

LEGAL DESCRIPTION

Of a 30.541 acres tract of land out of the W. Grady Survey, Abstract No. 537, and the W.B. Glenn Survey, Abstract No. 529, both 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) in the north right of way line of Bear Creek Road (paved) and at the southwest corner of Lot 32 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 N. 88 deg. 30 min. 24 sec. W. 577.73 feet.

Thence along the north right of way line of said Bear Creek Road and over and across said 1155.69 acres tract the following courses and distances:

- N. 74 deg. 22 min. 43 sec. W. 81.15 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Westerly along the arc of a 10 deg. 30 min. 41 sec. curve to the left with a radius of 545.09 feet, a central angle of 16 deg. 21 min. 34 sec., a chord of N. 82 deg. 24 min. 45 sec. W. 155.11 feet and an arc length of 155.64 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 89 deg. 24 min. 26 sec. W. 346.44 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in a west line of said 1155.69 acres tract for the southwest 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. 01 deg. 54 min. 19 sec. E. 23.71 feet.

Thence N. 01 deg. 54 min. 19 sec. W. 1640.48 feet to a found 5/8" iron rod with cap (DOUBLE Z) for a corner of this and said 1155.69 acres tract.

Thence N. 00 deg. 50 min. 06 sec. E. 7.69 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in a west line of said 1155.69 acres tract for the most westerly northwest corner of this tract. Whence a found 5/8" iron rod with cap (DOUBLE Z) at an ell corner of said 1155.69 acres tract bears N. 00 deg. 50 min. 06 sec. E. 322.45 feet.

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

- S. 89 deg. 09 min. 54 sec. E. 130.51 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract
- N. 00 deg. 48 min. 48 sec. E. 20.21 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northwest corner of this tract
- N. 88 deg. 12 min. 28 sec. E. 578.92 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Gallegos Drive and at the most westerly northwest corner of said Sierra Vista, Phase 1, for the most northerly northeast corner of this tract

Thence with the west right of way line of said Gallegos Drive and with the west line of said Sierra Vista, Phase 1, the following courses and distances:

- S. 37 deg. 37 min. 57 sec. E. 451.80 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly northeast corner of this tract
- Southerly along the arc of a 01 deg. 03 min. 57 sec. curve to the right with a radius of 5375.00 feet, a central angle of 08 deg. 06 min. 05 sec., a chord of S. 09 deg. 39 min. 26 sec. W. 759.38 feet and an arc length of 760.01 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 125 of said Sierra Vista, Phase 1, for the most easterly southeast corner of this tract

Thence S. 88 deg. 05 min. 34 sec. W. 135.11 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 125 for an ell corner of this tract.

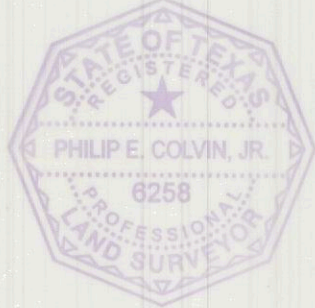
Thence continuing with the west line of said Sierra Vista, Phase 1, the following courses and distances:

- Southerly along the arc of a 01 deg. 05 min. 33 sec. curve to the right with a radius of 5245.00 feet, a central angle of 04 deg. 47 min. 26 sec., a chord of S. 16 deg. 30 min. 02 sec. W. 438.42 feet and an arc length of 438.55 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 119 of said Sierra Vista, Phase 1, for an ell corner of this tract
- S. 74 deg. 23 min. 59 sec. E. 84.55 feet to a point in the south line of said Lot 119 for a corner of this tract
- S. 15 deg. 36 min. 01 sec. W. at 50.00 feet pass the northwest corner of said Lot 32 and in all 174.85 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 FEBRUARY 24, 2025.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN24833 24833C.dwg FN241236 FN241238



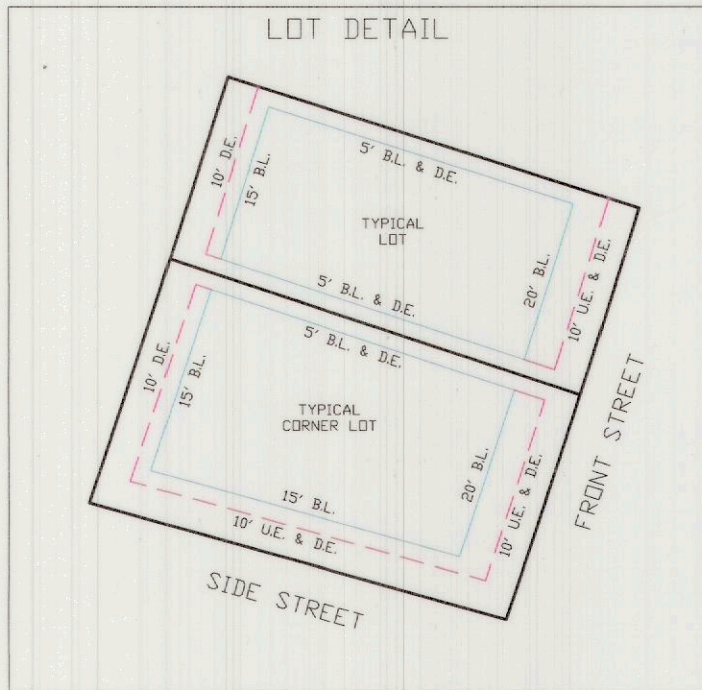
THIS PLAT IS HEREBY ACKNOWLEDGED BY CRESSON CROSSROADS M.U.D. NO. 2

ON THIS THE 3rd DAY OF March, 2025

Bill Cherry
SIGNATURE

Bill Cherry
PRINTED

Board Chairman
TITLE



OWNER'S CERTIFICATE

That KELLY RANCH ESTATES, LLC (Owner) does hereby adopt this lat designating the hereinabove property as SIERRA VISTA, PHASE 1-B, 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



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

George A. Corley
COMR. PRECINCT #1

[Signature]
COUNTY JUDGE

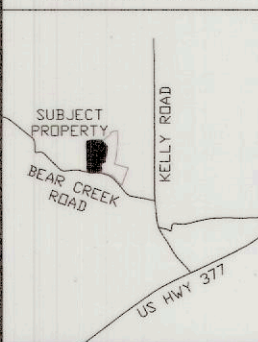
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COMR. PRECINCT #2

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COMR. PRECINCT #3

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COMR. PRECINCT #4

20537.003.000.00 sp 28.483
20136.020.000.00 sp 2.058

VICINITY MAP
(NOT TO SCALE)

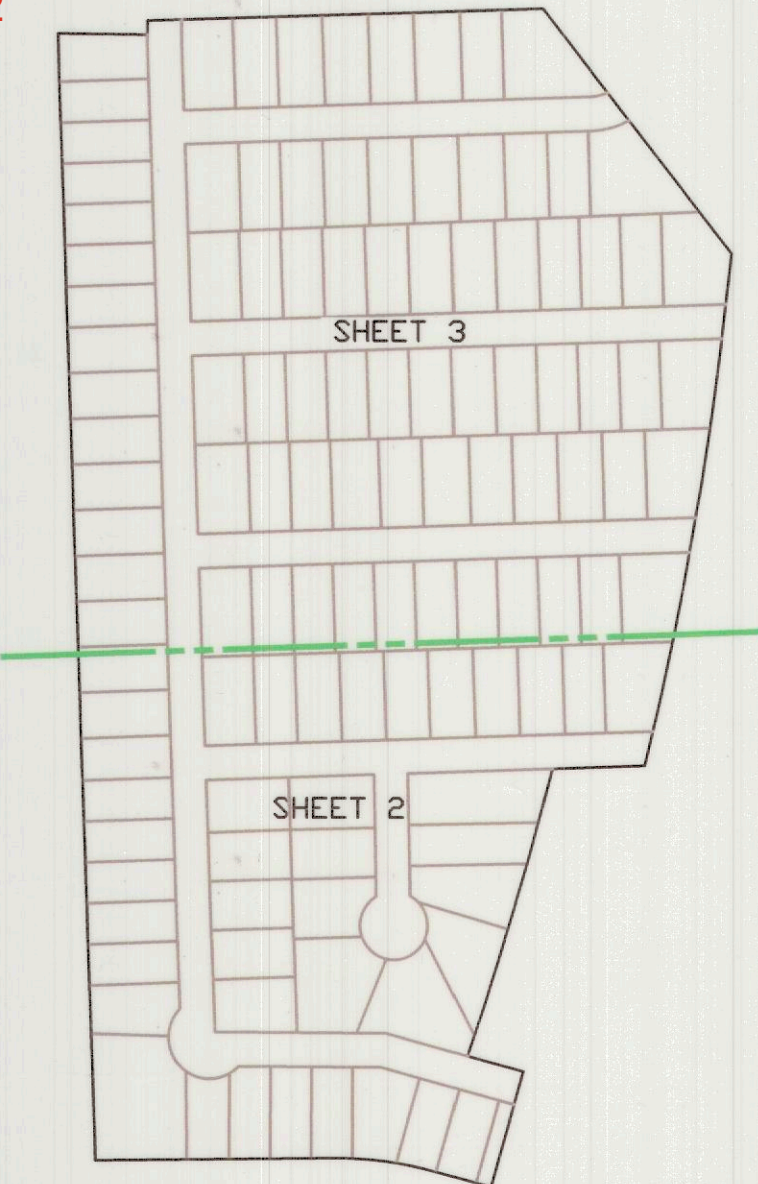


FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 077
DATE _____

SHEET 1 OF 3

17401
AL

M-20
CCMD2



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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0575E, DATED SEPTEMBER 26, 2008

NOTE: LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE LEGIBLE AND VISIBLE AT ALL TIMES FROM THE PUBLIC ROAD

ROAD LENGTHS:

FALLBROOK DRIVE - 1980'
LAGUNA DRIVE - 662'
GUNNISON STREET - 805'
JEWEL DRIVE - 749'
CAYENNE ROAD - 678'
CAYENNE COURT - 247'

NOTE: PUBLIC ROADS MAINTAINED BY CRESSON CROSSROADS MUNICIPAL UTILITY DISTRICT #2

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: WAIVER FOR GROUNDWATER STUDY WAS APPROVED IN COMMISSIONERS COURT ON APRIL 22, 2024

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 AND SEWER SERVICE WILL BE PROVIDED BY THE CRESSON CROSSROADS M.U.D. NO. 2

NOTE: UPON COMPLETION OF CONSTRUCTION OF ALL ROADS AND UTILITIES, ALL CORNERS WILL BE SET 1/2" IRON RODS WITH CAP MARKED "PRICE SURVEYING"

NOTE: UNLESS OTHERWISE NOTED ALL LOTS ARE SUBJECT TO THE FOLLOWING BUILDING LINES:

FRONT = 20 FEET
REAR = 15 FEET
SIDE = 5 FEET INTERIOR, 15 FEET CORNER LOTS ADJACENT TO A STREET

NOTE: UNLESS OTHERWISE NOTED ALL LOTS HAVE A 10' UTILITY EASEMENT ALONG ROADS

NOTE: UNLESS OTHERWISE NOTED ALL LOTS HAVE A 10' DRAINAGE EASEMENT ALONG ROADS AND REAR LINES AND A 5' DRAINAGE EASEMENT ALONG THE SIDE LINES

FINAL PLAT

SIERRA VISTA, PHASE 1-B
LOTS 1 THRU 31
LOTS 126 THRU 213
HOA LOT 231X

BEING A SUBDIVISION OF 30.541 ACRES
OUT OF THE W.B. GLENN SURVEY,
ABSTRACT NO. 529 AND THE
W. GRADY SURVEY, ABSTRACT NO. 537
PARKER COUNTY, TEXAS

PLAT DATE: FEBRUARY 28, 2025

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