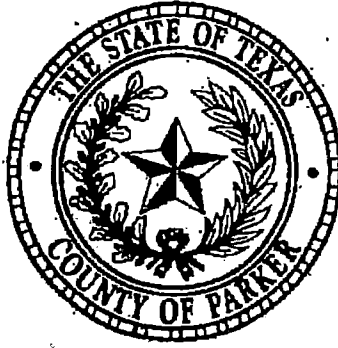




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Timberview Preserve Phase 1

Description lot 50-R

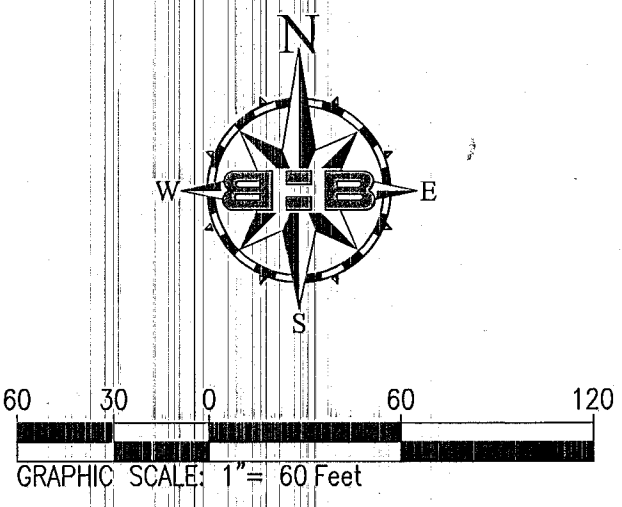
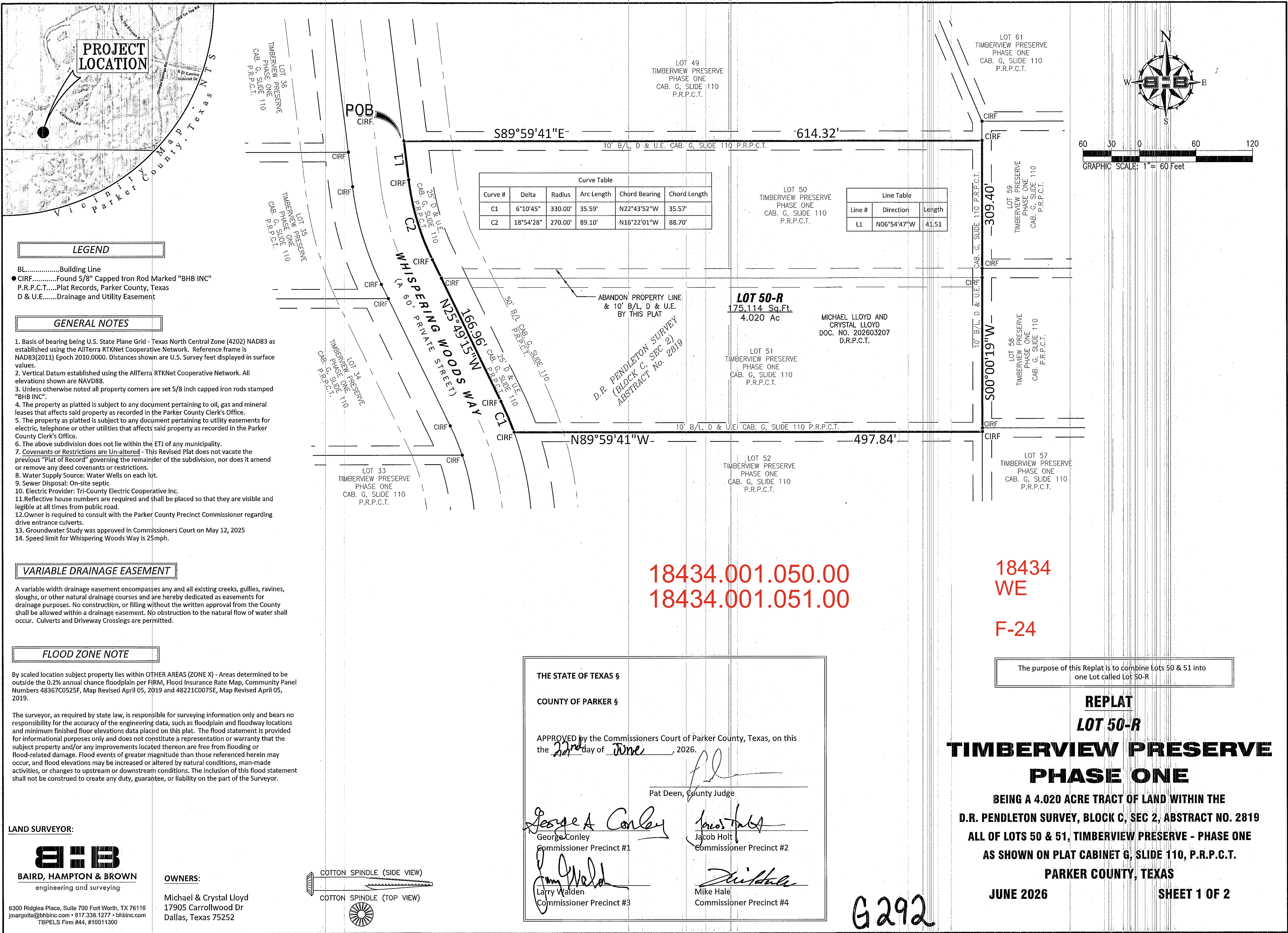
Filed in Plat Cabinet G slide # 292

File Date 6/22/2026 Instrument Date 6/17/2026

of pages 2

Official Public Record Filed
Recorded on: 06/22/2026 03:38:31 PM
Doc # 202617868
Lila Deakle, County Clerk
Parker County Texas





LEGEND

- BL.....Building Line
- CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
- P.R.P.C.T.....Plat Records, Parker County, Texas
- D & U.E.....Drainage and Utility Easement

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. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the 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 above subdivision does not lie within the ETJ of any municipality.
7. Covenants or Restrictions are Un-altered - This Revised Plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
8. Water Supply Source: Water Wells on each lot.
9. Sewer Disposal: On-site septic
10. Electric Provider: Tri-County Electric Cooperative Inc.
11. Reflective house numbers are required and shall be placed so that they are visible and legible at all times from public road.
12. Owner is required to consult with the Parker County Precinct Commissioner regarding drive entrance culverts.
13. Groundwater Study was approved in Commissioners Court on May 12, 2025
14. Speed limit for Whispering Woods Way is 25mph.

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

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.

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 elevations data placed on this plat. The flood statement is provided for informational purposes only and does not constitute a representation or warranty that the subject property and/or any improvements located thereon are free from flooding or flood-related damage. Flood events of greater magnitude than those referenced herein may occur, and flood elevations may be increased or altered by natural conditions, man-made activities, or changes to upstream or downstream conditions. The inclusion of this flood statement shall not be construed to create any duty, guarantee, or liability on the part of the Surveyor.

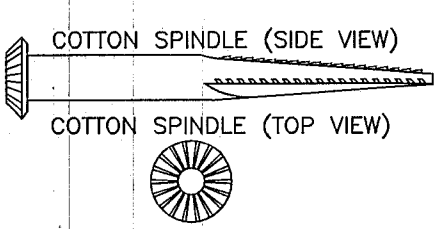
LAND SURVEYOR:

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300

OWNERS:

Michael & Crystal Lloyd
17905 Carrollwood Dr
Dallas, Texas 75252



THE STATE OF TEXAS §

COUNTY OF PARKER §

APPROVED by the Commissioners Court of Parker County, Texas, on this the 22nd day of June, 2026.

Pat Deen, County Judge

George A Conley
Commissioner Precinct #1

Jacob Holt
Commissioner Precinct #2

Larry Walden
Commissioner Precinct #3

Mike Hale
Commissioner Precinct #4

The purpose of this Replat is to combine Lots 50 & 51 into one Lot called Lot 50-R

REPLAT
LOT 50-R
TIMBERVIEW PRESERVE
PHASE ONE
BEING A 4.020 ACRE TRACT OF LAND WITHIN THE
D.R. PENDLETON SURVEY, BLOCK C, SEC 2, ABSTRACT NO. 2819
ALL OF LOTS 50 & 51, TIMBERVIEW PRESERVE - PHASE ONE
AS SHOWN ON PLAT CABINET G, SLIDE 110, P.R.P.C.T.
PARKER COUNTY, TEXAS
JUNE 2026
SHEET 1 OF 2

G292

STATE OF TEXAS §
COUNTY OF PARKER §
WHEREAS, Michael Lloyd and Crystal Lloyd, being the owners of the hereon described property to wit:

BEING a tract of land situated in the D.R. Pendleton Survey, Block C, Section 2, Abstract Number 2819, Parker County, Texas, and being all of Lots 50 and 51, Timberview Preserve Phase One, an addition to Hood County, Texas as shown on plat recorded in Cabinet G, Slide 110, Plat Records, Parker County, Texas (P.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 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 5/8-inch capped iron rod marked "BHB INC" (CIRF) for the northwest corner of said Lot 50, same being the southwest corner of Lot 49 of the said Timberview Preserve, and also being in the east right-of-way line of Whispering Woods Way (a 60-foot right-of-way);

THENCE South 89°59'41" East, with the common line between said Lot 50 and Lot 49, a distance of 614.32 feet to a CIRF for the northeast corner of said Lot 50, same being the southeast corner of said Lot 49, and also being in the west line of Lot 59 of the said Timberview Preserve;

THENCE South 00°00'19" West, with the common line between said Lots 50 and 59, passing at a distance of 136.05 feet, a CIRF for the southwest corner of said Lot 59, same being the northwest corner of Lot 58 of the said Timberview Preserve, and now continuing with the common line between said Lots 50 and 58, passing at a distance of 145.87 feet, a CIRF for the southeast corner of said Lot 50, same being the northeast corner of aforementioned Lot 51, and now continuing with the common line between said Lots 51 and 58, passing at a distance of 305.35 feet, a CIRF for the southwest corner of said Lot 58, same being the northwest corner of Lot 57 of said Timberview Preserve, and now continuing with the common line between said Lots 51 and 57 in all for a total distance of 309.40 feet to a CIRF for the southeast corner of said Lot 51, same being the northeast corner of Lot 52 of said Timberview Preserve;

THENCE North 89°59'41" West, with the common line between said Lot 51 and Lot 52, a distance of 497.84 feet to the southwest corner of said Lot 51, same being the northwest corner of said Lot 52, and also being in the aforementioned east right-of-way line;

THENCE with the common line between said Lot 51 and the said east right-of-way line the following courses and distances:
along a curve to the left having a delta angle of 06°10'45", a radius of 330.00 feet, an arc length of 35.59 feet and a chord which bears North 22°43'52" West, a distance of 35.57 feet to a CIRF;
North 25°49'15" West, passing at a distance of 145.23 feet a CIRF for the northwest corner of said Lot 51, same being the southwest corner of aforementioned Lot 50, and now continuing with the common line between said Lot 50 and the said east right-of-way line in all for a total distance of 166.96 feet to a CIRF;

THENCE continuing with the said common line the following courses and distances:
along a curve to the right having a delta angle of 18°54'28", a radius of 270.00 feet, an arc length of 89.10 feet and a chord which bears North 16°22'01" West, a distance of 88.70 feet to a CIRF;
North 06°54'47" West, a distance of 41.51 feet to the POINT OF BEGINNING and containing 175,114 square Feet or 4.020 acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT, Michael Lloyd and Crystal Lloyd, do hereby adopt this plat designating the herein described property as LOT 50-R, 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 5-27-2025 recorded in County Clerk Document Number: 202513856 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.

LAND SURVEYOR:

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300

OWNERS:

Michael & Crystal Lloyd
17905 Carrollwood Dr
Dallas, Texas 75252

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

WITNESS, my hand, this the 17th day of June, 2026.

BY:

Michael Lloyd

Owner

Crystal Lloyd

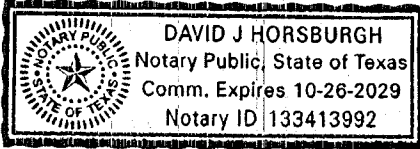
Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of June, 2026.

Notary Public

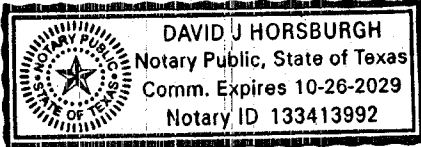


STATE OF TEXAS §
COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of June, 2026.

Notary Public

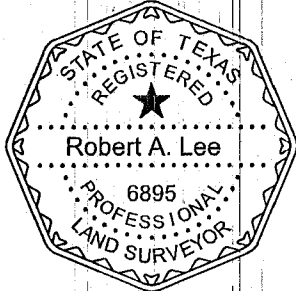


SURVEYOR'S CERTIFICATION

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: June 15, 2026

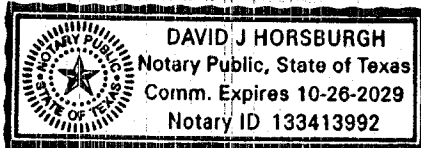


STATE OF TEXAS §
COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of June, 2026.

Notary Public



18434.001.050.00
18434.001.051.00

The purpose of this Replat is to combine Lots 50 & 51 into one Lot called Lot 50-R

REPLAT
LOT 50-R

**TIMBERVIEW PRESERVE
PHASE ONE**

BEING A 4.020 ACRE TRACT OF LAND WITHIN THE
D.R. PENDLETON SURVEY, BLOCK C, SEC 2, ABSTRACT NO. 2819
ALL OF LOTS 50 & 51, TIMBERVIEW PRESERVE - PHASE ONE
AS SHOWN ON PLAT CABINET G, SLIDE 110, P.R.P.C.T.

PARKER COUNTY, TEXAS

JUNE 2026

SHEET 2 OF 2

Official Public Record Filed
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Lila Deakle, County Clerk
Parker County Texas

