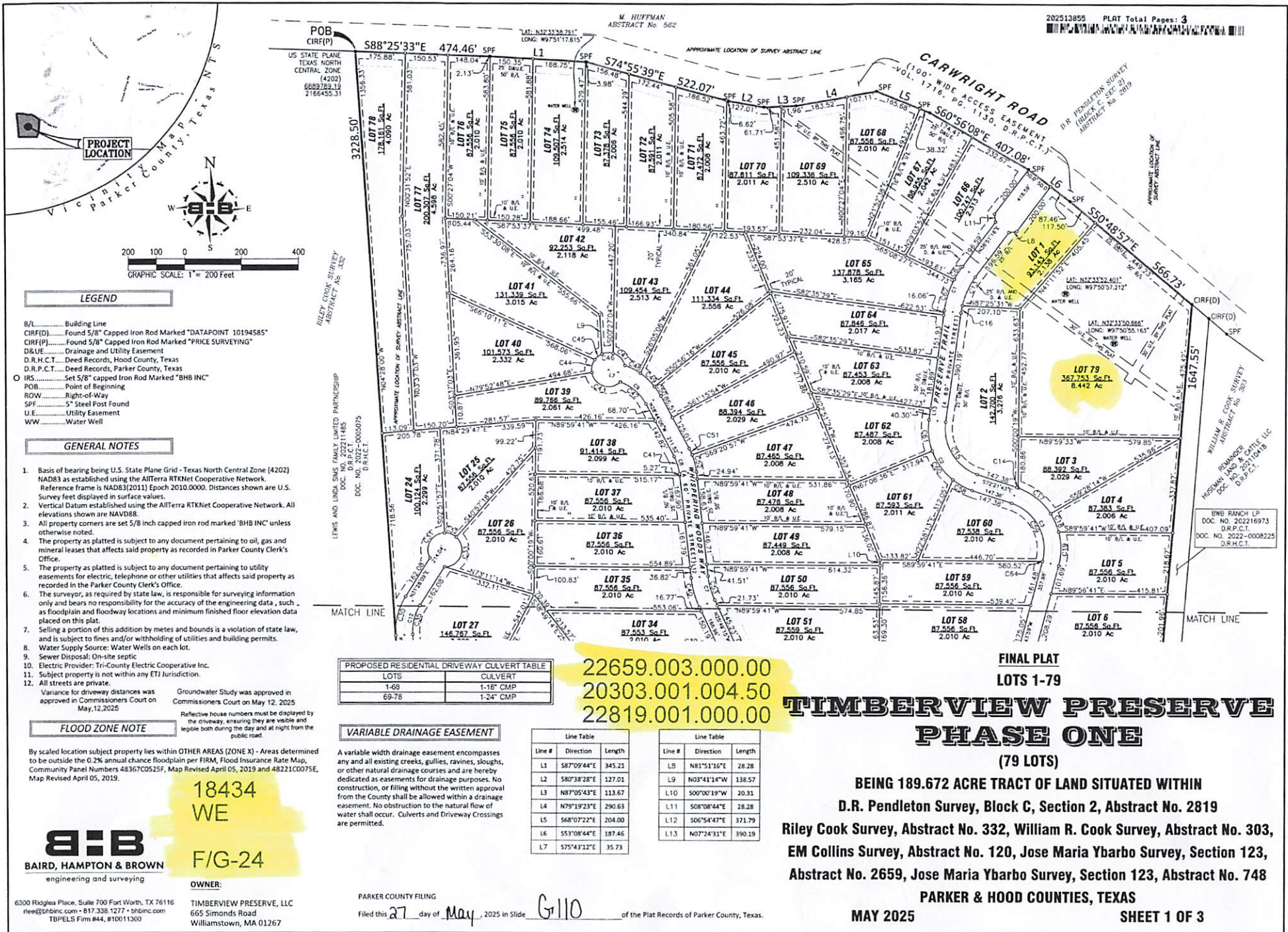
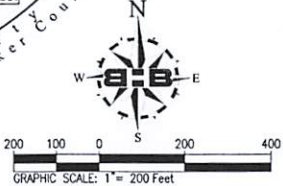




PROJECT LOCATION



LEGEND

- B/L..... Building Line
- CIRF(D)..... Found 5/8" Capped Iron Rod Marked "DATAPOINT 10194585"
- CIRF(P)..... Found 5/8" Capped Iron Rod Marked "PRICE SURVEYING"
- D&UE..... Drainage and Utility Easement
- D.R.H.C.T..... Deed Records, Hood County, Texas
- D.R.P.C.T..... Deed Records, Parker County, Texas
- IRS..... Set 5/8" Capped Iron Rod Marked "BHB INC"
- POB..... Point of Beginning
- ROW..... Right-of-Way
- SPF..... 5" Steel Post Found
- U.E..... Utility Easement
- WW..... Water Well

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone [4202] NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD83.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in Parker County Clerk's Office.
5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
7. Selling a portion of this addition by metes and bounds is a violation of state law, and is subject to fines and/or withholding of utilities and building permits.
8. Water Supply Source: Water Wells on each lot.
9. Sewer Disposal: On-site septic.
10. Electric Provider: Tri-County Electric Cooperative Inc.
11. Subject property is not within any ETJ Jurisdiction.
12. All streets are private.

FLOOD ZONE NOTE

By scaled location subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Numbers 48367C0525F, Map Revised April 05, 2019 and 48221C0075E, Map Revised April 05, 2019.

18434
WE

F/G-24

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 76116
reed@bhbinc.com • 817.338.1277 • bhbinc.com
TBPLS Firm #44, #10011300

OWNER:
TIMBERVIEW PRESERVE, LLC
665 Simonds Road
Williamstown, MA 01267

PROPOSED RESIDENTIAL DRIVEWAY CULVERT TABLE	
LOTS	CULVERT
1-69	1-18" CMP
69-78	1-24" CMP

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur. Culverts and Driveway Crossings are permitted.

Line Table		
Line #	Direction	Length
L1	S87°09'44"E	345.23
L2	S80°38'28"E	127.01
L3	N87°05'43"E	113.67
L4	N79°19'23"E	290.63
L5	S68°07'22"E	204.00
L6	S53°08'44"E	187.46
L7	S75°43'12"E	35.73

Line Table		
Line #	Direction	Length
L8	N81°51'16"E	28.28
L9	N03°41'14"W	138.57
L10	S00°00'19"W	20.31
L11	S08°08'44"E	28.28
L12	S06°54'47"E	371.79
L13	N07°24'31"E	390.19

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22819.001.000.00

**TIMBERVIEW PRESERVE
PHASE ONE**

FINAL PLAT
LOTS 1-79

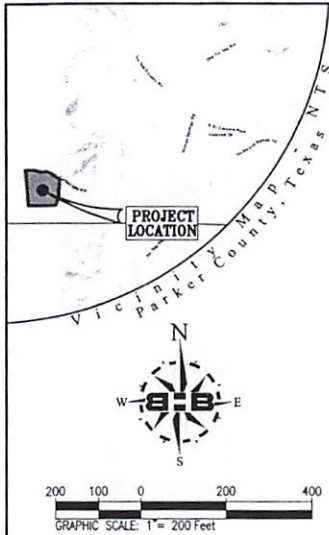
(79 LOTS)

BEING 189.672 ACRE TRACT OF LAND SITUATED WITHIN
D.R. Pendleton Survey, Block C, Section 2, Abstract No. 2819
Riley Cook Survey, Abstract No. 332, William R. Cook Survey, Abstract No. 303,
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

MAY 2025

SHEET 1 OF 3

Handwritten notes in purple ink, consisting of several lines of text and a large, stylized signature or set of initials.



Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	29°26'45"	300.00'	154.28'	S22°07'54"W
C2	79°46'14"	200.00'	278.45'	S32°28'36"E
C3	87°05'42"	200.00'	304.02'	S28°48'52"E
C4	14°43'39"	300.00'	77.11'	S07°22'09"W
C5	13°33'55"	200.00'	47.35'	S83°13'22"W
C6	25°49'34"	300.00'	135.23'	N12°54'28"W
C7	18°54'28"	300.00'	99.00'	N16°22'01"W
C8	21°49'19"	200.00'	76.17'	N17°49'26"W
C9	46°59'06"	200.00'	164.01'	N52°13'39"W
C10	56°18'31"	300.00'	294.83'	N75°24'21"W
C11	42°47'05"	200.00'	149.35'	N25°51'32"W
C12	35°56'09"	200.00'	125.44'	N13°30'05"E
C13	23°50'15"	270.00'	112.33'	N24°56'09"E
C14	1°07'55"	230.00'	4.54'	N71°47'46"W
C15	79°46'14"	170.00'	236.68'	N32°28'36"W
C16	5°36'30"	270.00'	26.43'	N10°12'46"E

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C17	37°55'26"	230.00'	152.24'	N52°16'05"W
C18	17°46'27"	230.00'	71.35'	N24°25'08"W
C19	30°15'53"	230.00'	121.49'	N00°23'58"W
C20	14°43'39"	270.00'	69.40'	N07°22'09"E
C21	67°04'25"	60.00'	70.24'	N26°27'28"W
C22	52°54'33"	60.00'	55.41'	N31°32'01"E
C23	80°19'42"	60.00'	84.12'	S79°50'52"E
C24	9°41'20"	60.00'	10.15'	S34°50'21"E
C25	13°33'55"	170.00'	40.25'	N83°13'22"E
C26	32°15'56"	330.00'	185.84'	S87°25'38"E
C27	16°05'17"	330.00'	92.66'	S63°15'01"E
C28	7°57'18"	330.00'	45.82'	S51°13'44"E
C29	42°47'05"	230.00'	171.75'	S25°51'32"E
C30	35°56'09"	230.00'	144.26'	S13°30'05"W
C31	115°39'54"	60.00'	121.12'	S29°18'06"W
C32	43°49'15"	60.00'	45.89'	N70°57'19"W

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C33	140°30'51"	60.00'	147.15'	N21°12'44"E
C34	42°47'05"	170.00'	126.95'	N25°51'32"W
C35	35°56'09"	170.00'	106.62'	N13°30'05"E
C36	21°47'57"	270.00'	102.73'	N58°09'04"W
C37	34°30'34"	270.00'	162.62'	N86°18'19"W
C38	18°40'15"	270.00'	87.98'	S09°19'48"E
C39	7°09'20"	270.00'	33.72'	S21°14'35"E
C40	18°54'28"	330.00'	108.90'	S16°22'01"E
C41	21°49'19"	170.00'	64.75'	S17°49'26"E
C42	41°39'06"	170.00'	123.58'	S49°33'39"E
C43	124°47'06"	60.00'	130.67'	S72°30'45"E
C44	44°56'14"	60.00'	47.06'	S12°20'55"W
C45	30°59'51"	60.00'	32.46'	S50°18'58"W
C46	39°06'09"	60.00'	40.95'	S85°21'58"W
C47	60°01'12"	60.00'	62.85'	N45°04'22"W
C48	15°16'48"	230.00'	61.34'	N63°56'51"W

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C49	17°14'43"	230.00'	69.23'	N47°41'06"W
C50	10°19'39"	230.00'	41.46'	N33°53'55"W
C51	6°13'29"	230.00'	24.99'	N25°37'21"W
C52	15°35'50"	230.00'	62.61'	N14°42'42"W
C53	18°54'28"	270.00'	89.10'	N16°22'01"W
C54	6°10'45"	110.00'	35.59'	N22°43'52"W
C55	19°18'49"	330.00'	113.16'	N09°49'05"W
C56	13°33'55"	230.00'	54.45'	S83°13'22"W
C57	14°43'39"	330.00'	84.82'	S07°22'09"W
C58	20°14'22"	230.00'	81.25'	S62°14'32"E
C59	87°01'48"	170.00'	258.22'	S28°50'50"E
C60	31°30'06"	230.00'	126.46'	S36°22'19"E
C61	28°01'47"	230.00'	112.52'	S06°36'22"E
C62	20°08'29"	330.00'	116.01'	S17°28'46"W
C63	9°18'16"	330.00'	53.59'	S32°12'08"W
C64	0°03'54"	170.00'	0.19'	N14°42'01"E

18434 WE
E/G-24

LEGEND

- B/L..... Building Line
- CIRF(D)..... Found 5/8" Capped Iron Rod Marked "DATEPOINT 10194059"
- CIRF(P)..... Found 5/8" Capped Iron Rod Marked "PRICE SURVEYING"
- D&UE..... Drainage and Utility Easement
- D.R.H.C.T..... Deed Records, Hood County, Texas
- D.R.P.C.T..... Deed Records, Parker County, Texas
- IRS..... Set 5/8" capped iron rod marked "BHB INC"
- POB..... Point of Beginning
- ROW..... Right-of-Way
- SPF..... 5" Steel Post Found
- U.E..... Utility Easement
- WW..... Water Well

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - 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.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
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9. Sewer Disposal: On-site septic.
10. Electric Provider: Tri-County Electric Cooperative Inc.
11. Subject property is not within any ETJ Jurisdiction
12. All streets are private.

22659.003.000.00
20303.001.004.50
22819.001.000.00

PROPOSED RESIDENTIAL DRIVEWAY CULVERT TABLE	
LOTS	CULVERT
1-68	1-18" CMP
69-78	1-24" CMP

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur. Culverts and Driveway Crossings are permitted.

FLOOD ZONE NOTE

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BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

OWNER:

TIMBERVIEW PRESERVE, LLC
665 Simonds Road
Williamstown, MA 01267

PARKER COUNTY FILING

Filed this 27 day of May, 2025 in Slide 9110 of the Plat Records of Parker County, Texas.

FINAL PLAT LOTS 1-79

TIMBERVIEW PRESERVE PHASE ONE

(79 LOTS)

BEING 189.672 ACRE TRACT OF LAND SITUATED WITHIN

D.R. Pendleton Survey, Block C, Section 2, Abstract No. 2819

Riley Cook Survey, Abstract No. 332, William R. Cook Survey, Abstract No. 303,

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

MAY 2025

SHEET 2 OF 3

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 Riley Cook Survey, Abstract Number 332, William R. Cook Survey, Abstract Number 2819, Jose Maria Ybarbo Survey, Section 123, Abstract Number 2659, Parker County, Texas and the Jose Maria Ybarbo Survey, Section 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. 202434060, Deed Records, Parker County, Texas (D.R.P.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 AITerra RTNet 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 5/8-inch capped iron rod marked "PRICE SURVEYING" (CR[P]) for the northwest corner of the said Timberview Preserve tract having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6689789.19, Easting 2166455.31, same being the northeast corner of a tract of land as described by deed to Lewis and Linda Sims Family Limited Partnership as recorded in Document Number 202211485, D.R.P.C.T., and being in the south line of a 100 Foot Wide Access Easement as described in Volume 1716, Page 1130, D.R.P.C.T.;

THENCE with the said common line between the said Timberview Preserve tract and the south line of said Access Easement the following courses and distances:

South 68°25'33" East, a distance of 474.46 feet to a found 5" steel post (SPF);

South 87°09'44" East, a distance of 345.21 feet to a SPF;

South 74°55'39" East, a distance of 522.07 feet to a SPF;

South 80°38'28" East, a distance of 127.01 feet to a SPF;

North 87°05'43" East, a distance of 113.67 feet to a SPF;

North 79°19'23" East, a distance of 290.63 feet to a SPF;

South 68°07'22" East, a distance of 204.00 feet to a SPF;

South 60°56'08" East, a distance of 407.08 feet to a SPF;

South 53°08'44" East, a distance of 187.46 feet to a SPF;

South 50°48'57" East, a distance of 346.73 feet to a found 5/8-inch capped iron rod marked "DATAPOINT #10194585" (GR[D]) for the northeast corner of the said Timberview Preserve tract, same being the most northerly northwest corner of a tract of land as described by deed to BWS Ranch, LP., as recorded in Document Number 202218973, D.R.P.C.T.;

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

South 04°16'32" West, a distance of 1647.55 feet to a CR[D];

South 19°10'13" West, a distance of 746.11 feet to a CR[D] for the southeast corner of the hereon described tract;

North 89°39'41" West, a distance of 2362.76 feet to a CR[P] having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6686570.91, Easting 2166706.71, for the southwest corner of the said Timberview tract, same being the most westerly northwest corner of the said BWS tract and being in the east line of the aforementioned Sims tract;

THENCE North 04°28'00" West, with the common line between the said Timberview tract and the said Sims tract, a distance of 3228.50 feet to the POINT OF BEGINNING and containing 184,296 Square Feet or 189.672 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 1-79, TIMBERVIEW PRESERVE, PHASE ONE, an addition to Parker 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 5/17/2020, recorded in County Clerk Document Number: 202515856, 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 "Indemnitees") 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 Indemnitees. 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 Indemnitees.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnitees 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 Indemnitees 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 Indemnitees or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnitees from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnitees 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 to 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.

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas, on this
the 27th day of May, 2025.

Pat Depp, County Judge

George A. Carley
Commissioner Precinct #1

Sam Walden
Commissioner Precinct #3

Jacob Holt
Commissioner Precinct #2

Mike Hale
Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deable
202513455
03/27/2025 03:31 PM
Lila Deable, County Clerk
Parker County, TX
PLAT

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

WITNESS, my hand, this the 8th day of May, 2025.

BY:

Timberview Preserve, LLC

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 8th day of May, 2025.

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 Lee

Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
Date: May 06, 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 6th day of May, 2025.

Notary Public



18434
WE

22659.003.000.00
20303.001.004.50
22819.001.000.00

F/G-24

FINAL PLAT
LOTS 1-79

TIMBERVIEW PRESERVE PHASE ONE

(79 LOTS)

BEING 189.672 ACRE TRACT OF LAND SITUATED WITHIN

D.R. Pendleton Survey, Block C, Section 2, Abstract No. 2819

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Abstract No. 2659, Jose Maria Ybarbo Survey, Section 123, Abstract No. 748

PARKER & HOOD COUNTIES, TEXAS

MAY 2025

SHEET 3 OF 3

B:B
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridgely Place, Suite 700 Fort Worth, TX 76116
ree@bha.com - 817.338.1277 - bha.com
TBPELS Firm #44, #10011300

OWNER:

TIMBERVIEW PRESERVE, LLC
665 Simonds Road
Williamstown, MA 01267

PARKER COUNTY FILING

Filed this 27 day of May, 2025 in Slide G110 of the Plat Records of Parker County, Texas.