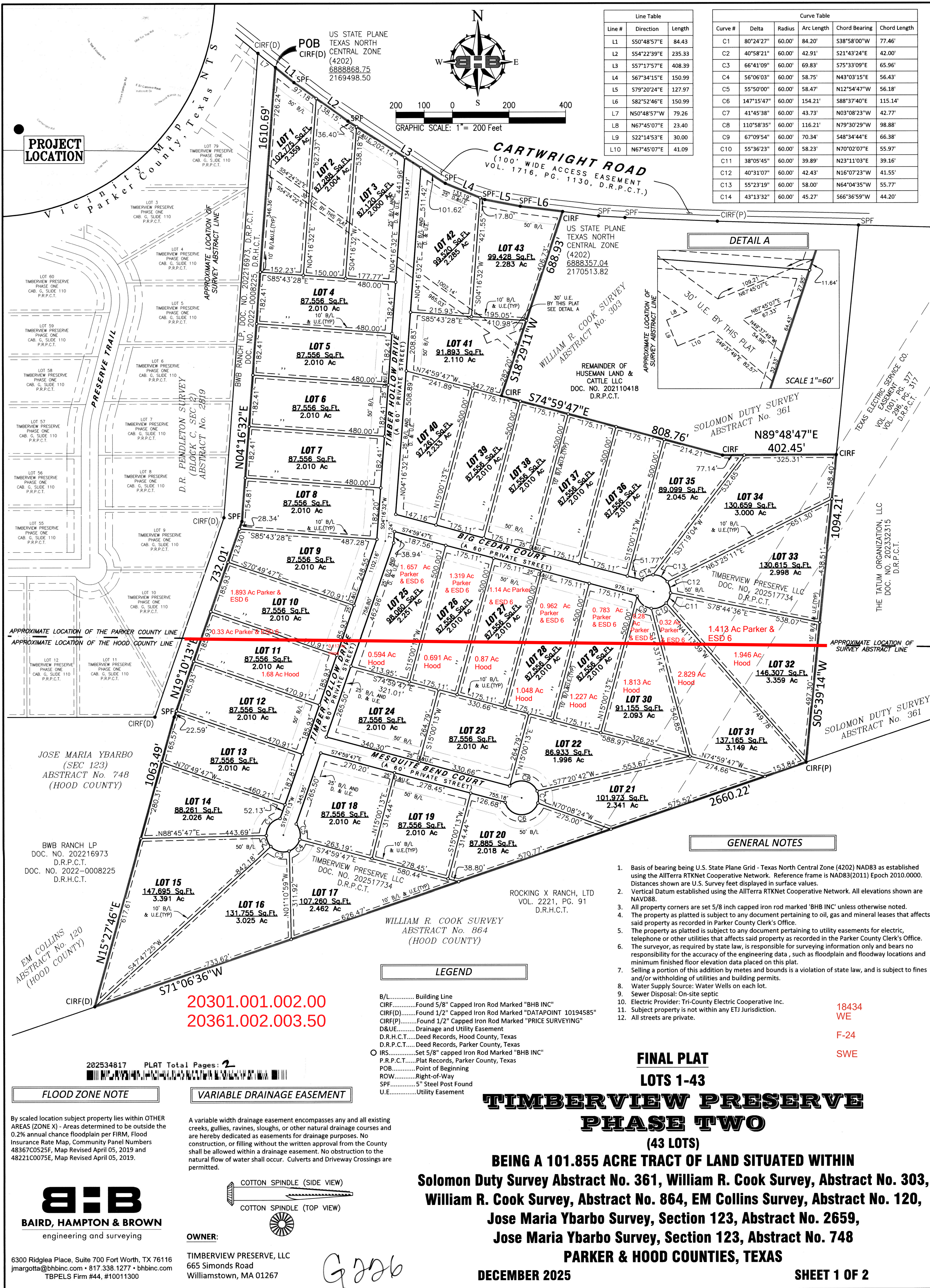




STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Timberview Preserve, LLC, being the owner of the hereon described property to wit:
BEING a tract of land situated in the William R. Cook Survey, Abstract Number 303, the Solomon Duty Survey, Abstract Number 361, the Jose Maria Ybarbo (Sec. 123), Abstract Number 2659, Parker County, Texas, and the William R. Cook Survey, Abstract Number 864, and the Jose Marie Ybarbo (Sec. 123), Abstract Number 748 and the EM Collins Survey, Abstract Number 120, Hood County, Texas and being all of a tract of land as described by deed to Timberview Preserve LLC, as recorded in Document No. 202517734, Deed Records, Parker County, Texas (D.R.P.C.T.) and Document Number 2025-0009033, Deed Records, Hood County, Texas (D.R.H.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

BEGINNING at a found 1/2-inch capped iron rod marked "DATAPOINT 10194585" (CIRF(D)) for the northwest corner of the said Timberview Preserve tract, same being the northeast corner of a tract of land described by deed to BWB Ranch, LP, as recorded in Document No. 202216973, D.R.P.C.T. and being in the common line between the said Timberview Preserve tract and a 100-Foot wide Access Easement as described in Volume 1716, Page 1130, D.R.P.C.T., having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 688868.75; Easting 2169498.50;

THENCE with the said common line the following courses and distances:

South 50°48'57" East, a distance of 84.43 feet to a found 5" steel post (SPF);

South 54°22'39" East, a distance of 235.33 feet to a SPF;

South 57°17'57" East, a distance of 408.39 feet to a SPF;

South 67°34'15" East, a distance of 150.99 feet to a SPF;

South 79°20'24" East, a distance of 127.97 feet to a SPF;

South 82°52'46" East, a distance of 150.99 feet to a found 5/8" capped iron rod marked "BHB INC" (CIRF) having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6888357.04; Easting 2170513.82 for the northwest corner of a remainder tract of land as described by deed to Huseman Land & Cattle, LLC as recorded in Document Number 202110418, D.R.P.C.T.;

THENCE with the common line between the said Timberview Preserve tract and the said Huseman tract the following courses and distances:

South 18°29'11" West, a distance of 688.93 feet to a CIRF;

South 74°59'47" East, a distance of 808.76 feet to a CIRF;

North 89°48'47" East, a distance of 402.45 feet to a CIRF for the most easterly northeast corner of the said Timberview Preserve tract, same being the southeast corner of the said Huseman tract, and being in the west line of a tract of land as described by deed to The Tatum Organization, LLC, as recorded in Document Number 202332315, D.R.P.C.T.;

THENCE South 05°39'14" West, with the common line between said Timberview Preserve tract and the said Tatum tract, a distance of 1094.21 feet to a found 1/2-inch capped iron rod marked "PRICE" (CIRF(P)) for the southeast corner of the said Timberview Preserve tract, same being in the north line of a tract land as described by deed to Rocking X Ranch, LTD., as recorded in Volume 2221, Page 91, Deed Records, Hood County, Texas (D.R.H.C.T.) and being the southwest corner of the said Tatum tract;

THENCE South 71°06'36" West with the common line between said Timberview Preserve tract and the said Rocking X tract, a distance of 2660.22 feet to a CIRF(D) for the southwest corner of the said Timberview Preserve tract, same being the southeast corner of the aforementioned BWB tract

THENCE with the common line between said Timberview Preserve tract and the said BWB tract the following courses and distances:

North 15°27'46" East, a distance of 1063.49 feet to a SPF;

North 19°10'13" East, a distance of 732.01 feet to a SPF;

North 04°16'32" East, a distance of 1610.69 feet to the **POINT OF BEGINNING** and containing 4,436,789 Square Feet or 101.855 acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Timberview Preserve, LLC, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as **LOTS 1-43, TIMBERVIEW PRESERVE PHASE TWO**, an addition to Parker County, Texas (the County) and Hood County, Texas (the County), and does hereby dedicate to the County:

(i) easements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entities, including the County, providing services to the addition created hereby and desiring to use or using the same, and also an easement and right-of-way under, across and upon all lots shown hereon for the construction, installation, maintenance, operation, inspection, removal and reconstruction of the facilities, equipment and systems of such public utility entities; and

(ii) for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots shown hereon for any purpose related to the exercise of a governmental service or function including, but not limited to, fire protection and law enforcement, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. All lots and all streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. Owner acknowledges that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements dedicated herein. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the County and public utility entities, of their respective easements shall not unreasonably interfere with the rights of property owners and the homeowner's association (the "Association") in and to all lots shown hereon as set forth in the "Declaration of Covenants, Restrictions, and Easements for: Timberview Preserve Property Owner's Association, Inc.", dated _____, recorded in County Clerk Document Number: _____ of the Land Records of Parker County, Texas.

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnities") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnities. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or by any public improvements owned by any of the Indemnities.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnities from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnities or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnities from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

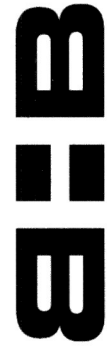
THAT THE OBLIGATIONS of the Association and lot owners set forth in paragraphs 2, 3 and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County should such action occur at the same time in the future.

THAT if all lots in the future becomes a public street as provided in the Declaration, Owner dedicates to the County a sidewalk easement on the portions of all lots upon which a sidewalk is installed connecting the sidewalk on all lots into public sidewalks on any adjacent and/or intersecting roadway, together with the area: (a) lying between such sidewalks and the lot line of all lots, and (b) the area lying within 1 foot of the other side of the sidewalks.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

OWNER:

TIMBERVIEW PRESERVE, LLC
665 Simonds Road
Williamstown, MA 01267



BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 76116
jmgottata@bhbc.com • 817.338.1277 • bhbc.com
TBPELS Firm #44, #10011300

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202534817
12/23/2025 01:17 PM
Lila Deakle, County Clerk
Parker County, TX
PLAT

PARKER COUNTY FILING

Filed this _____ day of _____, 2025 in
Slide _____ of the Plat Records of Parker
County, Texas.

WITNESS, my hand, this the 1st day of December, 2025.

BY:

Timberview Preserve, LLC

Monte Magness
Monte Magness,
Authorized Agent

STATE OF TEXAS §

COUNTY OF PARKER §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Monte Magness, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of December, 2025.

Carla Boven
Carla Boven
Notary Public



SURVEYOR'S CERTIFICATION

I, Robert A. Lee, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.



Robert A. Lee
Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895

Date: December 12, 2025

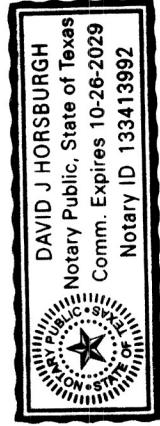
STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Robert Lee, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of December, 2025.

Robert Lee
Notary Public



18434
WE

F-24

SWE

THE STATE OF TEXAS §

COUNTY OF PARKER §

APPROVED by the Commissioners Court of Parker County, Texas, on this
the 22 day of December, 2025.

Pat Deen
Pat Deen, County Judge

George A. Conley
George Conley
Commissioner Precinct #1

Mike Hale
Mike Hale
Commissioner Precinct #3

Jacob Holt
Jacob Holt
Commissioner Precinct #2

Mike Hale
Mike Hale
Commissioner Precinct #4

FINAL PLAT

LOTS 1-43

**TIMBERVIEW PRESERVE
PHASE TWO**

(43 LOTS)

BEING A 101.855 ACRE TRACT OF LAND SITUATED WITHIN

**Solomon Duty Survey Abstract No. 361, William R. Cook Survey, Abstract No. 303,
William R. Cook Survey, Abstract No. 864, EM Collins Survey, Abstract No. 120,**

Jose Maria Ybarbo Survey, Section 123, Abstract No. 2659,

Jose Maria Ybarbo Survey, Section 123, Abstract No. 748

PARKER & HOOD COUNTIES, TEXAS

DECEMBER 2025

SHEET 2 OF 2