

State of Texas
 County of Parker

Whereas Justin & Shannon Godber and William & Paige Riley, being the sole owners of a 6.119 acre tract of land, being all of Lots 7, 8, and 9, Block C, Maravilla Vistas, Phase 2, as recorded in Plat Cabinet E, Slide 13, Plat Records, Parker County, Texas; being all of that certain tract conveyed to Godber in CF# 202038332, and all of those certain tracts conveyed to Riley in CF# 202030796 and CF# 201816450, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" capped iron rod, at the northwest corner of said Lot 7 and in the south right-of-way of Panoramic Court, for a northwest and beginning corner of this tract:

THENCE with the arc of a curve to the left in the easterly right-of-way of said Panoramic Court, having a radius of 60.00 feet, an arc length of 195.76 feet, and whose chord bears N 21°08'37" E 119.78 feet, to a found 1/2" capped iron rod, at the southwest corner of said Lot 9, for a corner of this tract:

THENCE N 28°27'28" E, 434.67 feet, with the west line of said Lot 9, to a found 1/2" capped iron rod, for the northwest corner of said Lot 9, and this tract:

THENCE S 63°51'21" E, 365.82 feet, to a point, for the northeast corner of said Lot 8, and this tract:

THENCE S 28°13'26" W, 110.73 feet, to a point, in the north right-of-way of Maravilla Drive, for a corner of this tract:

THENCE with the westerly right-of-way of said Maravilla Drive as follows:
 with the arc of a curve to the left, having a radius of 60.00 feet, an arc length of 147.99 feet, and whose chord bears S 47°33'54" W, 113.23 feet, to a found 1/2" capped iron rod, for a corner of this tract:
 with the arc of a curve to the right, having a radius of 20.00 feet, an arc length of 17.91 feet, and whose chord bears S 02°33'54" W, 17.32 feet, to a found 1/2" capped iron rod, for a corner of this tract:
 S 28°13'26" W 605.95, to a found 1/2" capped iron rod, at the southeast corner of said Lot 8, and this tract:

THENCE N 59°53'47" W, 306.20 feet, with the south line of said Lot 7, to a found 1/2" capped iron rod, for the southwest corner of said Lot 7, and this tract:

THENCE N 24°36'45" E, 262.81 feet, with the west line of said Lot 7, to the POINT OF BEGINNING.

Surveyor's Certificate
 Know All Men By These Presents:
 That I, Zachariah Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
 Texas Surveying, Inc. - Weatherford Branch
 208 S. Front Street, Aledo, Texas 76008
 aledotxsurveying.com - 817-441-5263
 Field Date: November 11, 2022 - ANO3159-RT-RP



- Notes:
- Currently this tract appears to be located within one or more of the following areas:
 Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
 According to the F.I.R.M. Community Panel Map No. 48367C0425F, dated April 5, 2019; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
 - All corners are found 1/2" capped iron rods, unless otherwise noted.
 C.I.R.S. = Set 1/2" capped iron rod, stamped TEXAS SURVEYING INC
 - Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)
 - Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
 - 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 availability.
 - Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
 - Special Notice: Selling a portion of this Addition by metes and bounds is a violation of city Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
 - No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and encumber this property.
 - No portion of this tract lies within the extra territorial jurisdiction of any city or town.
 - All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
 - Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

14858
 AL
 L-20

Surveyor:
 Zachariah Savory, R.P.L.S.
 208 S. Front St
 Aledo, TX, 76008
 817-441-5263

Owners:
 Justin & Shannon Godber
 William & Paige Riley
 113 & 116 Panoramic Court
 Weatherford, TX 76086

1" = 100'



CURVE	RADIUS	ARC	CHORD BEARING & DISTANCE
C1	60.00'	195.76'	N 21°08'37" E 119.78'
C2	60.00'	147.99'	S 47°33'54" W 113.23'
C3	20.00'	17.91'	S 02°33'54" W 17.32'
C4	60.00'	105.11'	N 64°25'27" E 92.18'
C5	60.00'	90.65'	N 29°02'40" W 82.27'

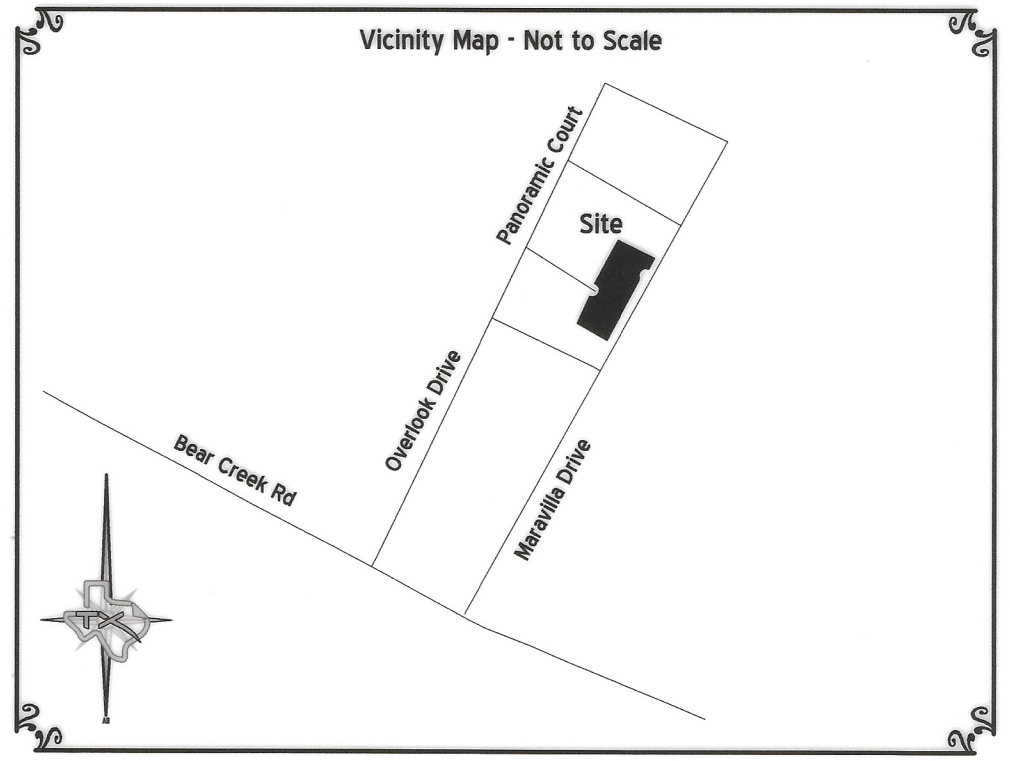
LINE	BEARING	DISTANCE
L1	S 28°13'26" W	110.73'
L2	S 28°13'26" W	36.27'

State of Texas
 County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 27th day of December, 2022.

County Judge _____

Commissioner Precinct #1: George A. Conley
 Commissioner Precinct #2: Raymond
 Commissioner Precinct #3: Tom Wald
 Commissioner Precinct #4: _____



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202244227
 12/29/2022 11:10 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

Plat Cabinet **F** Slide **410**

Now, Therefore, Know All Men By These Presents:
 That Justin Godber, Shannon Godber, William Benton Riley, and Paige Riley, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 7R and 9R, Block C, Maravilla Vistas, Phase 2, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 19th day of December, 2022.

By: Justin James Godber (Shannon Leann Godber)
William Benton Riley (Paige Jackson Riley)

State of Texas
 County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Justin Godber, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 19th day of December, 2022.

Susan McSee
 Notary Public in and for the State of Texas

State of Texas
 County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Shannon Godber, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 19th day of December, 2022.

Susan McSee
 Notary Public in and for the State of Texas

State of Texas
 County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared William Benton Riley, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 19th day of December, 2022.

Susan McSee
 Notary Public in and for the State of Texas

State of Texas
 County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Paige Riley, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 19th day of December, 2022.

Susan McSee
 Notary Public in and for the State of Texas

State of Texas
 County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Paige Riley, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

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 County of Parker

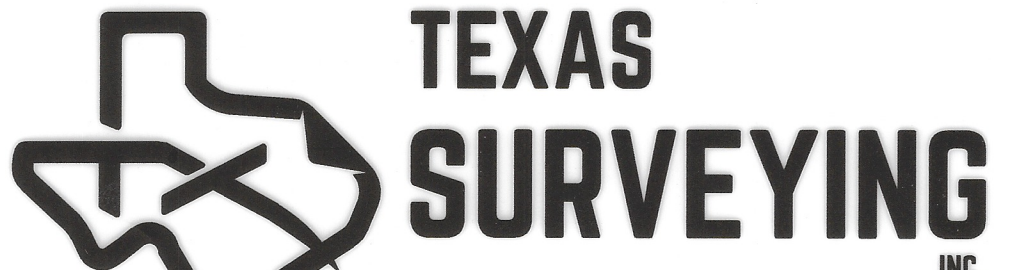
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Paige Riley, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 19th day of December, 2022.

**Replat
 Lots 7R and 9R, Block C
 Maravilla Vistas, Phase 2
 an addition in Parker County, Texas**

Being a 6.119 acre replat of
 Lots 7, 8 and 9, Block C, Maravilla Vistas, Phase 2
 as recorded in Cabinet E, Slide 13,
 Plat Records, Parker County, Texas

December 2022



TEXAS SURVEYING
 INC.

ALEDO BRANCH - 817-441-5263
 FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM