

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

BEING a 19.167-acre tract of land situated in the John H. Phelps Survey, Abstract No. 1046, in the City of Willow Park, Parker County, Texas, being all of a called 19.17-acre tract of land as described in deed to HMH COUNTRY HOLLOW LAND, LLC, recorded in Document No. 202331654 of the Official Public Records of Parker County, Texas (O.P.R.P.C.T.), and also being known as all of Country Hollow per the Final Plat recorded in Cabinet F, Page 663 of the Plat Records of Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the southeast corner of said 19.17-acre tract, same being the northeast corner of Lot 21 in Block A of Hunters Glen, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet D, Slide 205 of the Plat Records of Parker County, Texas (P.R.P.C.T.), and located in the west line of a called 36.509-acre tract of land as described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768 of the Real Property Records of Parker County, Texas (R.P.R.P.C.T.);

THENCE South 89°20'29" West, departing the west line of said 36.509-acre tract, and along the common north line of said Hunters Glen Addition and the south line of said 19.17-acre tract, a distance of 875.61 feet to a 1/2-inch iron rod found at the northwest corner of Lot 35, Block B in said Hunters Glen Addition, same being the southwest corner of said 19.17-acre tract, and located in the east line of Lot 31 in Block E of the Amended Final Plat No. 3 of Willow Park Village, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet C, Slide 344 (P.R.P.C.T.);

THENCE North 01°30'51" East, departing the north line of said Block B, and along the common east line of said Willow Park Village Addition and the west line of said 19.17-acre tract, a distance of 1430.62 feet to a 1/2-inch iron rod with cap stamped "YARGER 5854" found at the southwest corner of Lot 1 in Block 1 of the Extreme Exteriors Addition, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet D, Slide 665 (P.R.P.C.T.), same being the most westerly northwest corner of said 19.17-acre tract;

THENCE South 71°54'10" East, departing the east line of said Willow Park Village, and along the common southwesterly line of said Block 1 and the northeasterly line of said 19.17-acre tract, a distance of 300.02 feet to a 1/2-inch iron rod found at the southeast corner of said Block 1, and located at the intersection with the west line of the remainder of a called 52.283-acre tract of land as described in deed to D & M, a Texas General Partnership, recorded in Volume 1403, Page 1713 of the Real Property Records of Parker County, Texas (R.P.R.P.C.T.);

THENCE South 01°30'59" West, departing the south line of said Lot 1, and along the common east line of said 19.17-acre tract and the west line of the remainder of said 52.283-acre tract, a distance of 571.74 feet to a MAG nail set for corner;

THENCE North 89°36'16" East, along the common north line of said 19.17-acre tract and the south line of the remainder of said 52.283-acre tract, a distance of 562.48 feet to a 1/2-inch iron rod with cap stamped "J&M BOUNDARY" found at the southeast corner of the remainder of said 52.283-acre tract, same being the most easterly northeast corner of said 19.17-acre tract and located in the west line of said 36.509-acre tract;

THENCE South 00°23'44" East, departing the south line of the remainder of said 52.283-acre tract, and along the common east line of said 19.17-acre tract and the west line of said 36.509-acre tract, a distance of 759.22 feet to the POINT OF BEGINNING, and containing 19.167 acres of land, more or less.

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, THAT HMH COUNTRY HOLLOW LAND, LLC acting herein by and through its duly authorized agents, does hereby certify and adopt this plat designating the herein described property as COUNTRY HOLLOW, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the public right-of-way, easements, and encumbrances shown hereon.

HMH COUNTRY HOLLOW LAND, LLC, HEREIN CERTIFIES THE FOLLOWING:

- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City.
- The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the city's use thereof.
- The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
- The City and public utilities shall at all times have the right of ingress and egress to or from their respective easements for the purpose of constructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
- Any modification of this document shall be by means of plat and shall be approved by the City.

HMH COUNTRY HOLLOW LAND, LLC

BY: Nelson Mitchell
AUTHORIZED REPRESENTATIVE

PRINTED NAME: Nelson Mitchell

TITLE: Manager

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Nelson Mitchell known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed and the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the 24 day of January, 20 25

Notary Public

My commission expires on 7/10/2025



11515
AL
CWP
L-16

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202503649
02/11/2025 03:53 PM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

SURVEYOR

teague nall and perkins

3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph 940.383.8026 fx
www.tnppinc.com
TBP&LS FIRM 10011601

OWNER

HMH COUNTRY HOLLOW LAND, LLC
1038 Texan Trail
Grapevine, Texas 76051
PH: 817-849-5100

DEVELOPER

JABEZ DEVELOPMENT, LP
1038 Texan Trail
Grapevine, Texas 76051
PH: 817-849-5100

PLAT NOTES:

- The purpose of this Amended Plat is to add drainage easements.
- All Lot corners, angle points, PC's and PT's are marked with a 3/4 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202: NAD83 (2011) Epoch 2010) as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000152216 to scale from grid to surface.
- The walls within the 5' Wall Maintenance Easements and Detention Easements shall be maintained by the Home Owner's Association (HOA).
- The 2' Drainage Easements are to be maintained by the property owner.
- The following Common Area lots shall be owned & maintained by the Home Owner's Association (HOA):
Lot 1, Block A
Lot 33, Block A
Lot 32, Block B
Lot 1, Block E
- This property lies within ZONE "X" (UNSHADED), as depicted by scaled map location and graphical plotting of FEMA Flood Insurance Rate Map, Community Panel No. 48367C0450E, Map Revision Date September 26, 2008 and Community Panel No. 48367C0425F, Map Revision Date April 5, 2019. ZONE "X" (UNSHADED) - Other Areas is defined as areas determined to be outside the 0.2% annual chance floodplain.

SURVEYOR'S CERTIFICATE

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direct supervision was prepared in accordance with the Platting Rules and Regulations of the City of Willow Park, Texas.

Todd B. Turner, R.P.L.S.
Texas Registration Number 4859

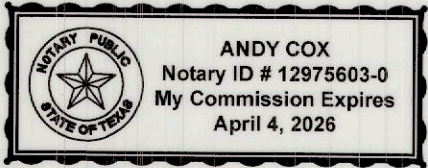


STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Todd B. Turner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the 14th day of JANUARY, 20 25

Notary Public



My commission expires on April 4, 2026.

APPROVED BY THE CITY OF WILLOW PARK	
APPROVED BY	CITY COUNCIL CITY OF WILLOW PARK
SIGNED: <u>Lee Cox</u> MAYOR PRO TEM	<u>1-28-25</u> DATE
ATTEST: <u>Antoinette</u> INTERIM CITY SECRETARY	<u>1/20/25</u> DATE



LOT AREA			
BLOCK, LOT	SQ FT	AC	
BLOCK A, LOT 1	6483	0.149	
BLOCK A, LOT 2	8745	0.201	
BLOCK A, LOT 3	5737	0.132	
BLOCK A, LOT 4	5737	0.132	
BLOCK A, LOT 5	5737	0.132	
BLOCK A, LOT 6	5737	0.132	
BLOCK A, LOT 7	5737	0.132	
BLOCK A, LOT 8	5737	0.132	
BLOCK A, LOT 9	5752	0.132	
BLOCK A, LOT 10	5876	0.135	
BLOCK A, LOT 11	5723	0.131	
BLOCK A, LOT 12	5805	0.133	
BLOCK A, LOT 13	5888	0.135	
BLOCK A, LOT 14	5972	0.137	
BLOCK A, LOT 15	6055	0.139	
BLOCK A, LOT 16	6138	0.141	
BLOCK A, LOT 17	6222	0.143	
BLOCK A, LOT 18	6305	0.145	
BLOCK A, LOT 19	6388	0.147	
BLOCK A, LOT 20	6472	0.149	
BLOCK A, LOT 21	6555	0.150	
BLOCK A, LOT 22	6639	0.152	
BLOCK A, LOT 23	6722	0.154	
BLOCK A, LOT 24	6806	0.156	
BLOCK A, LOT 25	6890	0.158	
BLOCK A, LOT 26	6973	0.160	
BLOCK A, LOT 27	7057	0.162	
BLOCK A, LOT 28	7140	0.164	
BLOCK A, LOT 29	7224	0.166	
BLOCK A, LOT 30	7307	0.168	
BLOCK A, LOT 31	7391	0.170	
BLOCK A, LOT 32	7475	0.172	
BLOCK A, LOT 33	7558	0.174	

LOT AREA			
BLOCK, LOT	SQ FT	AC	
BLOCK B, LOT 1	11869	0.272	
BLOCK B, LOT 2	6483	0.149	
BLOCK B, LOT 3	6484	0.149	
BLOCK B, LOT 4	6484	0.149	
BLOCK B, LOT 5	6483	0.149	
BLOCK B, LOT 6	6483	0.149	
BLOCK B, LOT 7	6484	0.149	
BLOCK B, LOT 8	6477	0.149	
BLOCK B, LOT 9	6443	0.148	
BLOCK B, LOT 10	7431	0.171	
BLOCK B, LOT 11	6437	0.148	
BLOCK B, LOT 12	5002	0.115	
BLOCK B, LOT 13	5001	0.115	
BLOCK B, LOT 14	5002	0.115	
BLOCK B, LOT 15	5002	0.115	
BLOCK B, LOT 16	5002	0.115	
BLOCK B, LOT 17	5002	0.115	
BLOCK B, LOT 18	5002	0.115	
BLOCK B, LOT 19	5002	0.115	
BLOCK B, LOT 20	6146	0.141	
BLOCK B, LOT 21	10413	0.239	
BLOCK B, LOT 22	10416	0.239	
BLOCK B, LOT 23	7062	0.162	
BLOCK B, LOT 24	5942	0.136	
BLOCK B, LOT 25	5943	0.136	
BLOCK B, LOT 26	5943	0.136	
BLOCK B, LOT 27	5943	0.136	
BLOCK B, LOT 28	5943	0.136	
BLOCK B, LOT 29	5943	0.136	
BLOCK B, LOT 30	5943	0.136	
BLOCK B, LOT 31	5942	0.136	
BLOCK B, LOT 32	18119	0.416	

LOT AREA			
BLOCK, LOT	SQ FT	AC	
BLOCK C, LOT 1	6195	0.142	
BLOCK C, LOT 2	5677	0.130	
BLOCK C, LOT 3	5677	0.130	
BLOCK C, LOT 4	5677	0.130	
BLOCK C, LOT 5	5677	0.130	
BLOCK C, LOT 6	5677	0.130	
BLOCK C, LOT 7	5677	0.130	
BLOCK C, LOT 8	5677	0.130	
BLOCK C, LOT 9	6419	0.147	
BLOCK C, LOT 10	6360	0.146	
BLOCK C, LOT 11	5677	0.130	
BLOCK C, LOT 12	5677	0.130	
BLOCK C, LOT 13	5677	0.130	
BLOCK C, LOT 14	5677	0.130	
BLOCK C, LOT 15	5677	0.130	
BLOCK C, LOT 16	5677	0.130	
BLOCK C, LOT 17	5677	0.130	
BLOCK C, LOT 18	6195	0.142	

LOT AREA			
BLOCK, LOT	SQ FT	AC	
BLOCK D, LOT 1	6387	0.147	
BLOCK D, LOT 2	5852	0.134	
BLOCK D, LOT 3	5852	0.134	
BLOCK D, LOT 4	5852	0.134	
BLOCK D, LOT 5	5852	0.134	
BLOCK D, LOT 6	5852	0.134	
BLOCK D, LOT 7	5852	0.134	
BLOCK D, LOT 8	5852	0.134	
BLOCK D, LOT 9	6468	0.148	
BLOCK D, LOT 10	6405	0.147	
BLOCK D, LOT 11	5852	0.134	
BLOCK D, LOT 12	5852	0.134	
BLOCK D, LOT 13	5852	0.134	
BLOCK D, LOT 14	5852	0.134	
BLOCK D, LOT 15	5852	0.134	
BLOCK D, LOT 16	5852	0.134	
BLOCK D, LOT 17	5852	0.134	
BLOCK D, LOT 18	6387	0.147	

LOT AREA			
BLOCK, LOT	SQ FT	AC	
BLOCK E, LOT 1	2850	0.065	

AMENDED PLAT

COUNTRY HOLLOW

BEING AN AMENDMENT TO THE FINAL PLAT OF COUNTRY HOLLOW
AS RECORDED IN CABINET F, PAGE 663,
AND BEING 19.167 ACRES OF LAND
SITUATED IN THE JOHN H. PHELPS SURVEY, ABSTRACT NO. 1046
City of Willow Park, Parker County, Texas

JANUARY 2025

SHEET 3 OF 3