

**LINE TABLE**

LINE No.	LENGTH	BEARING
L1	93.36	S37°39'16"E

BAR-KO LAND COMPANY, LLC  
INST. NO. 201927303 O.P.R.P.C.T.  
(REMAINDER)

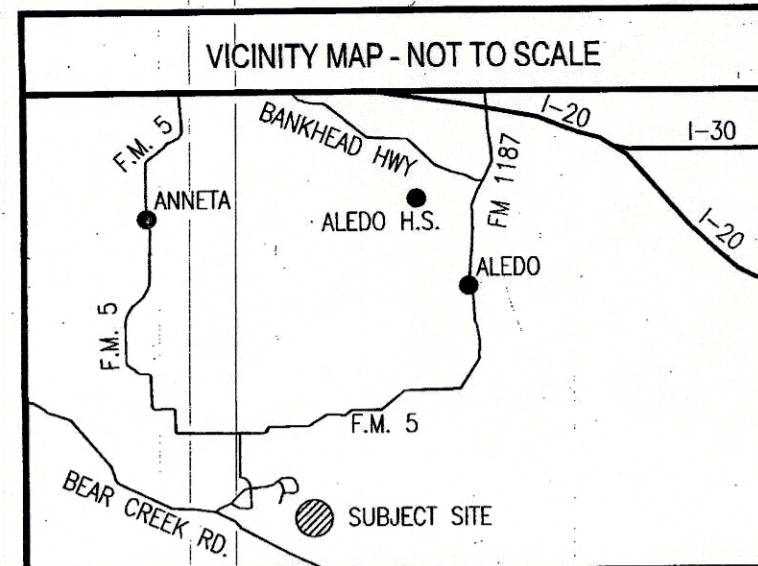
This plat represents property which has been placed without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

**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. 48367C0425E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

**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 = 50 feet  
Rear Building Line = 25 feet  
Side Building Line = 25 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 = 5,900 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 Aledo ISD.
- Total number of lots = 29



201930415 PLAT Total Pages: 1

**DEDICATION**

State of Texas  
County of Parker

WHEREAS, BAR-KO LAND COMPANY, LLC are the Owners of the herein described property, to wit:

BEING 71.19 acres situated in the I. & G.N. RR. CO. SURVEY, Abstract No. 1783, Parker County, Texas, being a portion of that certain tract of land described in deed to Kolb Ranch, LLC, recorded in Instrument Number 201813108 and Instrument Number 201814455, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found at the most southerly southeast corner of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201813108), being the northeast corner of MARAVILLA VISTAS, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 13, Plat Records, Parker County, Texas and being in a northwesterly line of that certain tract of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Number 201908376, Official Public Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6921387.53 and EAST: 2234996.34, for reference;

THENCE N 63°51'23" W, along the common line of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201813108) and said MARAVILLA VISTAS, a distance of 1836.72 feet to a 1/2" iron rod found at the southerly southwest corner of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201813108), the northwest corner of said MARAVILLA VISTAS and being in the southeasterly line of that certain tract of land described in deed as Tract One, to Vina Louise Klasing, recorded in Volume 1722, Page 1518, Real Records, Parker County, Texas;

THENCE N 31°50'01" E, along the common line of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201813108) and said Klasing tract, a distance of 507.08 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southeast corner of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201814455);

THENCE N 37°39'16" E, along the south line of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201814455), at a distance of 662.15 feet passing a 1/2" iron rod found at the southwest corner of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201814455), a southerly corner of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201813108) and being the most east corner of LA MADERA, PHASE 3, an Addition to Parker County, Texas according to the Plat recorded in Cabinet D, Slide 219, Plat Records, Parker County, Texas, and continuing along the common line of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201813108) and said LA MADERA, PHASE 3, in all, a distance of 695.22 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the most westerly northwest corner of the herein described 71.19 acre tract;

THENCE leaving the common line of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201813108) and said LA MADERA, PHASE 3, along the northwesterly and northeasterly lines of the herein described 71.19 acre tract, as follows:

N 52°20'44" E, a distance of 465.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"  
S 37°39'16" E, a distance of 93.36 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 170.00 feet and whose long chord bears S 50°45'15" E, a chord distance of 77.06 feet;  
Along said curve, in a southeasterly direction, through a central angle of 26°11'59", an arc distance of 77.74 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";  
S 63°51'14" E, a distance of 145.44 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"  
N 40°36'02" E, a distance of 521.36 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"  
S 63°51'23" E, a distance of 346.02 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"  
S 26°08'46" W, a distance of 154.74 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"  
S 63°51'23" E, a distance of 1421.47 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the northeast corner of the herein described 71.19 acre tract and being in a northwesterly line of that certain tract of land described in deed to Cody Allen and Mallory Allen, recorded in Instrument Number 201910025, Official Public Records, Parker County, Texas;

THENCE S 26°08'47" W, along the common line of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201813108) and said Allen tract, at a distance of 1329.96 feet passing a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084" at a westerly southwest corner of said Allen tract, and continuing along the common line of said Kolb Ranch, LLC, tract (recorded in said Inst. No. 201813108) and said BAR-KO tract, in all, a distance of 1520.00 feet to the POINT OF BEGINNING and containing 71.19 acres (3,100,855 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lots 1 thru 4, Block A, Lots 1 thru 8, Block B, Lots 1 thru 7, Block C, Lots 1 and 2, Block D and Lots 1 thru 8, Block E, MARAVILLA ESTATES, PHASE 1, 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 BAR-KO LAND COMPANY, 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 Extrajurisdiction 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.

BAR-KO LAND COMPANY, LLC

Bryson Adams, President  
Date: 10-28-2019

STATE OF TEXAS 0  
COUNTY OF PARKER 0

Before me, the undersigned authority on this day personally appeared Bryson Adams, on behalf of Bar-Ko Land Company, 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 28th day of OCT 2019.

Cynthia Kay Scoggin  
Notary Public in and for the State of Texas

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

Final Plat  
Lots 1 thru 4, Block A, Lots 1 thru 8, Block B  
Lots 1 thru 7, Block C  
Lots 1 and 2, Block D and Lots 1 thru 8, Block E  
MARAVILLA ESTATES PHASE 1  
An Addition to Parker County, Texas

Being 71.19 Acres Situated in the  
I. & G.N. RR. CO. SURVEY, Abstract No. 1783  
Parker County, Texas

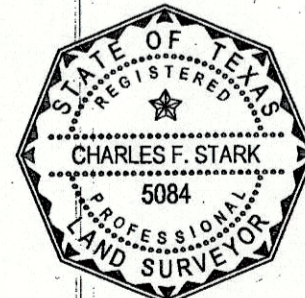
6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

JOB No. 380-8601  
DATE SEPT. 2019  
SHEET

1 of 1

**NOTE:**  
1) OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED "C.F. STARK RPLS 5084".  
2) SOLID CIRCLE INDICATES MONUMENT FOUND AS LABELED.  
3) D.E. INDICATES "DRAINAGE EASEMENT"

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Lila Deable  
201930415  
11/12/2019 11:29 AM  
Lila Deable, County Clerk  
Parker County, Texas  
PLAT



STATE OF TEXAS 0  
COUNTY OF PARKER 0

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 10/28/19

Charles F. Stark, RPLS  
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 0  
COUNTY OF PARKER 0  
APPROVED by the Commissioners Court of Parker County, Texas on the 11th day of November 2019  
Pat Dean, County Judge  
George Donley, Commissioner Precinct #1  
Larry Walden, Commissioner Precinct #3  
Craig Peacock, Commissioner Precinct #2  
Steve Dugan, Commissioner Precinct #4

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD

CABINET E, SLIDE 414  
DATE 11-12-19

**OWNER:**

BAR-KO LAND COMPANY, LLC  
P.O. BOX 1840  
ALEDO, TEXAS 76008

**Barron-Stark**  
Engineers

LA MADERA, PHASE 3  
CAB. D, SLIDE 219  
P.R.P.C.T.

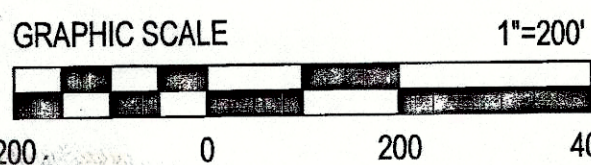
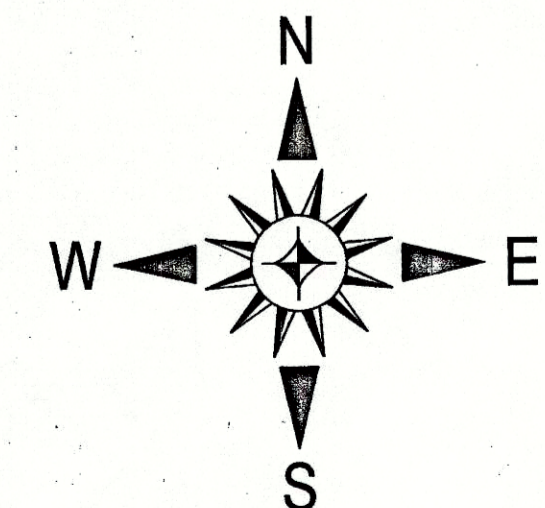
VINA LOUISE KLASING  
VOL. 1548, PG. 1187  
VOL. 1722, PG. 1518 (TRACT ONE)  
R.R.P.C.T.

MARAVILLA VISTAS  
CAB. E, SLIDE 13  
P.R.P.C.T.

POINT OF BEGINNING  
NORTH: 6921387.53  
EAST: 2234996.34  
NAD 83, ZONE 4202 (GRID)

**CURVE TABLE**

CURVE No.	LEN.	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	70.43	200.00	20°10'34"	S36°14'04"W	70.06
C2	70.43	200.00	20°10'34"	S36°14'04"W	70.06
C3	198.40	600.00	18°56'45"	S54°22'52"E	197.50
C4	94.25	60.00	90°00'01"	S18°51'14"E	84.85
C5	91.45	200.00	26°11'59"	S50°45'15"E	90.66



USER: GARY GREEN  
PLOTTED ON: 10/28/2019 8:47 AM  
FILE NAME: N:\BARCON STARK SWIFT E\19303 - BAR-KO LAND COMPANY\9801 - MARAVILLA ESTATES PHASE 1\193030301.DWG