

MATCHLINE PAGE 2
MATCHLINE PAGE 1

OWNER'S CERTIFICATE

That KELLY RANCH ESTATES, LLC (Owner) does hereby adopt this lat designating the hereinabove property as LA DORADA, PHASE 1A, an addition to Parker County, Texas, and does hereby dedicate in fee simple to Cresson Crossroads M.U.D. No. 2 (The District) to exclusive use forever, the streets and public use areas shown hereon without covenant or warranty either stated or implied, and does hereby dedicate the easements shown on the plat for the purposes indicated to The District's exclusive use forever, and said dedications being free and clear of all liens and encumbrances except as shown herein, recorded in the real property records of Parker County, or subordinated to this plat. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat except at the discretion of The District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to The District's use thereof. Any public utility given the right by The District to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. Owner hereby dedicates the described streets, alleys, easements and rights unto The District without express or implied covenant or warranty. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

EXECUTED THIS THE 3rd DAY OF March, 2025

BY: 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 3rd day of March, 2025

Dana K. Chase
Signature



THIS PLAT IS HEREBY ACKNOWLEDGED BY CRESSON CROSSROADS M.U.D. NO. 2

ON THIS THE 3rd DAY OF March, 2025

Dana K. Chase
SIGNATURE

14291
AL

Bill Cherry
PRINTED

M-21

Board Chairman
TITLE

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 10th DAY OF March, 2025.

PC
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

Jack Felt
COMR. PRECINCT #2

Jim Wald
COMR. PRECINCT #3

Chris
COMR. PRECINCT #4

14291
AL

M-21

LEGAL DESCRIPTION

Of a 91.351 acres tract of land out of the E. Nowland Survey, Abstract No. 1005, the W. Grady Survey, Abstract No. 537, the P. Houston Survey, Abstract No. 572, the J.W. Jones Survey, Abstract No. 2394, and the L. McAfee Survey, Abstract No. 2400, 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 found 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly northeast corner of Sierra Vista, Phase 1, according to plat recorded in Cabinet G, Slide 1 of the Plat Records, for the most southerly southeast and beginning corner of this tract. Whence a found 5/8" iron rod with cap (DOUBLE Z) at the most southerly southwest corner of said 1155.69 acres tract bears S. 34 deg. 33 min. 04 sec. W. 2827.65 feet.

Thence S. 85 deg. 41 min. 13 sec. W. 100.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly northwest corner of said Sierra Vista, Phase 1, for the southwest corner of this tract.

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

- 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 19 deg. 03 min. 13 sec., a chord of N. 13 deg. 50 min. 24 sec. W. 1966.24 feet and an arc length of 1975.33 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 23 deg. 22 min. 00 sec. W. 1134.27 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 31 deg. 59 min. 37 sec. W. 50.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 23 deg. 22 min. 00 sec. W. 175.21 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 08 deg. 53 min. 21 sec. W. 30.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 23 deg. 22 min. 00 sec. W. 871.01 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- S. 62 deg. 49 min. 29 sec. W. 25.59 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 27 deg. 10 min. 31 sec. W. 80.27 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly northwest corner of this tract
- Northeasterly along the arc of a 01 deg. 46 min. 26 sec. curve to the right with a radius of 3230.00 feet, a central angle of 06 deg. 57 min. 08 sec., a chord of N. 65 deg. 58 min. 53 sec. E. 391.68 feet and an arc length of 391.92 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 76 deg. 03 min. 02 sec. E. 168.72 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Easterly along the arc of a 01 deg. 46 min. 56 sec. curve to the right with a radius of 3215.00 feet, a central angle of 00 deg. 56 min. 44 sec., a chord of N. 72 deg. 55 min. 07 sec. E. 53.06 feet and an arc length of 53.06 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- N. 23 deg. 22 min. 00 sec. W. 334.50 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northwest corner of this tract
- N. 88 deg. 11 min. 37 sec. E. 995.89 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 86 deg. 11 min. 02 sec. E. 106.22 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 30 deg. 37 min. 54 sec. curve to the right with a radius of 187.05 feet, a central angle of 42 deg. 58 min. 33 sec., a chord of S. 27 deg. 27 min. 22 sec. E. 137.03 feet and an arc length of 140.30 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 02 deg. 25 min. 17 sec. E. 73.56 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- N. 87 deg. 34 min. 43 sec. E. 50.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 47 deg. 25 min. 17 sec. E. 14.14 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 06 deg. 28 min. 02 sec. E. 50.12 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 37 deg. 03 min. 40 sec. W. 12.72 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Southerly along the arc of a 22 deg. 56 min. 40 sec. curve to the left with a radius of 249.72 feet, a central angle of 09 deg. 40 min. 01 sec., a chord of S. 19 deg. 26 min. 14 sec. E. 42.08 feet and an arc length of 42.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 24 deg. 22 min. 11 sec. E. 361.62 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 57 deg. 20 min. 56 sec. E. 16.78 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Easterly along the arc of a 01 deg. 08 min. 09 sec. curve to the right with a radius of 5044.94 feet, a central angle of 02 deg. 38 min. 37 sec., a chord of S. 88 deg. 56 min. 58 sec. E. 232.76 feet and an arc length of 232.78 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Easterly along the arc of a 10 deg. 54 min. 49 sec. curve to the right with a radius of 525.00 feet, a central angle of 15 deg. 36 min. 35 sec., a chord of S. 79 deg. 49 min. 22 sec. E. 142.59 feet and an arc length of 143.03 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Easterly along the arc of a 12 deg. 03 min. 44 sec. curve to the left with a radius of 475.00 feet, a central angle of 49 deg. 46 min. 54 sec., a chord of N. 83 deg. 05 min. 29 sec. E. 399.85 feet and an arc length of 412.71 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Northeasterly along the arc of a 32 deg. 44 min. 26 sec. curve to the left with a radius of 175.00 feet, a central angle of 15 deg. 22 min. 14 sec., a chord of N. 50 deg. 30 min. 55 sec. E. 46.81 feet and an arc length of 46.95 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 42 deg. 49 min. 48 sec. E. 87.29 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 50 deg. 30 min. 21 sec. E. 87.36 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 50 deg. 33 min. 57 sec. E. 304.43 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 50 deg. 32 min. 33 sec. E. 253.93 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 50 deg. 31 min. 30 sec. E. 172.54 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 51 deg. 56 min. 05 sec. E. 248.34 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 57 deg. 06 min. 41 sec. E. 23.76 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 1155.69 acres tract and in the west line of Kelly Road (paved) for the most easterly northeast corner of this tract. Whence a found 5/8" iron rod with cap at the most easterly northeast corner of said 1155.69 acres tract bears N. 00 deg. 52 min. 34 sec. W. 1814.23 feet
- Thence S. 00 deg. 52 min. 34 sec. E. 319.79 feet along the west line of said Kelly Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 1155.69 acres tract for the most easterly southeast corner of this tract.
- Thence over and across said 1155.69 acres tract the following courses and distances:
- S. 89 deg. 39 min. 31 sec. W. 2080.61 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Westerly along the arc of a 03 deg. 02 min. 52 sec. curve to the left with a radius of 1880.00 feet, a central angle of 23 deg. 01 min. 31 sec., a chord of S. 78 deg. 08 min. 46 sec. W. 750.44 feet and an arc length of 755.51 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 66 deg. 38 min. 00 sec. W. 101.67 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- S. 23 deg. 22 min. 00 sec. E. 995.76 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Southerly along the arc of a 00 deg. 56 in. 55 sec. curve to the right with a radius of 6040.00 feet, a central angle of 19 deg. 03 min. 13 sec., a chord of S. 13 deg. 50 min. 24 sec. E. 1999.34 feet and an arc length of 2008.59 feet to the place of beginning

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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 JANUARY 17, 2025.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN241225 241225A.dwg 24833.crd FN250237



FD. 1/2" IR. W/ CAP (PRICE SURVEYING)

ALMOSA DRIVE
SIERRA VISTA - PHASE 1
(CAB. G, SL. 1 P.R.P.C.T.)

P.O.B.

FD. 1/2" IR. W/ CAP (PRICE SURVEYING)

KELLY RANCH PARKWAY
(PUBLIC ROAD - 100' ROW)

E. NOWLAND SURVEY
ABSTRACT NO. 1005

APPROX. SURVEY LINE

C1

C11

W. GRADY SURVEY
ABSTRACT NO. 537

KELLY RANCH ESTATES, LLC
1155.69 ACRES
DOC. #202401411

SHEET 3

SHEET 4

SHEET 2

SHEET 1

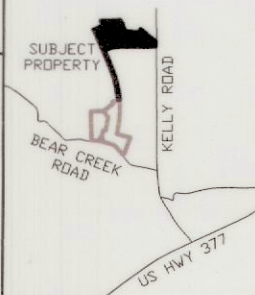
SHEET 1 OF 4

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET _____, SLIDE _____

DATE _____

VICINITY MAP
(NOT TO SCALE)



OWNER INFORMATION
KELLY RANCH ESTATES, LLC
1800 LONE OAK RD, STE 8
WEATHERFORD, TX 76086

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

FINAL PLAT
LA DORADA, PHASE 1A
LOTS 1 THRU 73
HOA LOT 144X
BEING A SUBDIVISION OF 91.351 ACRES OUT OF THE E. NOWLAND SURVEY, ABSTRACT NO. 1005, THE W. GRADY SURVEY, ABSTRACT NO. 537, THE P. HOUSTON SURVEY, ABSTRACT NO. 572, THE J.W. JONES SURVEY, ABSTRACT NO. 2394, AND THE L. MCAFEE SURVEY, ABSTRACT NO. 2400, PARKER COUNTY, TEXAS
PLAT DATE: FEBRUARY 28, 2025

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