.65'
C48	0°57'58"	5940.00'	0°39'34"	S 15°22'34" W	88.65'	88.65'
C49	0°57'58"	5940.00'	0°39'34"	S 15°56'38" W	88.65'	88.65'
C50	0°57'58"	5940.00'	0°39'34"	S 16°30'42" W	88.65'	88.65'
C51	0°57'58"	5940.00'	0°39'34"	S 17°04'46" W	88.65'	88.65'
C52	0°57'58"	5940.00'	0°39'34"	S 17°38'50" W	88.65'	88.65'
C53	0°57'58"	5940.00'	0°39'34"	S 18°12'54" W	88.65'	88.65'
C54	0°57'58"	5940.00'	0°39'34"	S 18°46'58" W	88.65'	88.65'
C55	0°57'58"	5940.00'	0°39'34"	S 19°21'02" W	88.65'	88.65'
C56	0°57'58"	5940.00'	0°39'34"	S 19°55'06" W	88.65'	88.65'
C57	0°57'58"	5940.00'	0°39'34"	S 20°29'10" W	88.65'	88.65'
C58	0°57'58"	5940.00'	0°39'34"	S 21°03'14" W	88.65'	88.65'
C59	0°57'58"	5940.00'	0°39'34"	S 21°37'18" W	88.65'	88.65'
C60	0°57'58"	5940.00'	0°39'34"	S 22°11'22" W	88.65'	88.65'
C61	0°57'58"	5940.00'	0°39'34"	S 22°45'26" W	88.65'	88.65'
C62	0°57'58"	5940.00'	0°39'34"	S 23°19'30" W	88.65'	88.65'
C63	0°57'58"	5940.00'	0°39'34"	S 23°53'34" W	88.65'	88.65'
C64	0°57'58"	5940.00'	0°39'34"	S 24°27'38" W	88.65'	88.65'
C65	0°57'58"	5940.00'	0°39'34"	S 25°01'42" W	88.65'	88.65'
C66	0°57'58"	5940.00'	0°39'34"	S 25°35'46" W	88.65'	88.65'
C67	0°57'58"	5940.00'	0°39'34"	S 26°09'50" W	88.65'	88.65'
C68	0°57'58"	5940.00'	0°39'34"	S 26°43'54" W	88.65'	88.65'
C69	0°57'58"	5940.00'	0°39'34"	S 27°17'58" W	88.65'	88.65'
C70	0°57'58"	5940.00'	0°39'34"	S 27°52'02" W	88.65'	88.65'
C71	0°57'58"	5940.00'	0°39'34"	S 28°26'06" W	88.65'	88.65'
C72	0°57'58"	5940.00'	0°39'34"	S 29°00'10" W	88.65'	88.65'
C73	0°57'58"	5940.00'	0°39'34"	S 29°34'14" W	88.65'	88.65'
C74	0°57'58"	5940.00'	0°39'34"	S 30°08'18" W	88.65'	88.65'
C75	0°57'58"	5940.00'	0°39'34"	S 30°42'22" W	88.65'	88.65'
C76	0°57'58"	5940.00'	0°39'34"	S 31°16'26" W	88.65'	88.65'
C77	0°57'58"	5940.00'	0°39'34"	S 31°50'30" W	88.65'	88.65'
C78	0°57'58"	5940.00'	0°39'34"	S 32°24'34" W	88.65'	88.65'
C79	0°57'58"	5940.00'	0°39'34"	S 32°58'38" W	88.65'	88.65'
C80	0°57'58"	5940.00'	0°39'34"	S 33°32'42" W	88.65'	88.65'
C81	0°57'58"	5940.00'	0°39'34"	S 34°06'46" W	88.65'	88.65'
C82	0°57'58"	5940.00'	0°39'34"	S 34°40'50" W	88.65'	88.65'
C83	0°57'58"	5940.00'	0°39'34"	S 35°14'54" W	88.65'	88.65'
C84	0°57'58"	5940.00'	0°39'34"	S 35°48'58" W	88.65'	88.65'
C85	0°57'58"	5940.00'	0°39'34"	S 36°23'02" W	88.65'	88.65'
C86	0°57'58"	5940.00'	0°39'34"	S 36°57'06" W	88.65'	88.65'
C87	0°57'58"	5940.00'	0°39'34"	S 37°31'10" W	88.65'	88.65'
C88	0°57'58"	5940.00'	0°39'34"	S 38°05'14" W	88.65'	88.65'
C89	0°57'58"	5940.00'	0°39'34"	S 38°39'18" W	88.65'	88.65'
C90	0°57'58"	5940.00'	0°39'34"	S 39°13'22" W	88.65'	88.65'
C91	0°57'58"	5940.00'	0°39'34"	S 39°47'26" W	88.65'	88.65'

LINE	BEARING	DISTANCE
L1	S 37°37'57" E	21.30'
L2	N 37°37'57" W	11.84'
L3	N 02°55'20" W	25.22'
L4	N 04°03'10" W	24.78'

20537.003.000.00 SP 23.636 Ac
21005.018.004.00 SP 7.973 Ac
20136.020.000.00 SP 22.547 Ac

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: WAIVER FOR GROUNDWATER STUDY WAS APPROVED IN COMMISSIONERS COURT ON APRIL 22, 2024

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS REQUIRED BY THE TEXAS LOCAL GOVERNMENT CODE. THE SELLER HAS REPRESENTED THAT IT IS AN OPEN QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CRESSON CROSSROADS MUD NO. 2

NOTE: UPON COMPLETION OF CONSTRUCTION OF ALL ROADS AND UTILITIES, ALL CORNERS WILL BE SET 1/2" IRON RODS WITH CAP MARKED "PRICE SURVEYING"

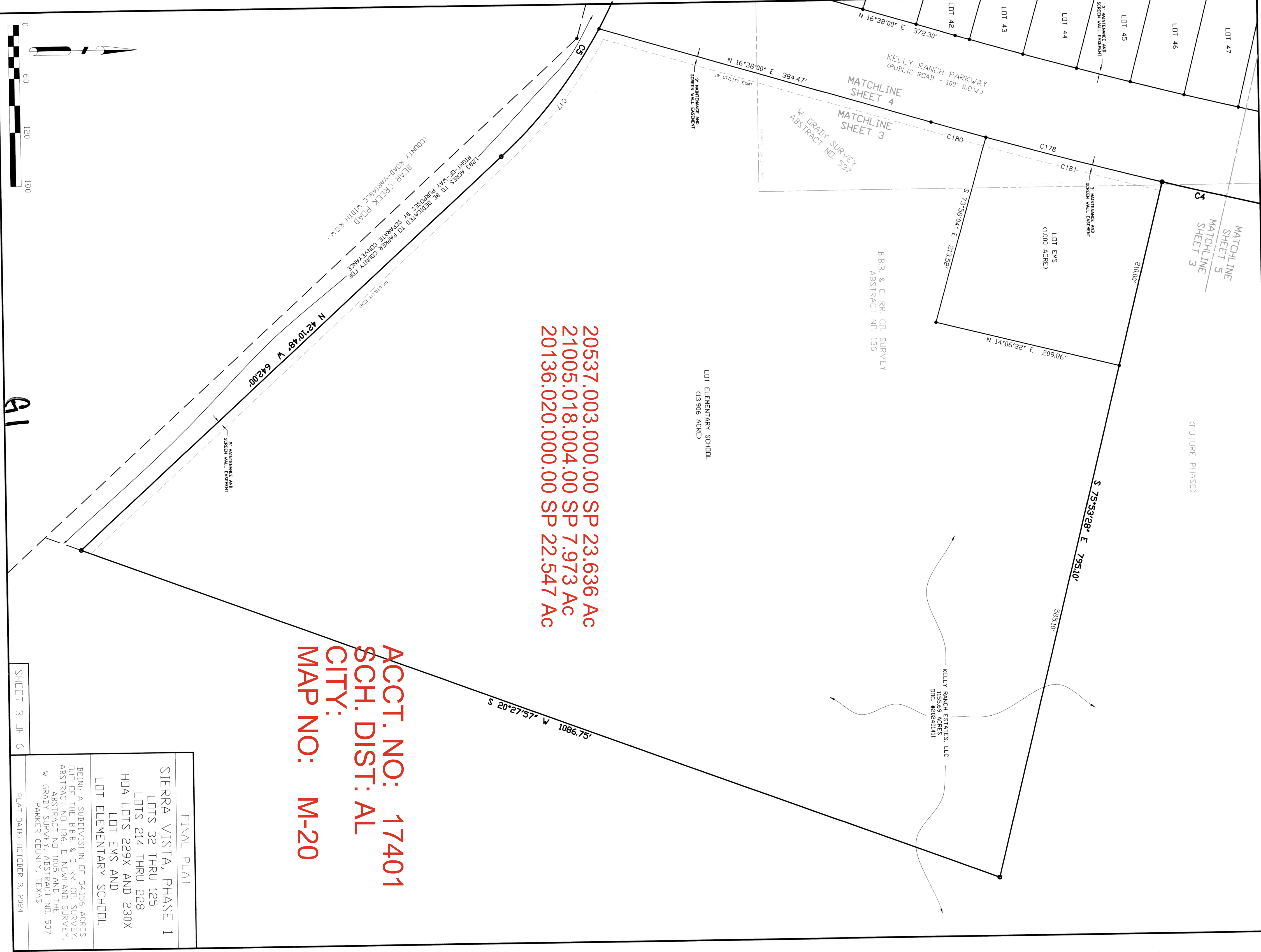
NOTE: UNLESS OTHERWISE NOTED ALL LOTS ARE SUBJECT TO THE FOLLOWING BUILDING LINES:

FRONT = 20 FEET
REAR = 15 FEET
SIDE = 5 FEET INTERIOR, 15 FEET CORNER LOTS
ADJACENT TO A STREET

NOTE: UNLESS OTHERWISE NOTED ALL LOTS HAVE A 10' UTILITY EASEMENT ALONG ROADS

NOTE: UNLESS OTHERWISE NOTED ALL LOTS HAVE A 10' DRAINAGE EASEMENT ALONG ROADS AND REAR LINES AND A 5' DRAINAGE SIDE LINES

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C92	1'00'29"	5663.48'	0°37'35"	S 10°10'44" W	62.13'	62.13'
C93	1'00'29"	5663.48'	0°37'20"	S 10°48'19" W	62.13'	62.13'
C94	1'00'29"	5663.48'	0°37'20"	S 11°25'46" W	61.72'	61.72'
C95	1'00'29"	5663.48'	0°36'59"	S 12°02'56" W	61.55'	61.55'
C96	1'00'29"	5663.48'	0°36'59"	S 12°39'54" W	61.55'	61.55'
C97	1'00'29"	5663.48'	0°36'59"	S 13°16'54" W	61.55'	61.55'
C98	1'00'29"	5663.48'	0°36'59"	S 13°53'53" W	61.55'	61.55'
C99	1'00'29"	5663.48'	0°36'59"	S 14°30'53" W	61.55'	61.55'
C100	1'00'29"	5663.48'	0°36'59"	S 15°07'52" W	61.55'	61.55'
C101	1'00'29"	5663.48'	0°36'59"	S 15°44'51" W	61.55'	61.55'
C102	1'00'29"	5663.48'	0°36'59"	S 16°21'50" W	61.55'	61.55'
C103	1'00'29"	5663.48'	0°36'59"	S 16°58'49" W	61.55'	61.55'
C104	1'00'29"	5663.48'	0°36'59"	S 17°35'48" W	61.14'	73.85'
C105	1'00'29"	5663.48'	0°36'59"	S 18°12'47" W	73.85'	79.97'
C106	1'03'22"	5425.00'	0°50'41"	N 18°21'38" E	79.97'	79.97'
C107	1'03'22"	5425.00'	0°37'50"	N 17°37'35" E	59.71'	59.71'
C108	1'03'22"	5425.00'	0°37'50"	N 16°59'45" E	59.71'	59.71'
C109	1'03'22"	5425.00'	0°37'50"	N 16°21'54" E	59.71'	59.71'
C110	1'03'22"	5425.00'	0°37'50"	N 15°44'04" E	59.71'	59.71'
C111	1'03'22"	5425.00'	0°37'56"	N 15°06'14" E	59.71'	59.71'
C112	1'03'22"	5425.00'	0°38'21"	N 14°28'20" E	60.52'	59.87'
C113	1'03'22"	5425.00'	0°38'21"	N 13°50'12" E	60.52'	60.52'
C114	1'03'22"	5425.00'	0°38'40"	N 13°11'41" E	61.01'	61.01'
C115	1'03'22"	5425.00'	0°38'40"	N 12°33'01" E	61.01'	61.01'
C116	1'03'22"	5425.00'	0°38'40"	N 11°54'22" E	61.01'	61.01'
C117	1'03'22"	5425.00'	0°38'40"	N 11°15'42" E	61.01'	61.01'
C118	1'03'22"	5425.00'	0°38'40"	N 10°37'02" E	61.01'	61.01'
C119	1'03'22"	5425.00'	0°38'40"	N 09°58'23" E	61.01'	61.01'
C120	1'03'22"	5425.00'	0°38'40"	N 09°19'43" E	61.01'	61.01'
C121	1'03'22"	5425.00'	0°40'17"	N 08°41'03" E	61.01'	61.01'
C122	1'03'22"	5425.00'	0°41'42"	N 08°01'35" E	63.57'	63.57'
C123	1'03'22"	5425.00'	0°41'42"	N 07°20'35" E	65.81'	65.81'
C124	1'03'22"	5425.00'	0°48'22"	N 06°35'33" E	76.34'	76.34'
C125	1'03'22"	5425.00'	0°06'53"	N 06°07'55" E	10.88'	10.88'
C126	95°29'35"	60.00'	54°48'45"	N 39°15'54" E	55.24'	55.24'
C127	95°29'35"	60.00'	49°48'42"	N 13°02'35" E	50.53'	52.15'
C128	95°29'35"	60.00'	60°30'43"	N 66°12'02" W	60.46'	63.37'
C129	1'03'57"	5375.00'	1°06'32"	S 14°15'45" W	104.04'	104.04'
C130	1'03'57"	5375.00'	0°38'23"	S 15°08'12" W	60.00'	60.00'
C131	1'03'57"	5375.00'	0°38'23"	S 15°46'35" W	60.00'	60.00'
C132	1'03'57"	5375.00'	0°38'23"	S 16°24'57" W	60.00'	60.00'
C133	1'03'57"	5375.00'	0°38'23"	S 17°03'20" W	60.02'	60.02'
C134	1'03'57"	5375.00'	0°38'23"	S 17°41'44" W	60.04'	60.04'
C135	1'03'57"	5375.00'	0°49'36"	N 18°24'57" E	75.09'	75.09'
C136	1'01'50"	5560.00'	0°49'36"	N 18°12'44" E	80.23'	80.23'
C137	1'01'50"	5560.00'	0°36'54"	N 17°34'29" E	59.67'	59.67'
C138	1'01'50"	5560.00'	0°36'54"	N 16°57'35" E	59.67'	59.67'
C139	1'01'50"	5560.00'	0°36'54"	N 16°20'41" E	59.67'	59.67'
C140	1'01'50"	5560.00'	0°36'54"	N 15°43'48" E	59.67'	59.67'
C141	1'01'50"	5560.00'	0°36'54"	N 15°06'54" E	59.67'	59.67'
C142	1'01'50"	5560.00'	0°36'54"	N 14°30'04" E	59.67'	59.67'
C143	1'01'50"	5560.00'	0°36'54"	N 13°53'07" E	59.67'	59.67'
C144	1'01'50"	5560.00'	0°36'54"	N 13°16'13" E	59.67'	59.67'
C145	1'01'50"	5560.00'	0°36'54"	N 12°39'19" E	59.67'	59.67'
C146	1'01'50"	5560.00'	0°36'54"	N 12°02'26" E	59.67'	59.67'
C147	1'01'50"	5560.00'	0°37'15"	N 11°25'21" E	60.25'	60.25'
C148	1'01'50"	5560.00'	0°37'30"	N 10°47'59" E	60.65'	60.65'
C149	1'01'50"	5560.00'	0°37'30"	N 10°10'29" E	60.65'	60.65'
C150	1'01'50"	5560.00'	0°38'00"	N 09°32'41" E	61.58'	61.58'
C151	1'01'50"	5560.00'	0°36'56"	N 08°55'11" E	59.72'	59.72'
C152	1'01'50"	5560.00'	0°36'56"	N 08°17'58" E	60.65'	60.65'
C153	1'01'50"	5560.00'	0°37'30"	N 07°40'28" E	60.65'	60.65'
C154	1'01'50"	5560.00'	0°38'00"	N 07°02'41" E	61.58'	61.58'
C155	1'01'50"	5560.00'	0°36'56"	N 06°25'11" E	59.72'	59.72'
C156	1'01'50"	5560.00'	0°36'56"	N 05°49'18" E	56.34'	56.34'
C157	1'01'50"	5560.00'	0°50'25"	S 05°57'06" W	81.55'	81.55'
C158	1'01'50"	5560.00'	0°37'22"	S 06°41'01" W	60.54'	60.54'
C159	1'01'50"	5560.00'	0°41'42"	S 07°20'35" W	67.45'	67.45'
C160	1'01'50"	5560.00'	0°40'17"	S 08°01'35" W	65.15'	65.15'
C161	1'01'50"	5560.00'	0°38'40"	S 08°41'03" W	62.53'	62.53'
C162	1'01'50"	5560.00'	0°38'40"	S 09°19'43" W	62.53'	62.53'
C163	1'01'50"	5560.00'	0°38'40"	S 09°58'23" W	62.53'	62.53'
C164	1'01'50"	5560.00'	0°38'40"	S 10°37'02" W	62.53'	62.53'
C165	1'01'50"	5560.00'	0°38'40"	S 11°15'42" W	62.53'	62.53'
C166	1'01'50"	5560.00'	0°38'40"	S 11°54'22" W	62.53'	62.53'
C167	1'01'50"	5560.00'	0°38'40"	S 12°33'01" W	62.53'	62.53'
C168	1'01'50"	5560.00'	0°38'40"	S 13°11'41" W	62.53'	62.53'
C169	1'01'50"	5560.00'	0°38'22"	S 13°50'12" W	62.04'	62.04'
C170	1'01'50"	5560.00'	0°37'51"	S 14°28'21" W	61.39'	61.39'
C171	1'01'50"	5560.00'	0°37'51"	S 15°06'16" W	61.23'	61.23'
C172	1'01'50"	5560.00'	0°37'51"	S 15°44'07" W	61.23'	61.23'
C173	1'01'50"	5560.00'	0°37'52"	S 16°21'59" W	61.23'	61.23'
C174	1'01'50"	5560.00'	0°37'52"	S 16°59'50" W	61.23'	61.23'
C175	1'01'50"	5560.00'	0°45'53"	S 17°37'02" W	61.23'	61.23'
C176	1'01'50"	5560.00'	0°45'53"	S 18°19'35" W	61.23'	61.23'
C177	1'03'40'47"	545.00'	10°36'21"	N 66°25'25" W	100.74'	100.74'
C178	0°56'55"	6040.00'	2°31'28"	N 66°25'25" W	266.01'	266.01'
C179	0°57'52"	5940.00'	2°04'06"	N 66°13'57" E	214.75'	2156.57'
C180	0°56'55"	6040.25'	0°36'04"	N 16°19'58" E	63.38'	63.38'
C181	0°56'55"	6040.25'	1°55'21"	N 15°04'14" E	202.74'	202.74'
C182	0°57'52"	5940.00'	1°55'21"	N 15°04'14" E	50.00'	50.00'

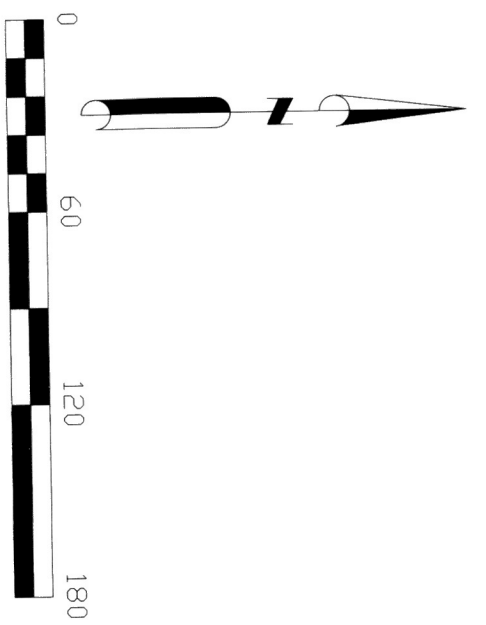


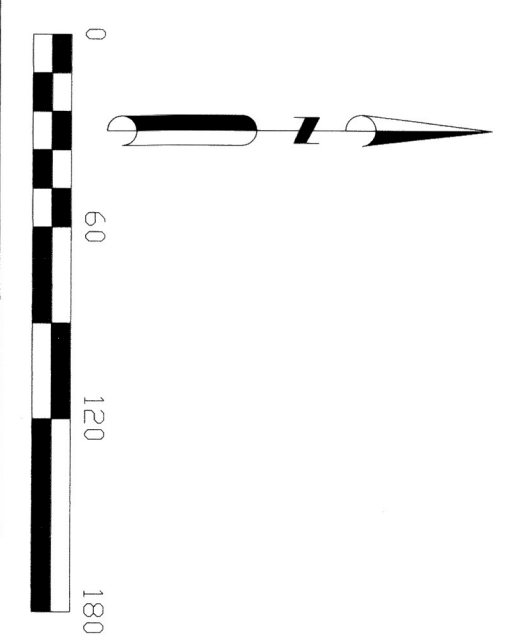
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21005.018.004.00 SP 7.973 Ac
20136.020.000.00 SP 22.547 Ac

ACCT. NO: 17401
SCH. DIST: AL
CITY:
MAP NO: M-20

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FINAL PLAT	
SIERRA VISTA, PHASE 1	
LOTS 32 THRU 125	
LOTS 214 THRU 228	
HDA LOTS 229X AND 230X	
LOT EMS AND	
LOT ELEMENTARY SCHOOL	
BEING A SUBDIVISION OF 54.156 ACRES	
OUT OF THE B.B. & C. RR. CO. SURVEY,	
ABSTRACT NO. 136, E. NOWLAND SURVEY,	
ABSTRACT NO. 1005 AND THE	
W. GRADY SURVEY, ABSTRACT NO. 537	
PARKER COUNTY, TEXAS	
PLAT DATE: OCTOBER 3, 2024	





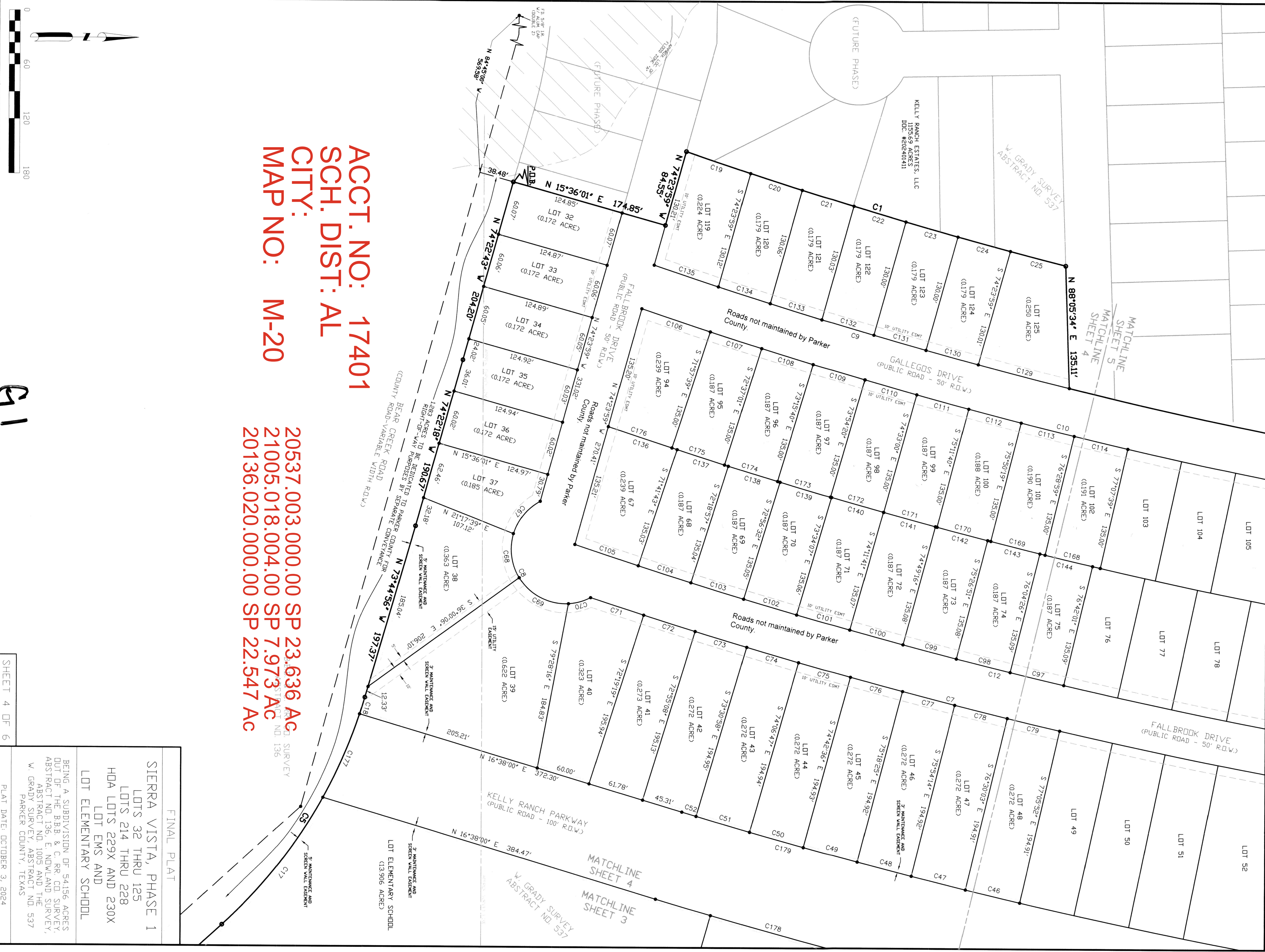
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SHEET 4 OF 6

PLAT DATE: OCTOBER 3, 2024

ACCT. NO: 17401
SCH. DIST: AL
CITY:
MAP NO: M-20

20537.003.000.00 SP 23.636 Ac
21005.018.004.00 SP 7.973 Ac
20136.020.000.00 SP 22.547 Ac



FINAL PLAT

SIERRA VISTA, PHASE 1

LOTS 32 THRU 125

LOTS 214 THRU 228

HDA LOTS 229X AND 230X

LOT EMS AND

LOT ELEMENTARY SCHOOL

BEING A SUBDIVISION OF 54.156 ACRES

OUT OF THE B.B. & C. RR. CO. SURVEY,

ABSTRACT NO. 136, E. NOWLAND SURVEY,

ABSTRACT NO. 1005 AND THE

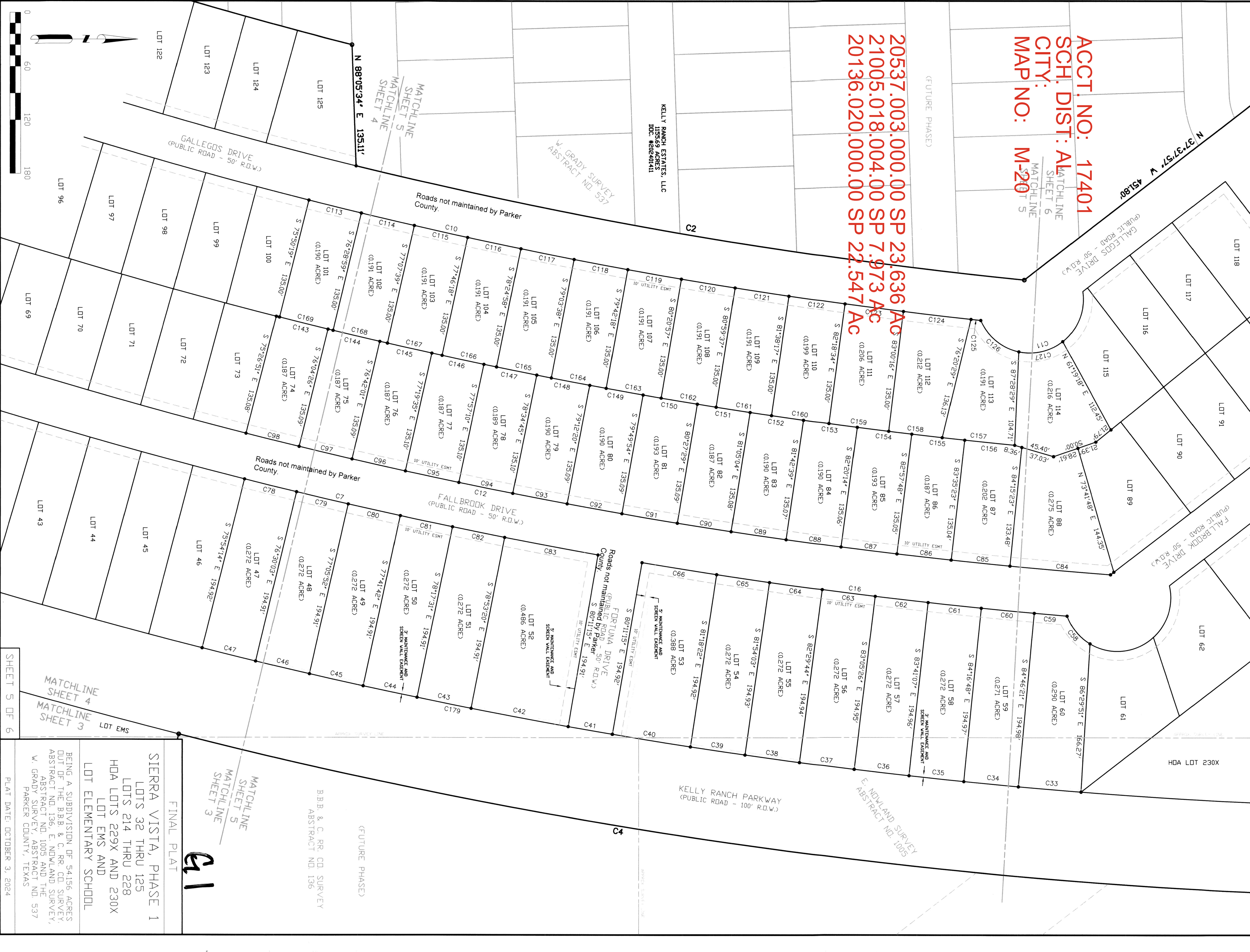
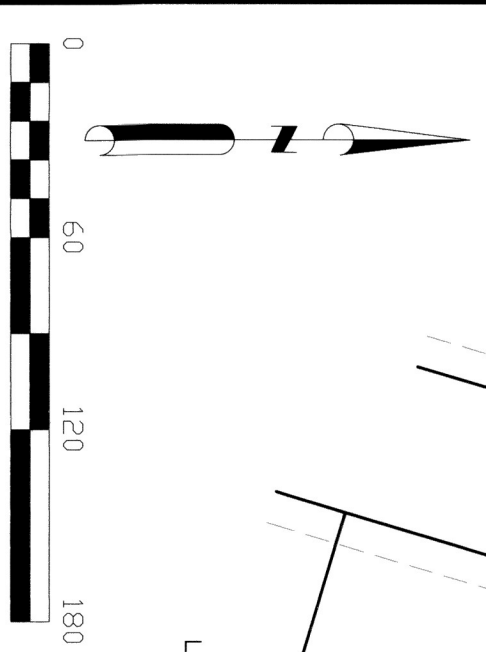
W. GRADY SURVEY, ABSTRACT NO. 537

PARKER COUNTY, TEXAS

ACCT. NO: 17401
SCH. DIST: AL
CITY:
MAP NO: M-20

20537.003.000.00 SP 23.636 AC
21005.018.004.00 SP 7.973 AC
20136.020.000.00 SP 22.547 AC

KELLY RANCH ESTATES, LLC
1155.69 ACRES
DDC. #202401411



SIERRA VISTA, PHASE 1
LOTS 32 THRU 125
LOTS 214 THRU 228
HDA LOTS 229X AND 230X
LOT EMS AND
LOT ELEMENTARY SCHOOL

FINAL PLAT

BEING A SUBDIVISION OF 54156 ACRES
OUT OF THE B.B.B. & C. R.R. CO. SURVEY,
ABSTRACT NO. 136, E. NEWLAND SURVEY,
ABSTRACT NO. 1005 AND THE
W. GRADY SURVEY, ABSTRACT NO. 537
PARKER COUNTY, TEXAS

PLAT DATE: OCTOBER 3, 2024

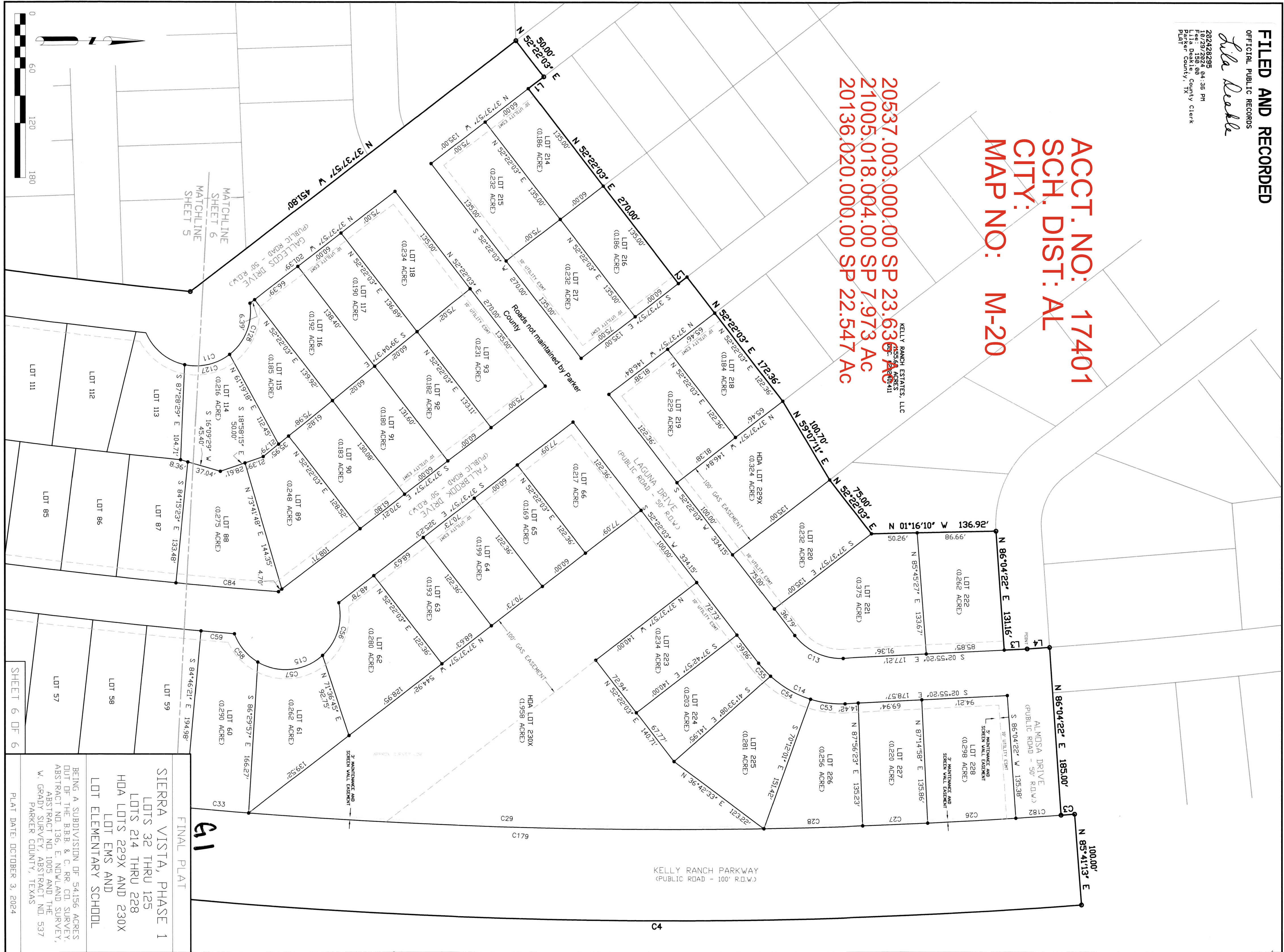
Lila Deakle

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10/29/2024 04:36 PM
Fee: 150.00
Lila Deakle, County Clerk
Dallas County, TX
PLAT

ACCT. NO: 17401
SCH. DIST: AL
CITY:
MAP NO: M-20

20537.003.000.00 SP 23.630 AC
21005.018.004.00 SP 7.973 AC
20136.020.000.00 SP 22.547 AC

KELLY RANCH ESTATES, LLC
255.64 ACRES
D.C. 160011



SIERRA VISTA, PHASE 1
LOTS 32 THRU 125
LOTS 214 THRU 228
HDA LOTS 229X AND 230X
LOT EMS AND
LOT ELEMENTARY SCHOOL

BEING A SUBDIVISION OF 54.156 ACRES
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