

THE STATE OF TEXAS (1)

COUNTY OF PARKER (1)

I, Richard Meene being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town, except _____ miles from said Parker County, Texas.

Signature of Owner

THE STATE OF TEXAS (1)

COUNTY OF PARKER (1)

Before me, the undersigned authority on the day personally appeared Richard Meene 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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 22 day of November 2023.



Signature of Notary Public

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 22 DAY OF December 2023.

COUNTY JUDGE PAT DEEN

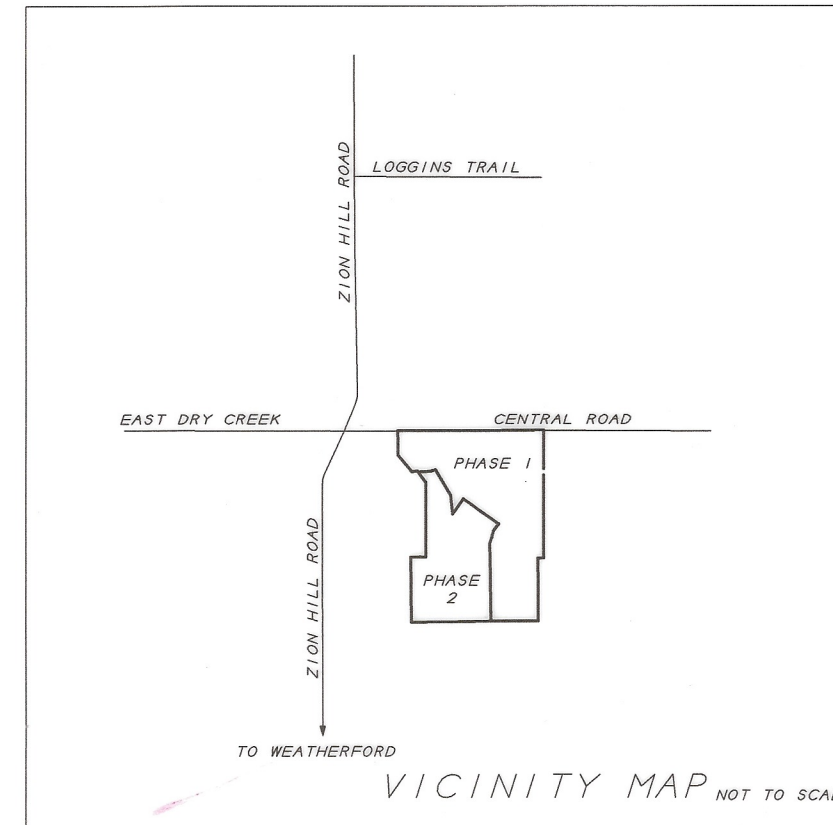
Signature of George A. Conley, Precinct #1 Commissioner

Signature of Craig Peacock, Precinct #2 Commissioner

Signature of Larry Walden, Precinct #3 Commissioner

Signature of Steve Dugan, Precinct #4 Commissioner

202148524 PLAT Total Pages: 3



STATE OF TEXAS PARKER COUNTY

WHEREAS I, Representative for Central Road Development, LLC being the owner of 149.43 acres of land situated in the T. & P. RR. Co. Survey No. 155, Abstract No. 1471 and the M.M. Boggs Survey, Abstract No. 90, Parker County, Texas and being a part of those certain tracts conveyed to Central Road Development, LLC by deeds recorded in Clerk File Number 202121684 and 202129827, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod, found in place, on the South line of Central Road, said point being the Northwest corner of that certain tract conveyed to Mark L. Linehan by deed recorded in Clerk File Number 201505555, Parker County, Texas, and being - S 89D 41' 52" W, a distance of 1189.73 feet from the Northwest corner of the J.W. Sullivan Survey, Abstract No. 1275, for the Northeast corner of this tract:

THENCE South, along and with the West line of said Linehan tract, continuing along and with the West line of that certain tract conveyed to David A. Lee by deed recorded in Volume 1716, Page 1322 of the Real Records of Parker County, Texas, a distance of 2660.93 feet to a 1/2 inch iron rod, set, on the North line of that certain tract conveyed to Benjamin Allen Crandall and Jeanne Kay Crandall by deed recorded in Clerk File Number 201616006, for an ell corner of this tract:

THENCE S 88D 37' 27" W, along and with the North line of said Crandall tract, a distance of 116.16 feet to a 1/2 inch iron rod, set, said point being the Northwest corner of said Crandall tract, for an ell corner of this tract:

THENCE S 00D 16' 06" E, generally along an existing fence and along and with the West line of said Crandall tract, a distance of 1301.49 feet to a four inch pipe fence post, found in place, on the North line of that certain tract conveyed to Crown Ranch, L.P., by deed recorded in Clerk File Number 201929151, said point being the Southwest corner of said Crandall tract, for the Southeast corner of this tract:

THENCE S 89D 36' 25" W, generally along an existing fence and along and with the North line of said Crown Ranch, L.P., tract, a distance of 988.61 feet to a 1/2 inch iron rod, set, for the Southwest corner of this tract:

THENCE N 00D 35' 01" W, a distance of 189.88 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

THENCE S 89D 24' 59" W, a distance of 7.46 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

THENCE N 00D 35' 01" W, a distance of 1423.39 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE N 15D 24' 28" E, a distance of 259.54 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE N 35D 17' 50" E, a distance of 193.60 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

THENCE N 54D 42' 10" W, a distance of 900.00 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

THENCE S 35D 17' 50" W, a distance of 387.20 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE N 06D 05' 59" W, a distance of 388.82 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE N 30D 32' 35" W, a distance of 620.50 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE S 73D 05' 54" W, a distance of 109.20 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE S 86D 29' 30" W, a distance of 261.03 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE N 36D 46' 55" W, along and with the East line of that certain tract conveyed to Chad Bushaw by deed recorded in Clerk File Number 201518304, a distance of 28.23 feet to a rail road tie fence post, found in place, for an angle point of this tract:

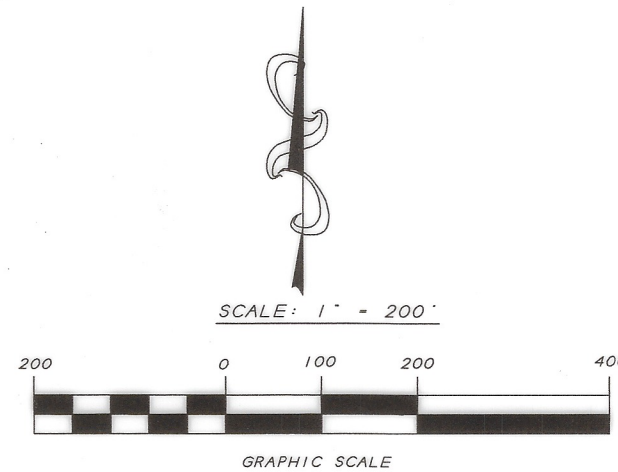
THENCE S 82D 43' 40" W, along and with said Bushaw tract, a distance of 113.17 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE N 40D 15' 37" W, along and with said Bushaw tract, a distance of 440.70 feet to a railroad tie fence post, found in place, for an angle point of this tract:

THENCE N 01D 07' 12" W, along and with the East line of said Bushaw tract, a distance of 515.88 feet to a 1/2 inch iron rod, found in place, on the South line of said Central Road, for the Northwest corner of this tract:

THENCE S 89D 53' 53" E, along and with the South line of said Central Road, a distance of 1537.64 feet to a 1/2 inch iron rod with cap, found in place, for an angle point of this tract:

THENCE N 89D 24' 13" E, along and with the South line of said Central Road, a distance of 1508.13 feet to the place of beginning and containing 149.43 acres.



CLERK STICKER:

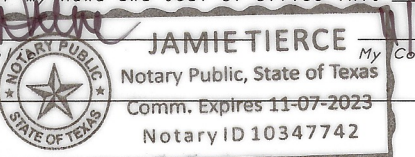
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, representative for Central Road Development, LLC, do hereby adopt this plat designating the herein described real property as Glen Hollow Ranch, an addition in Parker County, Texas and do hereby dedicate to the public's use forever the easements and streets shown hereon. The builder, the Developer, and their assignees, shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

Witness my hand in Parker County, Texas, the 22 day of November 2023.

Representative for Central Road Development, LLC

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I, Representative for Central Road Development, LLC, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 22 day of November 2023.



Signature of Notary Public

NOTES:

- 1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
2) Water source is from private water wells.
3) Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.
4) 10 feet wide utility easement along all property lines.

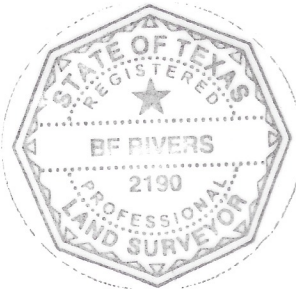
NOTE: According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 4836FC0150E, dated September 26, 2008, a part of this tract lies within the 100 year flood plain.

Ownership and Development Representative Central Road Development, LLC 127 Sunny Oaks Drive Weatherford, Texas 76087 1-817-454-3972

21471.002.000.00
20090.001.000.50
21471.002.001.50

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN OCTOBER, 2021.

B.F. RIVERS, M.S., P.E., R.P.L.S. NO. 2190, STATE OF TEXAS FIRM NO. 10012400



SINCE 1976 RIVERS SURVEYING, INC. LAND SURVEYORS P.O. BOX 1447 MINERAL WELLS, TEXAS 76068 OFFICE: 940-325-8613 FIRM# 10012400

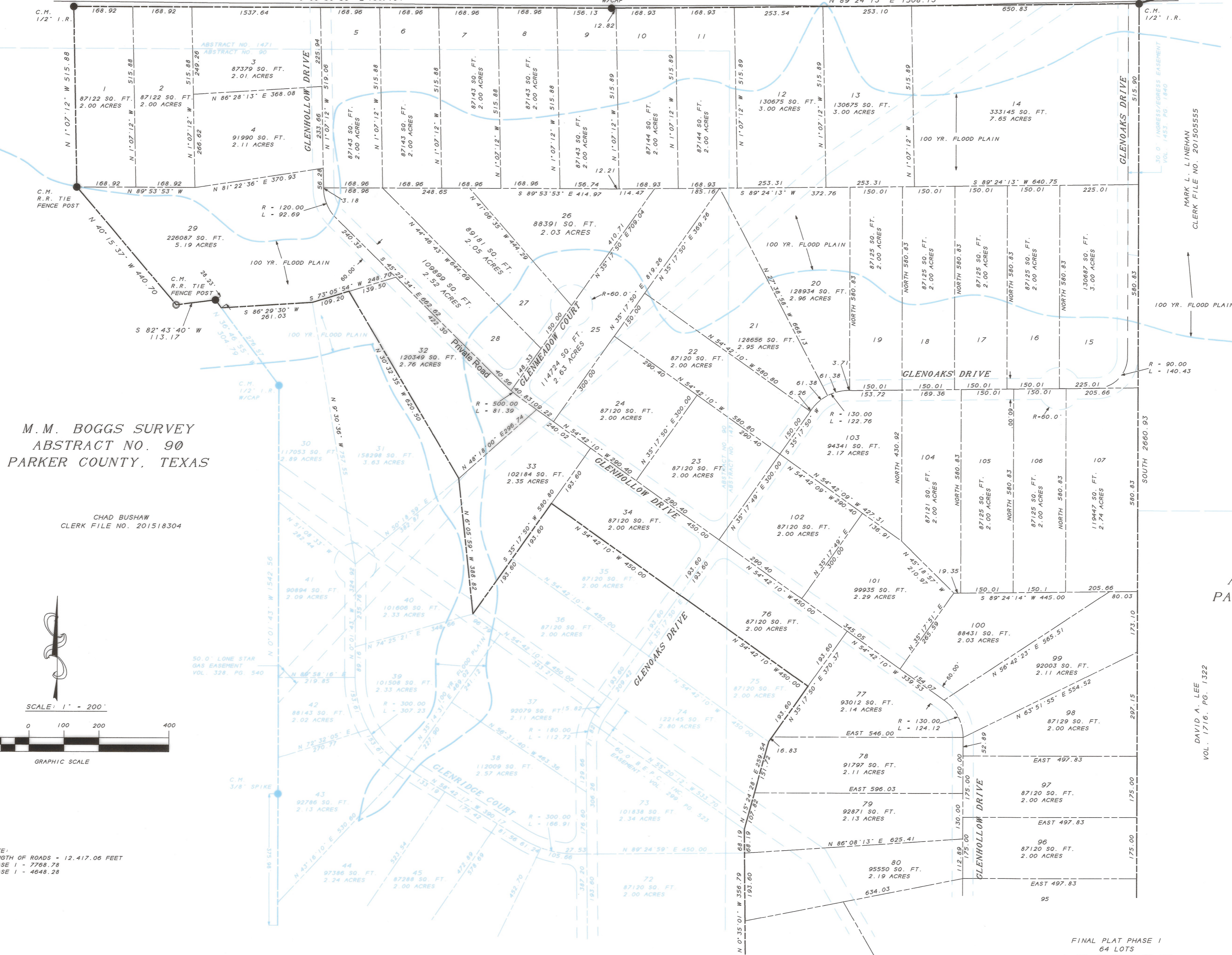
12779 WE G-9 NWE

FINAL PLAT PHASE I 64 LOTS 1 -29, 32-34, & 76-107 GLENHOLLOW RANCH AN ADDITION IN PARKER COUNTY, AND BEING 149.43 ACRES OF LAND SITUATED IN THE T. & P. RR. CO. SURVEY NO. 155, ABSTRACT NO. 1471 AND THE M.M. BOGGS SURVEY, ABSTRACT NO. 90, PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET F SLIDE 102 DATE

CENTRAL ROAD

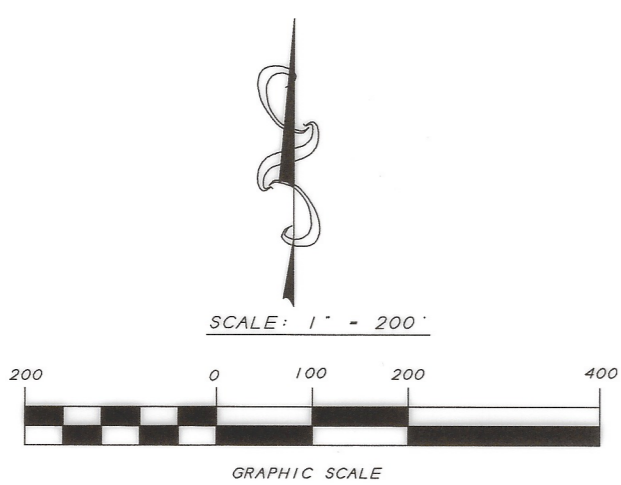
POINT OF BEGINNING



M. M. BOGGS SURVEY
ABSTRACT NO. 90
PARKER COUNTY, TEXAS

CHAD BUSHAW
CLERK FILE NO. 201518304

T. & P. RR. CO.
SURVEY NO. 155
ABSTRACT NO. 1471
PARKER COUNTY, TEXAS



NOTE:
LENGTH OF ROADS - 12,417.06 FEET
PHASE I - 7768.78
PHASE II - 4648.28

SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400

Ownership and
Development Representative
Central Road Development, LLC
127 Sunny Oaks Drive
Weatherford, Texas 76087
1-817-454-3972

- NOTES:
- 1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
 - 2) Water source is from private water wells.
 - 3) Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.
 - 4) 10 feet wide utility easement along all property lines.

FINAL PLAT PHASE I
64 LOTS
1-29, 32-34, & 76-107
GLENHOLLOW RANCH
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LAND SITUATED IN THE T. & P. RR. CO. SURVEY NO. 155,
ABSTRACT NO. 1471 AND THE M. M. BOGGS SURVEY,
ABSTRACT NO. 90, PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET **F 102** SLIDE **102** DATE _____

CHAD BUSHAW
CLERK FILE NO. 201518304

T. & P. RR. CO.
SURVEY NO. 155
ABSTRACT NO. 1471
PARKER COUNTY, TEXAS

DAVID A. LEE
VOL. 1716, PG. 1322

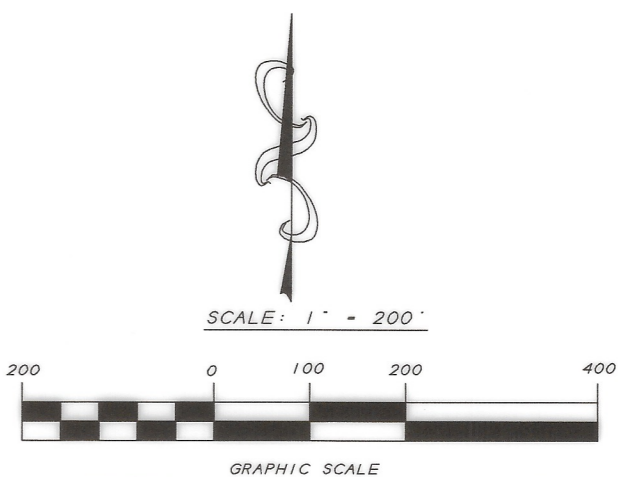
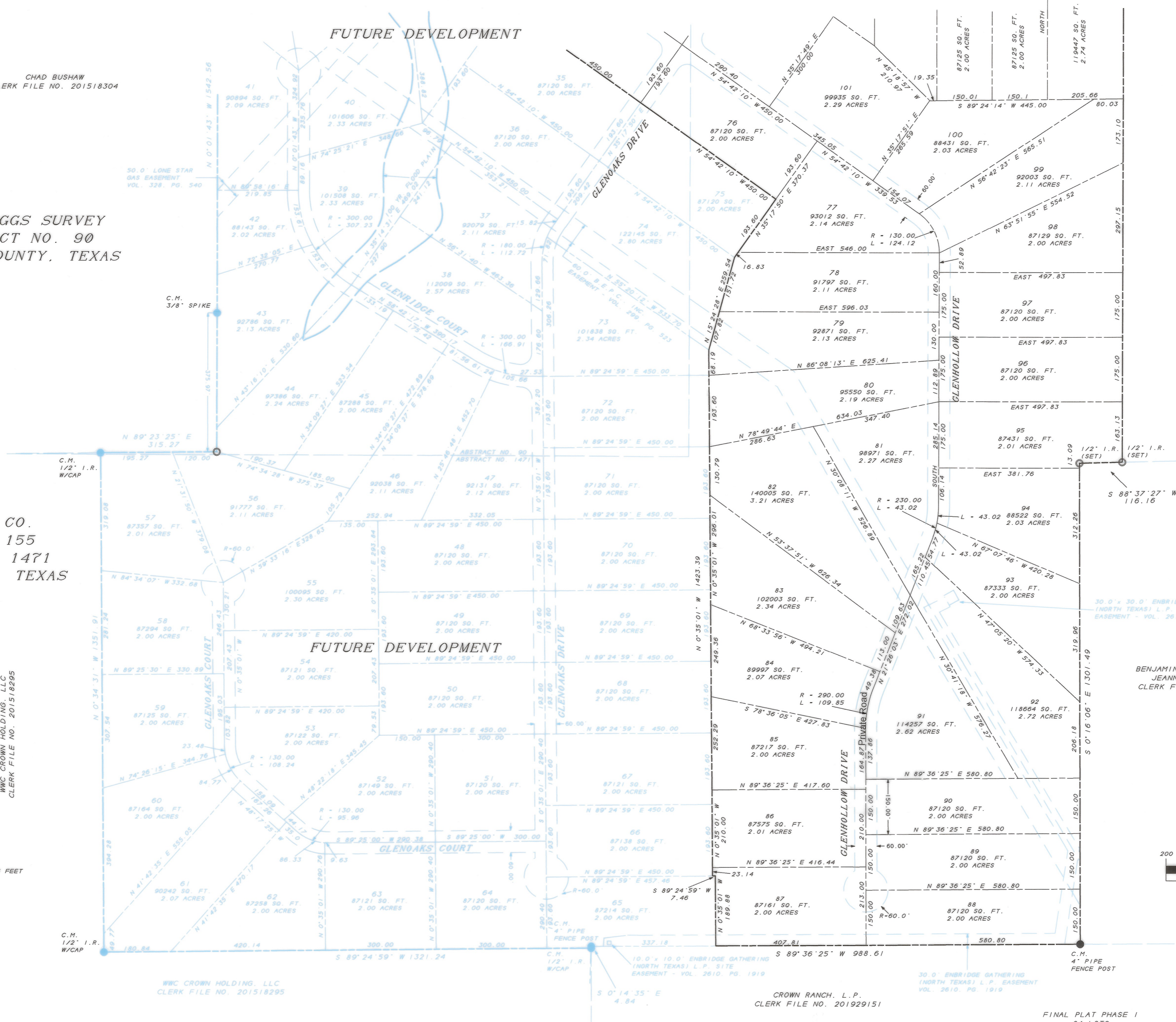
M.M. BOGGS SURVEY
ABSTRACT NO. 90
PARKER COUNTY, TEXAS

T. & P. RR. CO.
SURVEY NO. 155
ABSTRACT NO. 1471
PARKER COUNTY, TEXAS

WMC CROWN HOLDING, LLC
CLERK FILE NO. 201518295

BENJAMIN ALLEN CRANDALL &
JEANNE KAY CRANDALL
CLERK FILE NO. 20161006

NOTE:
LENGTH OF ROADS - 12.417.06 FEET
PHASE I - 7768.78
PHASE II - 4648.28



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202148524
12/13/2021 04:08 PM
Fee: \$4.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT PHASE I
64 LOTS
1 - 29, 32-34, & 76-107
GLENHOLLOW RANCH

AN ADDITION IN PARKER COUNTY, AND BEING 149.43 ACRES OF
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LAND SURVEYORS
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Ownership and
Development Representative
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1-817-454-3972

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