

LEGAL DESCRIPTION

Of a 121,522 acres tract of land out of Section No. 119, T. & P. RR. Co. Survey, Abstract No. 1393 and the E. Harris Survey, Abstract No. 611, Parker County, Texas; being part of a certain 127.76 acres tract (Tract 1) and part of a certain 35.64 acres tract (Tract 3) both described in Document No. 202423742 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 an ell corner of said 35.64 acres tract and at the most northerly northwest corner of a certain 20,172 acres tract described in Volume 1445, Page 1562 of the Real Records and at a corner in the east line of Lot 15 of Taylor Ranch, Phase 1, according to plat recorded in Cabinet F, Slide 343 of the Plat Records, for the most southerly southwest and beginning corner of this tract.

Thence N. 00 deg. 18 min. 40 sec. W. 429.13 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 14 of said Taylor Ranch for an ell corner of this tract.

Thence with the north line of said Lot 14 the following courses and distances:

- S. 89 deg. 41 min. 20 sec. W. 79.83 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Westerly along the arc of a 35 deg. 50 min. 19 sec. curve to the right with a radius of 159.87 feet, a central angle of 35 deg. 28 min. 55 sec., a chord of N. 72 deg. 34 min. 12 sec. W. 97.43 feet and an arc length of 99.01 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 34 deg. 49 min. 44 sec. W. 114.06 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Westerly along the arc of a 57 deg. 17 min. 23 sec. curve to the left with a radius of 100.01 feet, a central angle of 35 deg. 26 min. 48 sec., a chord of N. 72 deg. 33 min. 08 sec. W. 60.89 feet and an arc length of 61.87 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- S. 89 deg. 43 min. 28 sec. W. 15.56 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Easterly along the arc of a 35 deg. 48 min. 27 sec. curve to the right with a radius of 160.01 feet, a central angle of 35 deg. 28 min. 55 sec., a chord of S. 72 deg. 33 min. 08 sec. E. 97.42 feet and an arc length of 98.99 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- S. 54 deg. 49 min. 44 sec. E. 114.06 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Easterly along the arc of a 57 deg. 22 min. 09 sec. curve to the left with a radius of 99.87 feet, a central angle of 35 deg. 28 min. 55 sec., a chord of S. 72 deg. 34 min. 12 sec. E. 60.87 feet and an arc length of 61.85 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 89 deg. 41 min. 20 sec. E. at 144.08 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) and in all 219.16 feet to a point in a creek and at the southeast corner of said Lot 13 for an ell corner of this tract
- Thence along the east line of said Taylor Ranch, Phase 1 and generally along said creek the following courses and distances:
 - N. 35 deg. 36 min. 14 sec. W. 104.17 feet
 - N. 02 deg. 28 min. 55 sec. W. 124.57 feet
 - N. 35 deg. 41 min. 32 sec. E. 164.74 feet
 - N. 49 deg. 37 min. 25 sec. W. 69.35 feet
 - N. 19 deg. 28 min. 09 sec. W. 192.00 feet
 - N. 15 deg. 57 min. 46 sec. W. 167.35 feet to a point at the northeast corner of Lot 11 of said Taylor Ranch and in the north line of said 35.64 acres tract and in the south line of a certain 10,000 acres tract described in Document No. 202406792 of said Official Public Records for a corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) bears S. 87 deg. 53 min. 06 sec. W. 45.65 feet.
- Thence N. 87 deg. 53 min. 06 sec. E. 53.51 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 10,000 acres tract and at the most northerly northeast corner of said 35.64 acres tract and in the west line of said 127.76 acres tract for an ell corner of this tract.
- Thence N. 00 deg. 17 min. 24 sec. W. 117.87 feet along the west line of said 127.76 acres tract to a point in a creek in the east line of said 10,000 acres tract for a corner of this tract.

Thence generally along said creek the following courses and distances:

- Thence N. 43 deg. 41 min. 44 sec. E. 114.67 feet
- Thence N. 22 deg. 03 min. 48 sec. E. 101.60 feet
- Thence N. 55 deg. 02 min. 52 sec. E. 157.37 feet
- Thence N. 03 deg. 00 min. 27 sec. E. 289.03 feet
- Thence N. 14 deg. 54 min. 34 sec. E. 167.11 feet
- Thence N. 41 deg. 40 min. 05 sec. E. 206.80 feet
- Thence N. 14 deg. 26 min. 33 sec. E. 464.87 feet to a point in the north line of said 127.76 acres tract and in the south line of a certain 11.7 acres tract described in Document No. 201704839 of said Official Public Records for the most northerly northwest corner of this tract
- Thence S. 89 deg. 55 min. 47 sec. E. 53.79 feet to a found 1/2" iron rod with cap at the southeast corner of said 11.7 acres tract and at the southwest corner of a certain 10.21 acres tract described in Document No. 201814645 of said Official Public Records for a corner of this and said 127.76 acres tract.
- Thence N. 89 deg. 49 min. 34 sec. E. 431.63 feet to a found 1/2" iron rod at the southeast corner of said 10.21 acres tract and at the southwest corner of a certain 10.6 acres tract described in Volume 1987, Page 148 of said Real Records for a corner of this and said 127.76 acres tract.

Thence N. 89 deg. 31 min. 26 sec. E. 452.62 feet to a 3" wood post at the southeast corner of said 10.6 acres tract and in the west line of a certain 65.098 acres tract described in Volume 2223, Page 1707 of said Official Public Records for the most northerly northeast corner of this and said 127.76 acres tract.

Thence S. 00 deg. 00 min. 04 sec. E. 779.74 feet to a found 5/8" iron rod at the southwest corner of said 65.098 acres tract for an ell corner of this and said 127.76 acres tract.

Thence N. 89 deg. 42 min. 18 sec. E. 972.22 feet along the south line of said 65.098 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly northeast corner of this and said 127.76 acres tract.

Thence S. 00 deg. 02 min. 29 sec. E. 1760.90 feet to a 2" steel post for the most easterly southeast corner of this and said 127.76 acres tract.

Thence S. 89 deg. 42 min. 21 sec. W. 972.17 feet to a found 5/8" iron rod for an ell corner of this and said 127.76 acres tract.

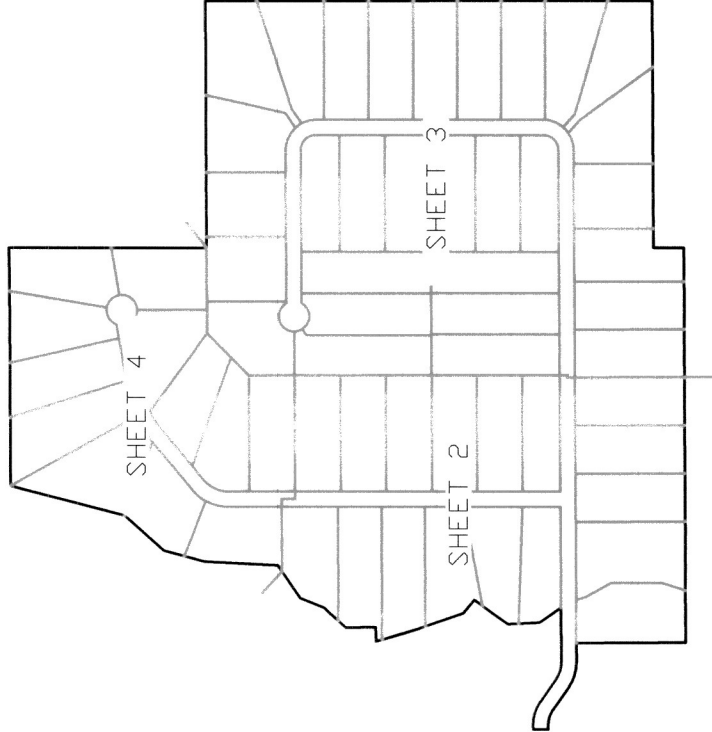
Thence S. 00 deg. 23 min. 47 sec. W. 119.66 feet to a found 5/8" iron rod at the southeast corner of said E. Harris Survey and at the northeast corner of a certain 15,002 acres tract described in Document No. 202405538 of said Official Public Records for the most southerly southeast corner of this and said 127.76 acres tract.

Thence S. 89 deg. 46 min. 15 sec. W. 1553.26 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 JUNE 17, 2024.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN24639 2111142.ord FN240750



BEARING BASIS:

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0150E, DATED SEPTEMBER 26, 2008

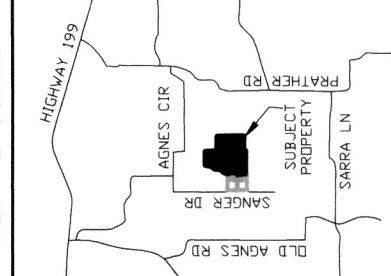
NOTE: UPON COMPLETION OF CONSTRUCTION OF ALL ROADS AND UTILITIES, ALL OWNERS SHALL BE SET 2" IRON RODS WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: SPEED LIMIT ON PREVIOUSLY PLATTED PORTION OF COLT ROAD IS 30 MPH

NEW ROAD LENGTHS:

COLT ROAD - 4139'
CAMDEN LANE - 2249'

VICINITY MAP
(NOT TO SCALE)



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 084

DATE 3-24-25

PAGE 1 OF 4

OWNER'S CERTIFICATE

202507627 PLAT Total Pages: 4



That I, TR DEVELOPMENT LLC, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as THE RESERVE AT TAYLOR RANCH. This plat being a subdivision of 121,522 acres out of Section No. 119, T. & P. RR. Co. Survey, Abstract No. 1393 and the E. Harris Survey, Abstract No. 611, Parker County, Texas. I, by the recordation of this plat, do hereby dedicate to the use of the public forever all streets, easements and public places thereon shown for the purpose and consideration therein expressed.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 17th DAY OF March 2025

BY: [Signature]
TAYLOR CHRISTIAN, Managing Member

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 TAYLOR CHRISTIAN 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 17th day of March, 2025

[Signature]
Notary Public
183332
WE

LIEN HOLDER STATEMENT

COMMUNITY STATE BANK, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

[Signature]
Notary Public

[Signature]
Notary Public

[Signature]
Notary Public

[Signature]
21393.002.000.00 ALL
20611.002.000.00 SP

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day

personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2025

[Signature]
Notary Public

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 24th DAY OF March, 2025.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

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: WATER WILL BE SUPPLIED PRIVATE WATER WELLS.

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

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

NOTE: CULVERT SIZING PROVIDED BY:
M. EVANS CONSULTING, LLC
FIRM NO. F-13662

F.D. = FOUND 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING"

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITH A GROUNDWATER CERTIFICATION AS DESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE SPECIFICALLY 202.0022 AND 202.0023, BY BRIDGES RANCHER, P.E., MUSKETEER ENGINEERING SERVICES, PLLC, 405-922-1577

FINAL PLAT

THE RESERVE AT
TAYLOR RANCH

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING

FIRM #10034200

213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067

PH. 817-694-5501

OWNER INFORMATION

TR DEVELOPMENT, LLC

825 SANGER DRIVE
SPRINGTOWN, TX 76082

PH. 817-694-5501

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 084

DATE 3-24-25

PAGE 1 OF 4

LOT #	DRIVEWAY CULVERT
16	180
17	1 - 24"
18	1 - 24"
19	1 - 24"
20	1 - 24"
21	1 - 24"
22	1 - 24"
23	1 - 24"
24	1 - 24"
25	1 - 24"
26	1 - 18"
27	1 - 18"
28	1 - 18"
29	1 - 18"
30	1 - 18"
31	1 - 18"
32	1 - 18"
33	1 - 18"
34	1 - 18"
35	1 - 18"
36	1 - 18"
37	1 - 24"
38	1 - 24"
39	1 - 24"
40	1 - 24"
41	1 - 24"
42	NO CULVERT
43	NO CULVERT
44	NO CULVERT
45	NO CULVERT
46	NO CULVERT
47	NO CULVERT
48	1 - 36"
49	1 - 36"
50	1 - 36"
51	1 - 18"
52	1 - 18"
53	1 - 18"
54	1 - 24"
55	1 - 18"
56	1 - 18"
57	1 - 30"
58	1 - 30"
59	1 - 30"
60	1 - 24"
61	1 - 18"
62	2 - 8"x4" RBC'S DR 5 - 48" CMP'S
63	1 - 18"
64	1 - 18"
65	1 - 18"
66	1 - 18"
67	1 - 18"
68	1 - 18"
69	1 - 18"
70	1 - 18"
71	1 - 18"
72	1 - 18"
73	1 - 18"
74	1 - 18"

CULVERT #	CULVERT SIZE
C-3	48" CMP
C-4	36" CMP
C-5	36" CMP

SAM NGUYEN AND
LINH M. NGUYEN
10.00 ACRES
DOC. #202406792

TR DEVELOPMENT LLC
127.76 ACRES (TR 1)
DOC. #202423742

LOT 69
(1.848 ACRES)
(2.000 ACRES WATER RIGHTS)

LOT 70
(1.907 ACRES)
(2.026 ACRES WATER RIGHTS)

TR DEVELOPMENT LLC
35.64 ACRES (TR 3)
DOC. #202423742

LOT 72
(1.896 ACRES)
(2.000 ACRES WATER RIGHTS)

LOT 73
(1.852 ACRES)
(2.004 ACRES WATER RIGHTS)

LOT 74
(1.619 ACRES)
(2.009 ACRES WATER RIGHTS)

TR DEVELOPMENT LLC
35.64 ACRES (TR 3)
DOC. #202423742

TAYLOR RANCH, PHASE 1
(GAB F, SL 343 PRACT)

LOT 7

18332
WE

H-6

P. SMITH
20172 ACRES
V. 1445, P. 1562

F.M. HARRIS SURVEY
ABSTRACT NO. 612

PATTERSON FAMILY TRUST
15,002 ACRES
DOC. #202405398

21393.002.000.00 ALL
20611.002.000.00 SP



SCALE: 1" = 100 FEET



LINE	BEARINGS	DISTANCE
L1	S 89°41'20" W	79.33'
L2	N 54°49'44" W	114.06'
L3	S 89°43'28" W	15.56'
L4	N 00°16'32" W	60.00'
L5	N 89°43'28" E	15.56'
L6	N 54°49'44" E	114.06'
L7	N 35°36'14" W	104.47'
L8	N 87°53'06" E	53.51'
L9	N 00°17'24" W	117.87'
L10	N 43°41'44" E	114.67'
L11	N 22°03'48" E	101.60'
L12	S 89°55'47" E	53.79'
L13	N 17°07'04" W	35.60'
L14	S 48°18'00" E	98.80'
L15	N 55°00'05" W	69.20'
L16	N 57°12'20" W	29.40'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	55°50'19"	159.87'	35°28'55"	N 72°34'12" W	97.43'	99.01'
C2	57°17'23"	100.01'	35°26'48"	N 72°33'08" W	60.89'	61.87'
C3	35°48'27"	180.01'	35°28'55"	S 72°33'08" E	97.42'	98.99'
C4	57°22'09"	99.87'	35°28'55"	S 72°34'12" E	60.87'	61.85'
C5	29°21'52"	195.12'	50°09'04"	N 25°01'43" E	165.39'	170.79'
C6	14°19'26"	400.00'	30°22'34"	S 65°17'32" E	209.59'	212.07'
C7	95°29'35"	60.00'	300°00'00"	S 09°31'11" E	60.00'	314.16'
C8	42°24'14"	135.12'	50°09'04"	S 05°01'43" W	114.53'	118.97'
C9	95°29'35"	60.00'	89°43'48"	N 44°49'26" E	84.65'	93.97'
C10	95°29'35"	60.00'	90°16'11"	N 45°10'34" W	85.05'	94.53'
C11	95°29'35"	60.00'	300°00'00"	N 00°18'40" W	60.00'	314.16'
C12	47°44'47"	120.00'	90°16'11"	S 45°10'34" E	170.10'	189.06'
C13	47°44'47"	120.00'	89°43'49"	S 44°49'26" W	169.31'	187.93'
C14	47°44'47"	120.00'	89°43'49"	S 44°49'26" W	169.31'	187.93'

FINAL PLAT

THE RESERVE AT
TAYLOR RANCH

BEING A SUBDIVISION OF 121.522
ACRES OUT OF SECTION NO. 119, T.
& P. RR. CO. SURVEY, ABSTRACT
NO. 1393 AND THE E. HARRIS
SURVEY, ABSTRACT NO. 611,
PARKER COUNTY, TX

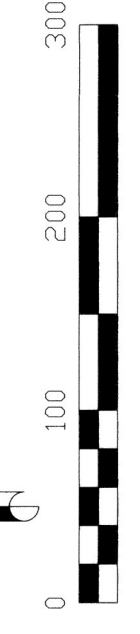


21393.002.000.00 **ALL**
20611.002.000.00 **SP**

18332
WE
H-6



SCALE: 1" = 100 FEET



FINAL PLAT	
THE RESERVE AT TAYLOR RANCH	
BEING A SUBDIVISION OF 121.522 ACRES OUT OF SECTION NO. 119, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1393 AND THE E. HARRIS SURVEY, ABSTRACT NO. 611, PARKER COUNTY, TX	
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