

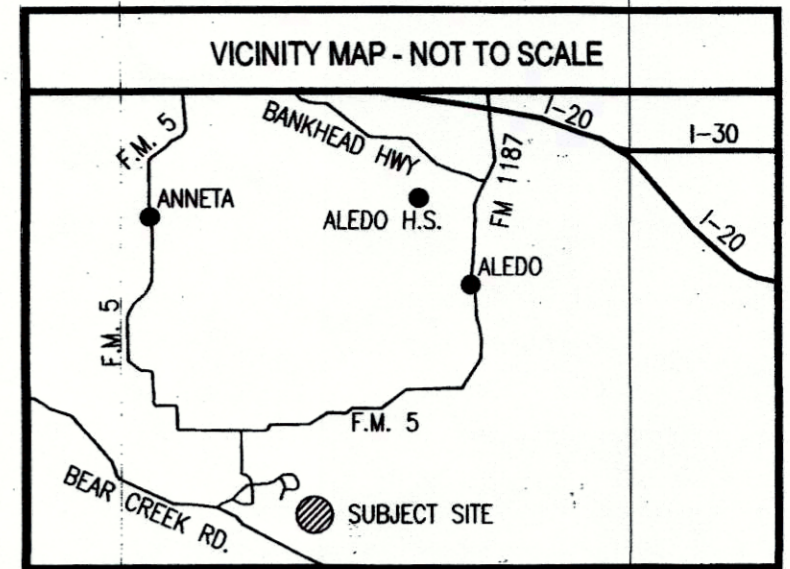
NOTE:
 1.) OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084".
 2.) SOLID CIRCLE INDICATES 1/2" CAPPED IRON ROD FOUND STAMPED "C.F. STARK RPLS 5084"

NOTE:
 BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202 GRID, COMBINED SCALE FACTOR OF 0.99986009) DERIVED FROM RESOLVED OPUS SOLUTIONS.

202011698 PLAT Total Pages: 1

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.

- GENERAL NOTES:
- All lots in this subdivision are to be served by private individual water wells and private individual on-site waste-water disposal systems.
 - Subdivision is located in the Aledo ISD.
 - Total number of Lots = 1



I & G.N. RR. CO. SURVEY
 ABSTRACT NO. 1783

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

FLOOD STATEMENT:

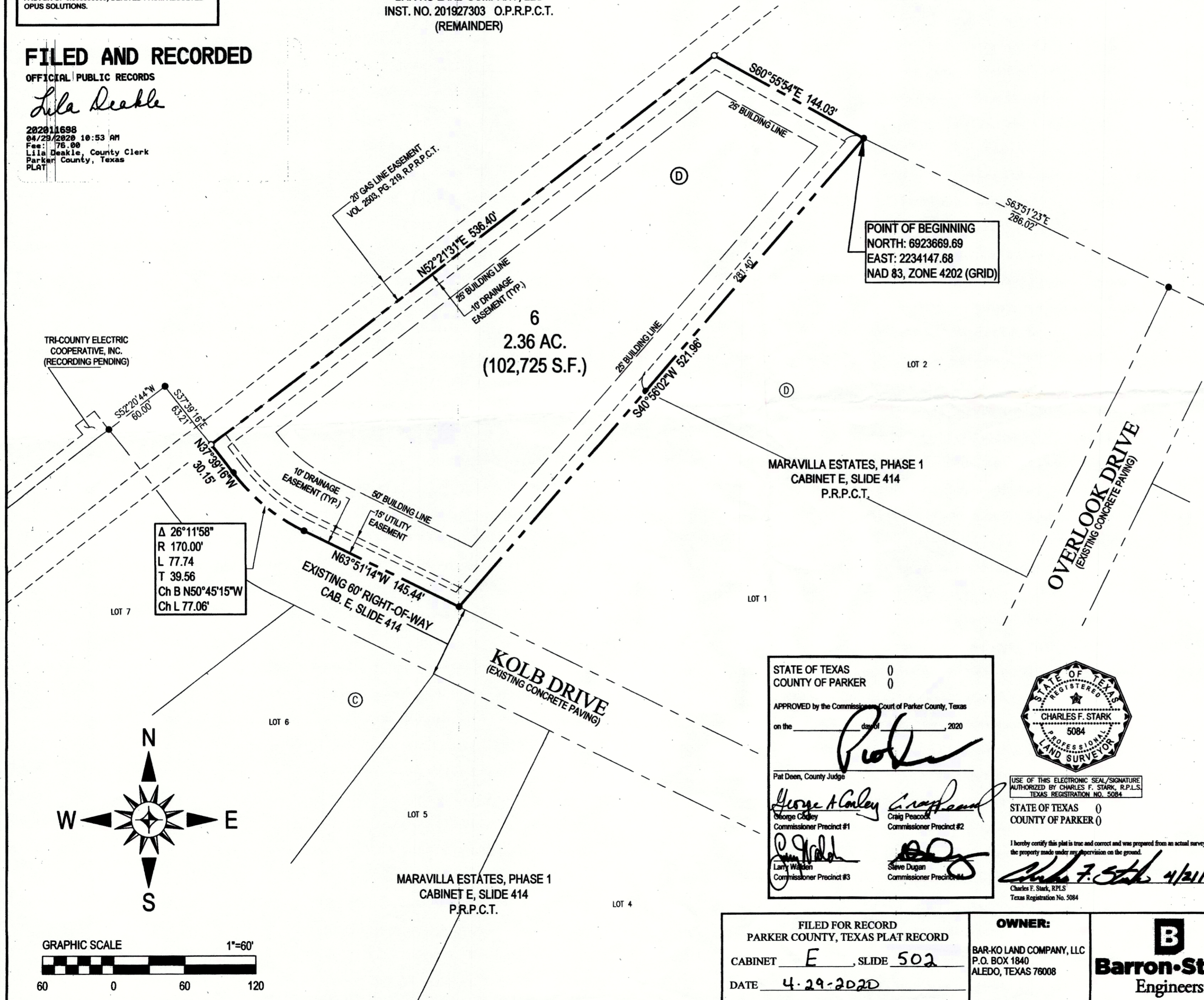
ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0425E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202011698
 04/29/2020 10:53 AM
 Fee: 78.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT



DEDICATION

State of Texas ()
 County of Parker ()

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

BEING 2.36 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 BAR-KO Land Company, LLC, recorded in Instrument Number 201927303, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the northwest corner of Lot 2, Block D, MARAVILLA ESTATES, PHASE 1, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 414, Plat Records, Parker County, Texas, said POINT OF BEGINNING having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6923669.69 and EAST: 2234147.68, a combined scale factor of 0.99986009, for reference;

THENCE S 40°56'02" W, along the west line of said Lot 2, Block D, at a distance of 281.40 feet passing a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southwest corner of said Lot 2, Block D and being the northwest corner of Lot 1, said Block D of said MARAVILLA ESTATES, PHASE 1, and continuing, along the west line of said Lot 1, Block D, in all, a distance of 521.96 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northeasterly line of Kolb Drive (a 60' dedicated public Right-of-Way) at the southwest corner of said Lot 1, Block D;

THENCE along the northeasterly line of said Kolb Drive, as follows:

N 63°51'14" W, a distance of 145.44 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 170.00 feet and whose long chord bears N 50°45'15" W, a chord distance of 77.06 feet; Along said curve in a northeasterly direction, through a central angle of 26°11'58", an arc distance of 77.74 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the end of said curve;

N 37°39'16" W, a distance of 30.15 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the southwest corner of the herein described 2.36 acre tract;

THENCE N 52°21'31" E, leaving the northeasterly line of said Kolb Drive, a distance of 536.40 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the northwest corner of the herein described 2.36 acre tract;

THENCE S 60°55'54" E, a distance of 144.03 feet to the POINT OF BEGINNING and containing 2.36 acres (102,725 square feet of land).

Does hereby dedicate the same to be known as Lot 6, Block D, MARAVILLA ESTATES, PHASE 2, 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 ()

Jim Martin, Member 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 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.

BAR-KO LAND COMPANY, LLC

Jim Martin 04/21/20
 Date

ACCT. NO.: 14857
 SCH. DIST.: AL
 STATE OF TEXAS ()
 COUNTY OF PARKER ()
 CITY: L49
 MAP NO.:

Before me, the undersigned authority on this day personally appeared Jim Martin, 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.

Gives under my hand and seal on this 21st day of April, 2020.

R. Chenaault
 Notary Public in and for the State of Texas

R. CHENAULT
 Notary Public
 State of Texas
 ID # 129431195
 Comm. Expires 05/20/2021

Final Plat
 Lot 6, Block D
 MARAVILLA ESTATES PHASE 2
 An Addition to Parker County, Texas

Being 2.36 Acres Situated in the
 I. & G.N. RR. CO. SURVEY, Abstract No. 1783
 Parker County, Texas

STATE OF TEXAS ()
 COUNTY OF PARKER ()

APPROVED by the Commission Court of Parker County, Texas
 on the _____ day of _____, 2020

Pat Deen
 Pat Deen, County Judge

George A. Conley
 George A. Conley, Commissioner Precinct #1

Craig Peacock
 Craig Peacock, Commissioner Precinct #2

Larry Walden
 Larry Walden, Commissioner Precinct #3

Steve Dugan
 Steve Dugan, Commissioner Precinct #4



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084

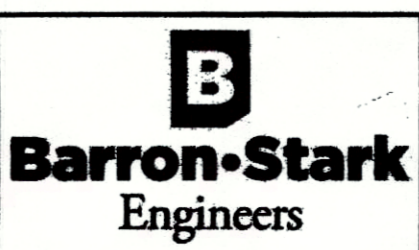
STATE OF TEXAS ()
 COUNTY OF PARKER ()

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 4/21/2020
 Charles F. Stark, RPLS
 Texas Registration No. 5084

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET E, SLIDE 502
 DATE 4-29-2020

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



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. 380-9693
 DATE APRIL 2020
 SHEET
 1 of 1

USER: GARY GREEN
 PLOTTED ON: 4/27/2020 10:38 AM
 FILE NAME: INBARRON STARK SWIFT ENG380 - BAR-KO LAND COMPANY\9643 - MARAVILLA PHASE 200 CAD\00 DWG\006 PLAT\98-9643 MARAVILLA PH 2 FINAL PLAT LOT 6 BLK.D.DWG

