



17401  
AL  
M-20  
CCMD2

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 00°50'08" E | 7.69'    |
| L2   | N 00°48'48" E | 20.21'   |
| L3   | N 00°48'48" E | 5.10'    |
| L4   | S 00°48'48" W | 26.40'   |

| CURVE | DEGREE OF CURVE | RADIUS   | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|-----------------|----------|-------------|---------------|--------------|------------|
| C1    | 10°30'41"       | 545.09'  | 18°21'34"   | N 87°24'45" W | 155.11'      | 155.64'    |
| C2    | 10°30'41"       | 545.09'  | 8°06'05"    | S 09°39'26" W | 759.38'      | 760.01'    |
| C3    | 1°05'33"        | 5245.00' | 4°47'26"    | S 16°30'02" W | 438.42'      | 438.55'    |
| C4    | 95°29'35"       | 60.00'   | 179°33'52"  | N 45°45'42" W | 120.00'      | 186.04'    |
| C5    | 81°59'47"       | 69.88'   | 21°28'31"   | N 76°42'42" E | 26.04'       | 26.19'     |
| C6    | 47°47'45"       | 119.88'  | 27°21'08"   | S 73°55'31" W | 56.69'       | 57.23'     |
| C7    | 114°35'30"      | 50.00'   | 300°00'00"  | S 88°53'53" W | 50.00'       | 261.80'    |
| C8    | 95°29'35"       | 60.00'   | 42°06'15"   | S 22°58'07" W | 43.11'       | 44.09'     |
| C9    | 95°29'35"       | 60.00'   | 56°49'41"   | S 26°29'51" E | 57.10'       | 59.51'     |
| C10   | 95°29'35"       | 60.00'   | 64°36'56"   | S 87°13'10" E | 64.14'       | 67.67'     |
| C11   | 95°29'35"       | 60.00'   | 18°01'00"   | N 52°27'52" E | 16.72'       | 16.77'     |
| C12   | 10°30'41"       | 545.09'  | 0°09'52"    | N 74°18'54" W | 1.56'        | 1.56'      |
| C13   | 10°30'41"       | 545.09'  | 6°19'10"    | N 77°33'25" W | 60.09'       | 60.12'     |
| C14   | 10°30'41"       | 545.09'  | 6°51'20"    | N 84°08'40" W | 65.18'       | 65.22'     |
| C15   | 10°30'41"       | 545.09'  | 3°01'12"    | N 89°04'56" W | 28.73'       | 28.73'     |
| C16   | 114°35'30"      | 50.00'   | 77°53'55"   | S 19°55'56" W | 62.86'       | 67.98'     |
| C17   | 114°35'30"      | 50.00'   | 57°37'42"   | S 47°48'53" E | 48.20'       | 50.29'     |
| C18   | 114°35'30"      | 50.00'   | 79°30'48"   | N 63°36'52" E | 63.95'       | 69.39'     |
| C19   | 114°35'30"      | 50.00'   | 66°53'23"   | N 09°35'14" W | 55.11'       | 58.37'     |
| C20   | 114°35'30"      | 50.00'   | 18°04'11"   | N 52°04'01" W | 15.70'       | 15.77'     |
| C21   | 1°03'57"        | 5375.00' | 0°47'46"    | S 06°00'16" W | 74.68'       | 74.68'     |
| C22   | 1°03'57"        | 5375.00' | 0°32'20"    | S 06°40'19" W | 50.57'       | 50.57'     |
| C23   | 1°03'57"        | 5375.00' | 1°24'19"    | S 07°38'39" W | 131.83'      | 131.83'    |
| C24   | 1°03'57"        | 5375.00' | 1°24'42"    | S 09°03'08" W | 132.42'      | 132.42'    |
| C25   | 1°03'57"        | 5375.00' | 0°32'41"    | S 10°01'50" W | 51.11'       | 51.11'     |
| C26   | 1°03'57"        | 5375.00' | 1°25'18"    | S 11°00'50" W | 133.38'      | 133.38'    |
| C27   | 1°03'57"        | 5375.00' | 1°25'49"    | S 12°28'24" W | 134.18'      | 134.19'    |
| C28   | 1°03'57"        | 5375.00' | 0°33'10"    | S 13°25'53" W | 51.85'       | 51.85'     |
| C29   | 1°05'33"        | 5245.00' | 0°53'18"    | S 14°32'57" W | 81.32'       | 81.32'     |
| C30   | 1°05'33"        | 5245.00' | 0°41'00"    | S 15°20'06" W | 62.56'       | 62.56'     |
| C31   | 1°05'33"        | 5245.00' | 1°05'40"    | S 16°13'27" W | 100.20'      | 100.20'    |
| C32   | 1°05'33"        | 5245.00' | 1°46'42"    | S 17°39'38" W | 162.80'      | 162.80'    |
| C33   | 1°05'33"        | 5245.00' | 0°20'45"    | S 18°43'22" W | 31.67'       | 31.67'     |

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

