

**OWNER INFORMATION**  
 ILLI, LLC & LANDVISION COMPANIES, LLC  
 c/o TODD PHILLIPS  
 211 S RUSK ST  
 WEATHERFORD, TX 76086  
 (817) 613-7778

**SURVEYOR**  
 PHILIP E. COLVIN, JR.  
 PRICE SURVEYING FIRM #10034200  
 213 SOUTH DAK AVENUE  
 MINERAL WELLS, TX 76067  
 940-325-4841

**LEGEND**

- = TRACT LINE
- - - = APPROX. SURVEY LINE

**BEARING BASIS:**  
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

**NOTE:** ALL DISTANCES ARE SURFACE DISTANCES

**NOTE:** THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0150E, DATED SEPTEMBER 26, 2008

**NOTE:** ALL LOT CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

**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:** THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

**NOTE:** WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

**NOTE:** SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

**NOTE:** LINEAR FEET OF ROADS - AVIARA RIDGE ROAD - 2393'  
 AVIARA COURT - 1450'

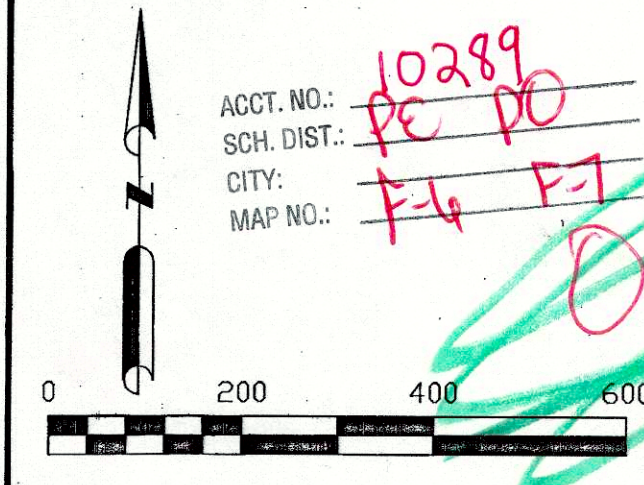
**NOTE:** THERE IS A 50' FRONT BUILDING LINE AND A 25' SIDE & REAR BUILDING LINE ON ALL LOTS

**NOTE:** THERE IS A 10' DRAINAGE & UTILITY EASEMENT ALONG ALL LOT LINES

LINE	BEARING	DISTANCE	CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
L1	N 63°28'38" E	98.41'	C1	15°32'01"	368.85'	26°44'31"	N 88°12'03" E	176.60'	172.15'
L2	N 76°33'10" E	309.13'	C2	24°36'34"	232.82'	65°35'07"	N 68°46'45" E	252.19'	266.50'
L3	S 23°41'39" W	56.22'	C3	5°11'41"	1102.98'	40°00'01"	N 54°04'53" E	754.48'	778.03'
L4	S 12°55'10" W	88.62'	C4	3°45'21"	1525.55'	37°07'33"	S 88°59'25" E	971.31'	988.51'
L5	N 86°49'46" W	231.00'	C5	9°41'17"	591.41'	53°32'47"	S 06°25'14" E	532.81'	552.71'
L6	S 57°40'45" W	16.93'	C6	6°04'52"	942.18'	33°52'08"	S 03°25'06" W	548.87'	556.95'
L7	N 86°04'10" W	158.65'	C7	95°29'35"	60.00'	46°11'00"	S 23°23'32" E	47.06'	48.36'
L8	N 79°36'30" W	277.20'	C8	95°29'35"	60.00'	44°07'41"	S 21°45'49" E	45.08'	46.21'
L9	N 73°45'26" W	270.67'	C9	95°29'35"	60.00'	41°51'25"	S 14°45'22" E	42.86'	43.83'
L10	N 65°37'20" W	259.47'	C10	95°29'35"	60.00'	49°01'51"	N 71°49'01" E	45.95'	47.16'
L11	N 33°26'41" W	74.03'	C11	95°29'35"	60.00'	48°59'04"	N 24°47'33" E	49.75'	51.39'
L12	N 43°32'37" W	6.75'	C12	95°29'35"	60.00'	73°49'00"	N 36°36'28" E	72.06'	77.30'
L13	S 72°39'36" W	35.87'	C13	95°29'35"	60.00'	78°10'29"	S 51°33'21" E	75.66'	81.86'
L14	N 15°23'34" W	60.99'	C14	95°29'35"	60.00'	90°00'09"	S 32°31'58" E	84.85'	94.25'
L15	N 74°49'47" E	19.24'	C15	95°29'35"	60.00'	62°16'16"	N 71°19'49" E	62.05'	65.21'
L16	S 70°25'38" E	176.46'	C16	95°29'35"	60.00'	69°29'16"	N 05°27'03" E	68.39'	72.77'
L17	S 20°21'10" W	100.00'	C17	5°53'37"	972.18'	3°35'49"	S 18°33'15" W	61.02'	61.03'
L18	S 13°30'58" E	240.49'	C18	5°53'37"	972.18'	2°40'01"	S 12°10'58" E	45.25'	45.25'
L19	N 20°21'10" E	26.87'	C19	3°49'52"	1495.55'	1°38'17"	S 73°14'58" W	42.75'	42.75'
L20	S 13°30'58" W	31.61'	C20	3°41'00"	1555.55'	2°00'31"	S 73°28'01" W	54.53'	54.53'
L21	N 15°06'20" W	31.99'	C21	28°14'58"	202.82'	2°29'02"	S 37°21'49" W	8.79'	8.79'
L22	N 74°49'47" E	19.27'	C22						
L23	S 74°49'47" W	19.20'	C23						

201931802 PLAT Total Pages: 2

*Both companies  
1 put 25.728254  
24 6.13.12*



**FINAL PLAT**  
**AVIARA RIDGE**

BEING A SUBDIVISION OF 128.940 ACRES OUT OF ABSTRACT NO. 1301, ABSTRACT NO. 1521, ABSTRACT NO. 2067, ABSTRACT NO. 1264, AND ABSTRACT NO. 1477, ALL IN PARKER COUNTY, TEXAS

PLAT DATE: NOVEMBER 18, 2019

FILED FOR RECORD  
 PARKER COUNTY, TEXAS RECORDS  
 CABINET E, SLIDE 426  
 DATE 11-25-19

PAGE 1 OF 2

SECTION NO. 205  
 T. & P. RR. CO. SURVEY  
 ABSTRACT NO. 1477

M.D. TACKETT SURVEY  
 ABSTRACT NO. 1301

LANDVISION COMPANIES, LLC  
 17.665 ACRES (TR 12)  
 DDC. #201914975

M. FRYSSINGER, ET UX  
 199.34 ACRES  
 DDC. #201419449

LANDVISION COMPANIES, LLC  
 5.083 ACRES (TR 1)  
 DDC. #201914975

LANDVISION COMPANIES, LLC  
 55.513 ACRES  
 DDC. #201915052

ILLI, LLC  
 55.06 ACRES  
 DDC. #201826320

J.E. LANKFORD  
 15.124 ACRES  
 V. 2119, P. 706

NW/4 OF SECTION NO. 180  
 T. & P. RR. CO. SURVEY  
 (J. SHADLE, JR. SURVEY)  
 ABSTRACT NO. 1264

SECTION NO. 179  
 T. & P. RR. CO. SURVEY  
 ABSTRACT NO. 1521

NE/4 OF SECTION NO. 180  
 T. & P. RR. CO. SURVEY  
 (MRS. J.E. SHADLE SURVEY)  
 ABSTRACT NO. 2067

D. SISK  
 8.010 ACRES  
 V. 2002, P. 330

21301.003.001.00	21301.001.001.00	21301.002.002.00	21301.001.000.00	21301.001.001.00	21301.001.002.00	21301.001.003.00
21301.002.001.00	21301.001.002.00	21301.001.000.00	21301.001.002.50	21301.001.001.00	21301.001.002.00	21301.001.003.00
21301.001.000.00	21301.001.002.50	21301.002.000.00	21301.002.000.00	21301.001.001.00	21301.001.002.00	21301.001.003.00