

THE STATE OF TEXAS ()
 COUNTY OF PARKER ()
 I, Richard Green 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]
 Signature of Owner

THE STATE OF TEXAS ()
 COUNTY OF PARKER ()
 I, Richard Green the undersigned authority on the 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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 17 day of October 2022.

JAMIE TIERCE
 Notary Public, State of Texas
 Comm. Expires 11-07-2023
 Notary ID 10347742

[Signature]
 Notary Public in and for State of Texas

APPROVED BY THE
 COMMISSIONERS COURT
 OF PARKER COUNTY, TEXAS
 ON THIS THE 24 DAY
 OF October 2022.

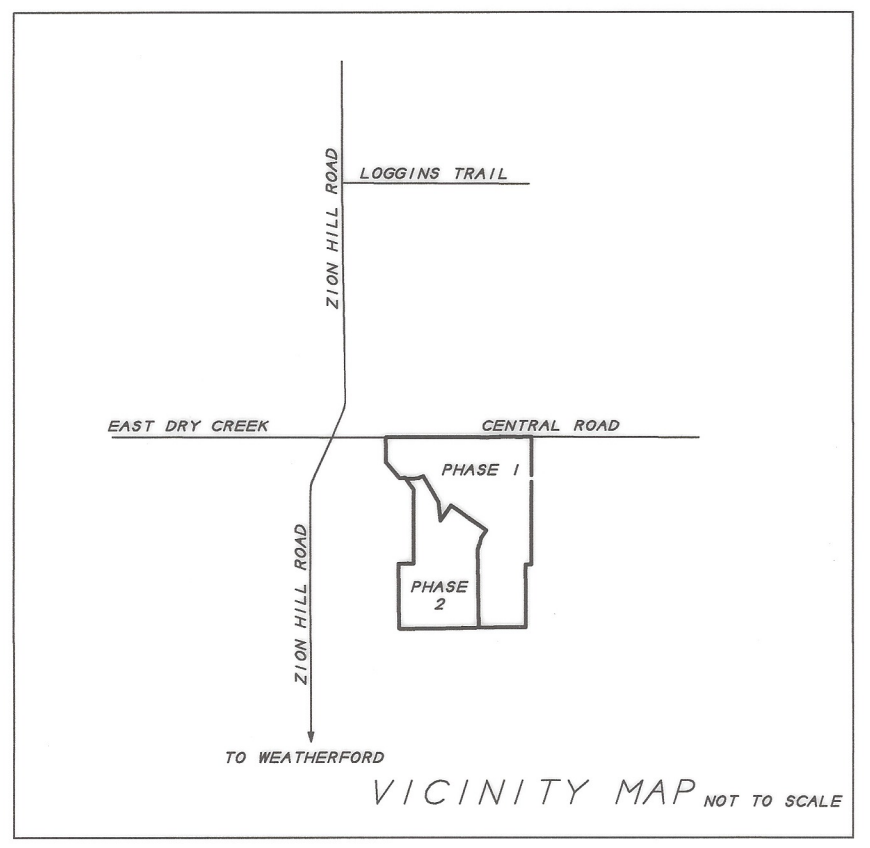
Absent
 COUNTY JUDGE
 PAT DEEN

George A Conley
 PRECINCT # 1 COMMISSIONER
 Judge GEORGE CONLEY
 Pro. Tom

[Signature]
 PRECINCT # 2 COMMISSIONER
 CRAIG PEACOCK

[Signature]
 PRECINCT # 3 COMMISSIONER
 LARRY WALDEN

[Signature]
 PRECINCT # 4 COMMISSIONER
 STEVE DUGAN



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 at any time procuring permission from anyone.

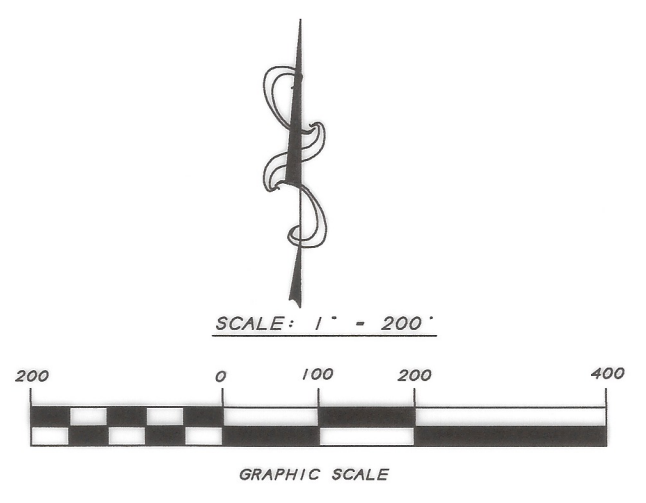
Witness my hand in _____ County, Texas, the 17 day of October 2022.

[Signature]
 Representative for Central Road Development, LLC

STATE OF TEXAS
 COUNTY OF PARKER
 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 17 day of October 2022.

[Signature]
 Notary Public
 My Commission Expires 11-7-2023



STATE OF TEXAS
 PARKER COUNTY

WHEREAS I, Representative for Central Road Development, LLC being the owner of 91.01 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 with cap, 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, Parker County, Texas, said point being the Southwest corner of Lot 87, Glenhollow Ranch, Phase I, an addition in Parker County, Texas according to the plat recorded in Plat Cabinet F, Slide 102 of the Plat Records of Parker County, Texas, for the Southeast corner of this tract:
- THENCE S 89D 36' 25" W. along and with the North line of said Crown Ranch, L.P. tract, a distance of 337.18 feet to a four inch pipe fence post, found in place, for an ell corner of this tract:
 - THENCE S 00D 14' 35" E. along and with the West line of said Crown Ranch, L.P. tract, a distance of 4.84 feet to a 1/2 inch iron rod with cap, found in place, said point being the most Southerly Northeast corner of that certain tract conveyed to WWC Crown Holding, LLC by deed recorded in Clerk File Number 201518295, Parker County, Texas, for an ell corner of this tract:
 - THENCE S 89D 24' 59" W. along and with the North line of said WWC Crown Holding, LLC tract, a distance of 1321.24 feet to a 1/2 inch iron rod with cap, found in place, said point being an ell corner of said WWC Crown Holding, LLC tract, for the Southwest corner of this tract:
 - THENCE N 00D 34' 31" W. along and with the East line of said WWC Crown Holding, LLC tract, a distance of 1351.91 feet to a 1/2 inch iron rod with cap, found in place, on the South line of that certain tract conveyed to Chad Bushaw by deed recorded in Clerk File Number 201518304, Parker County, Texas, for an ell corner of this tract:
 - THENCE N 89D 23' 25" E. along and with the South line of said Bushaw tract, a distance of 315.27 feet to a 1/2 inch iron rod, set, said point being the Southeast corner of said Bushaw tract, for an ell corner of this tract:
 - THENCE N 00D 01' 43" W. along and with the East line of said Bushaw tract, a distance of 1542.56 feet to a 1/2 inch iron rod with cap, found in place, for an angle point of this tract:
 - THENCE N 36D 46' 55" W. along and with the East line of said Bushaw tract, a distance of 276.57 feet to a 1/2 inch iron rod with cap, found in place, said point being a corner of Lot 29, said Glenhollow, Phase I, for the Northwest corner of this tract:
 - THENCE N 86D 29' 30" E. along and with the South line of said Lot 29, a distance of 261.03 feet to a 1/2 inch iron rod with cap, found in place, for an angle point of this tract:
 - THENCE N 73D 05' 54" E. along and with the South line of said Lot 29, a distance of 109.20 feet to a 1/2 inch iron rod with cap, found in place, said point being the Northwest corner of Lot 32, said Glenhollow, Phase I, for an angle point of this tract:
 - THENCE S 30D 32' 35" E. along and with the West line of said Lot 32, a distance of 620.50 feet to a 1/2 inch iron rod with cap, found in place, for an angle point of this tract:
 - THENCE S 06D 06' 00" E. along and with the West line of Lot 33, said Glenhollow, Phase I, a distance of 388.82 feet to a 1/2 inch iron rod with cap, found in place, said point being the most Southerly corner of said Lot 33, for an angle point of this tract:
 - THENCE N 35D 17' 50" E. along and with the Southeast line of said Lot 33, a distance of 387.20 feet to a 1/2 inch iron rod with cap, found in place, for an angle point of this tract:
 - THENCE S 54D 42' 10" E. along and with the Southwest lines of Lots 34 and 76, Glenhollow, Phase I, a distance of 900.00 feet to a 1/2 inch iron rod with cap, found in place, on the Northwest line of Lot 77, for the Northeast corner of this tract:
 - THENCE S 35D 17' 50" W. along and with the Northwest line of said Lot 77, a distance of 193.60 feet to a 1/2 inch iron rod with cap, found in place, for an angle point of this tract:
 - THENCE S 15D 24' 28" W. along and with the West line of Lots 78 and 79, Glenhollow, Phase I, a distance of 259.54 feet to a 1/2 inch iron rod with cap, found in place, for an angle point of this tract:
 - THENCE S 00D 35' 01" E. along and with the West line of Lots 79 through 87, Glenhollow Ranch, Phase I, a distance of 1423.39 feet to a 1/2 inch iron rod with cap, found in place, for an ell corner of this tract:
 - THENCE N 89D 24' 59" E. a distance of 7.46 feet to a 1/2 inch iron rod with cap, found in place, for an ell corner of this tract:
 - THENCE S 00D 35' 01" E. along and with the West line of Lot 87, Glenhollow Ranch, Phase I, a distance of 189.88 feet to the place of beginning and containing 91.01 acres.

CLERK STICKER:

- 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 48367C0150E, 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

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 SEPTEMBER, 2022.

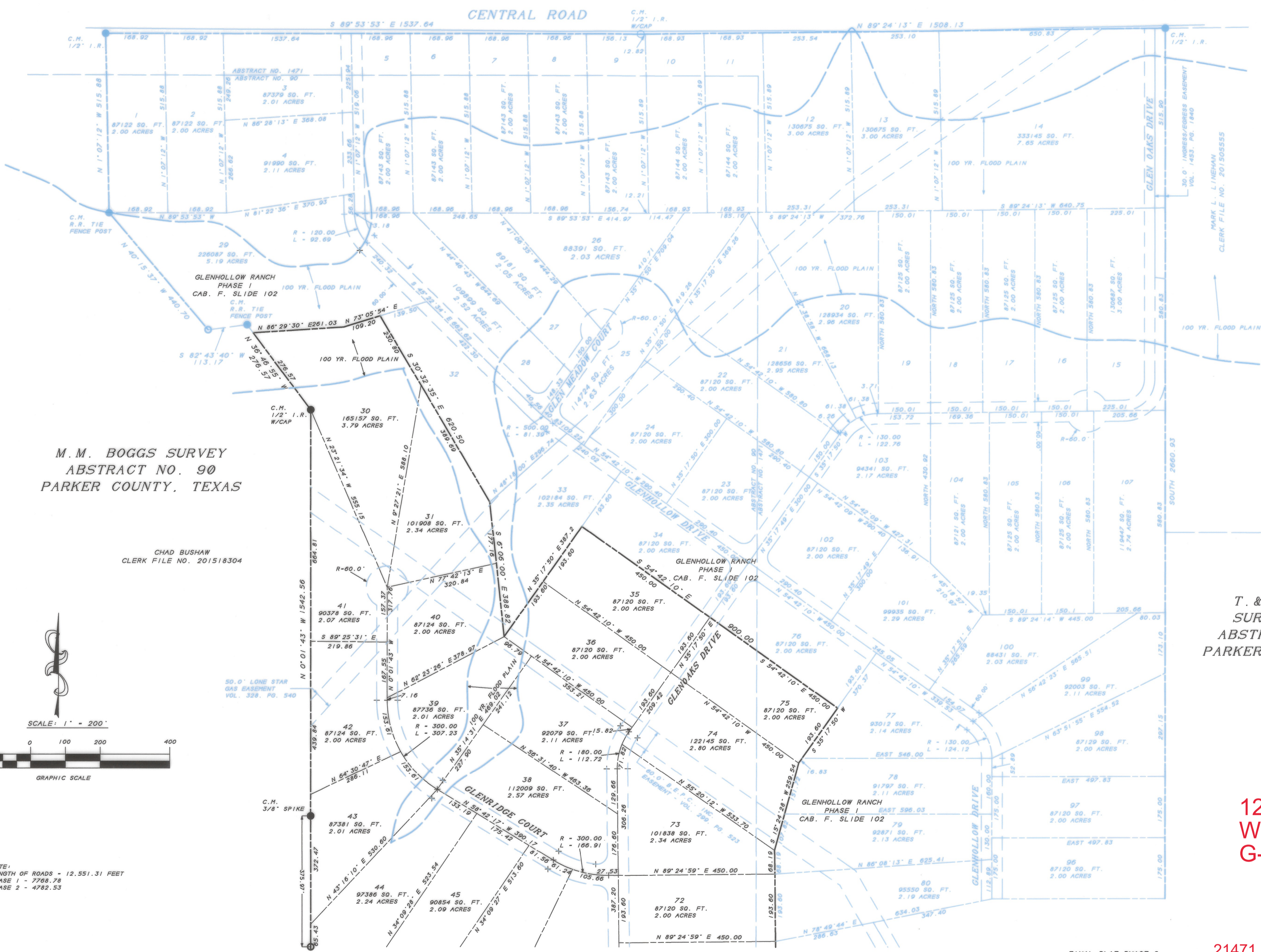
B.F. Rivers
 B.F. RIVERS, M.S., P.E., R.P.L.S.
 NO. 2190, STATE OF TEXAS
 FIRM NO. 10012400



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

FINAL PLAT PHASE 2
 43 LOTS
 30-31 & 35-75
GLENHOLLOW RANCH
 AN ADDITION IN PARKER COUNTY, AND BEING 91.01 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

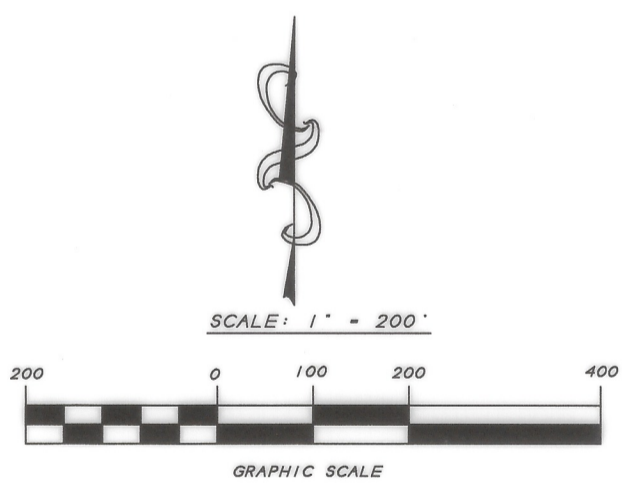
THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 360 DATE 10/24/22



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 - 12,551.31 FEET
 PHASE 1 - 7768.78
 PHASE 2 - 4782.53

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 LAND SURVEYORS
 P.O. BOX 1447
 MINERAL WELLS, TEXAS 76068
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Ownership and
Development Representative
 Central Road Development, LLC
 127 Sunny Oaks Drive
 Weatherford, Texas 76087
 1-817-454-3972

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12779
 WE
 G-9

FINAL PLAT PHASE 2
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21471.002.000.00

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THIS PLAT FILED FOR RECORD IN CABINET **F** SLIDE **360** DATE **10/24/22**

CHAD BUSHAW
CLERK FILE NO. 201518304

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. 201616006

NOTE:
LENGTH OF ROADS - 12,551.31 FEET
PHASE 1 - 7768.78
PHASE 2 - 4782.53

WMC CROWN HOLDING, LLC
CLERK FILE NO. 201518295

CROWN RANCH, L.P.
CLERK FILE NO. 201929151

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202238413
10/24/2022 03:31 PM
Fee: \$4.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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

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