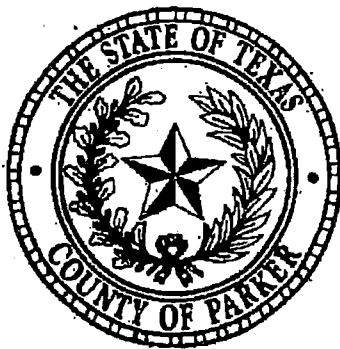




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Cedar Hollow

Description Final Plat Lots 1 and 2

Filed in Plat Cabinet G slide # 287

File Date 5/28/2024 Instrument Date 6/9/2024

of pages 1

Official Public Record Filed
Recorded on: 06/09/2026 03:59:09 PM
Doc # 202616556
Lila Deakle, County Clerk
Parker County Texas



State of Texas
County of Parker

Whereas 2020 Landmark Capital, LLC, being the sole owner of a 10.671 acre tract of land out of the T. & P. R.R. Survey, Abstract No. 1448, Parker County, Texas; being all of those certain tracts conveyed to 2020 Landmark Capital, LLC in Clerk's File No.'s 202106882, 202328266 and 202429020, Real Property Records, Parker County, Texas (R.P.R.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 1/2" iron rod, at the intersection of the north line of McFarland Lane (paved surface) and the east line of Zion Hill Loop (paved surface), being the southwest corner of said 202328266, for the southwest and beginning corner of this tract; WHENCE the southwest corner of the D. J. Stewart Survey, Abstract No. 2671, Parker County, Texas is calculated to bear N 44°49'15" E 1835.50 feet.

THENCE N 00°41'29" W 751.87 feet, along the west line of said 202328266 and the east line of said Zion Hill Loop, to a found 1/2" iron rod at the southwest corner of that certain Fowler tract described in Volume 1663, Page 1209, R.P.R.C.T., same being the northwest corner of said 202328266, for the northwest corner of this tract.

THENCE along the common line of said 202328266 and Fowler tracts the following:

N 89°25'13" E 443.78 feet, to a found 1/2" iron rod at the northwest corner of said 202106882, for a corner of this tract;

N 89°23'23" E 172.99 feet, to a found 1/2" iron rod at the northeast corner of said 202106882, same being the northwest corner of that certain Feully tract described in 201327777, for the northeast corner of this tract.

THENCE S 00°33'22" E 757.99 feet, along the common line of said Feully and 202106882 tracts, to a found 1/2" iron rod in the north line of said McFarland Lane, same being the southerly common corner of said Feully and 202106882 tracts, for the southeast corner of this tract.

THENCE N 89°55'49" W 173.00 feet, along the north line of said McFarland Lane, to a found 1/2" iron pipe at the southerly common corner of said 202106882 and 202328266 tracts, for a corner of this tract.

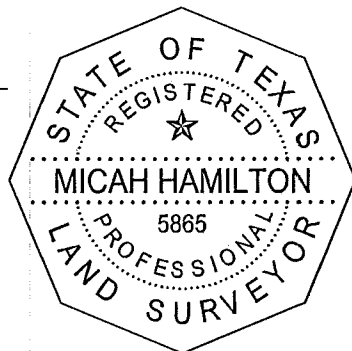
THENCE S 89°56'53" W 442.02 feet, along the common line of said McFarland Lane and said 202328266 tract, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S Walnut St, Weatherford, TX 76086
weatherford@txs-e.com · 817-594-0400
Project ID: W2309006-P
Field Date: November 6, 2023
Revised Date: May 22, 2026



Surveyor's Notes

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0270E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

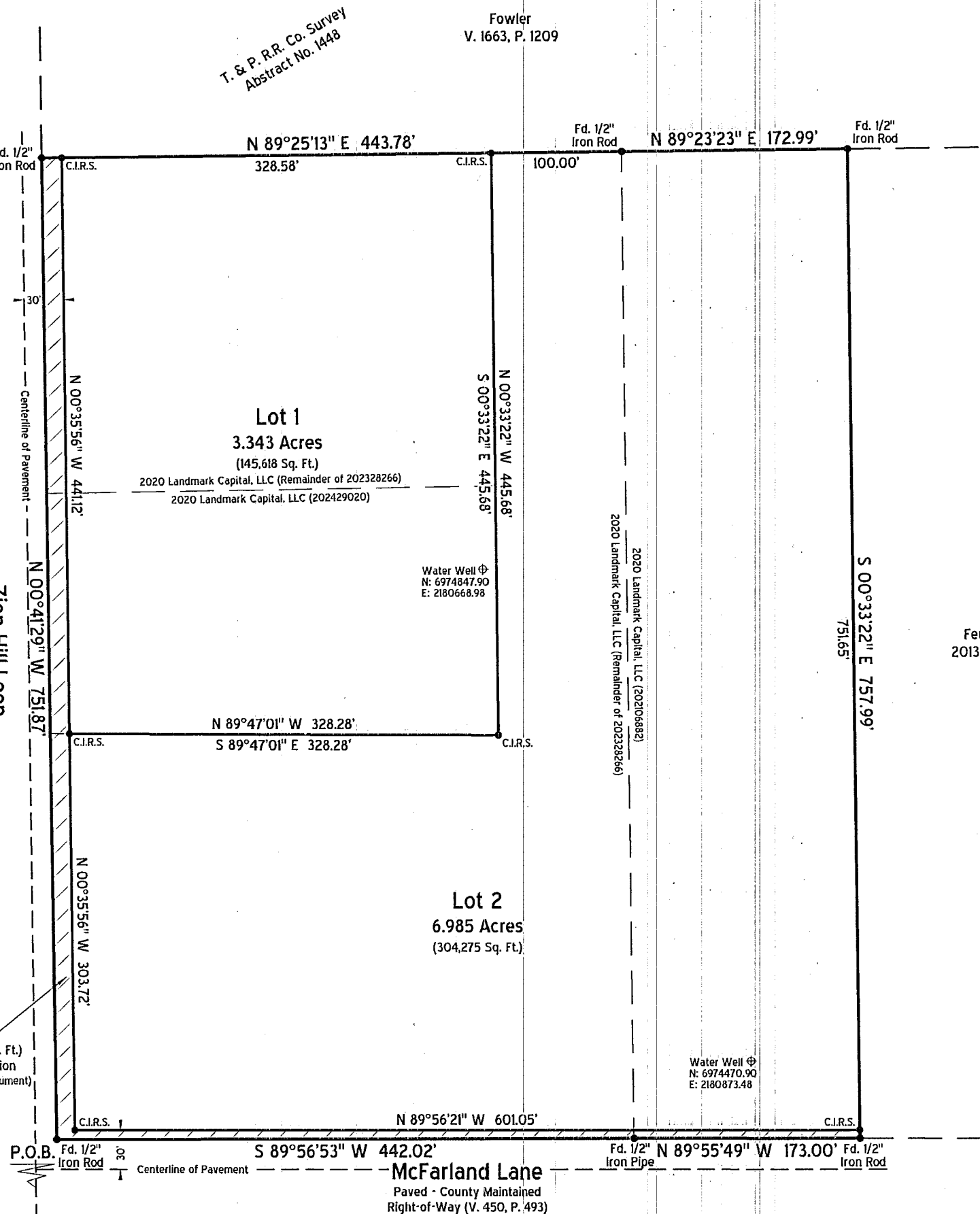
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

4) Underground utilities were not located during this survey. Always call Texas811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

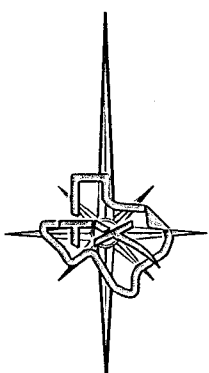
6) C.I.R.S. - 1/2" Capped Iron Rod Set (plastic cap stamped "TEXAS SURVEYING INC.")

0.343 Acres (14,949 Sq. Ft.)
Right-of-Way Dedication
(dedicated by separate instrument)



21448.002.000.00
21448.002.002.00
21448.002.003.00

11064
WE
G-13
NWE



Surveyor:
Micah Hamilton, R.P.L.S.
Texas Surveying & Engineering, Inc.
104 S Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Owner(s):
2020 Landmark Capital, LLC
PO Box 1689
Weatherford, TX 76088

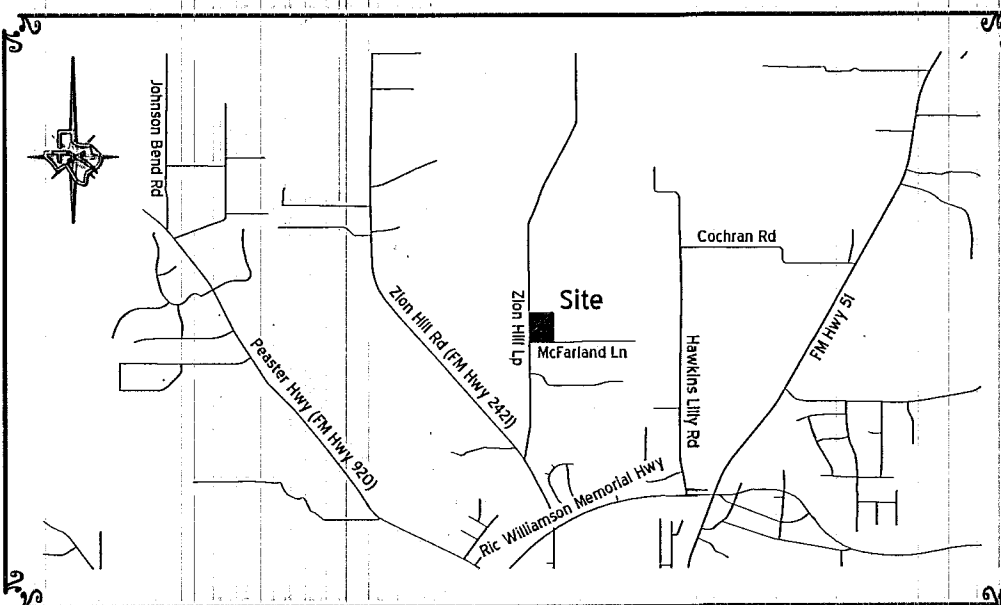
1" = 100'

Plat Cabinet **G**

Slide

287

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Lila Deakle, County Clerk
Parker County Texas



Vicinity Map (1" = 5,000')

Sheet 1 of 1

Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That 2020 Landmark Capital, LLC, do(es) hereby adopt this plat designating the herein above described property as Lots 1 and 2, Cedar Hollow, an addition to Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town. The tract recorded in CF# 202106882 was released from the City of Weatherford Extraterritorial Jurisdiction on December 7, 2024. The tract recorded in CF# 202429020 and the remainder of the tract recorded in CF# 202328266 (shown hereon) were released from the City of Weatherford Extraterritorial Jurisdiction on January 2, 2025.

Witness, my hand, this the 28th day of May, 2026.

By:

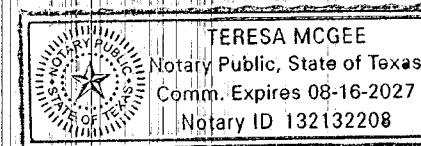
Bryce Kleven
2020 Landmark Capital, LLC (Owner)
Bryce Kleven (Member)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Bryce Kleven, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 28th day of May, 2026.

Teresa McGee
Notary Public in and for the State of Texas



Lienholder Acknowledgment:

The Lienholder hereby consents to the plat of Lots 1 and 2, Cedar Hollow, as shown hereon.

By:

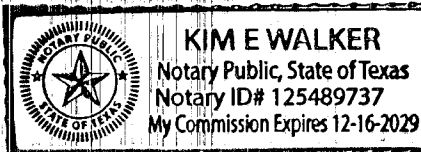
Luke Williams
Lienholder
Name (Representative) 5/28/26 Senior Vice President
Signature Date Title

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Luke Williams, Senior Vice President, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 28th day of May, 2026.

Kim E Walker
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas,

this the 28th day of June, 2026.

County Judge

George A. Carley
Commissioner Precinct #1

Jacob H. Hest
Commissioner Precinct #2

Jim Hest
Commissioner Precinct #3

David Hest
Commissioner Precinct #4

Parker County Notes:

- Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.
- Sanitary sewer is to be provided by private on-site septic facilities (OSSF).
- Water is to be provided by private water wells.
- This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.
- At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town. The tract recorded in CF# 202106882 was released from the City of Weatherford Extraterritorial Jurisdiction on December 7, 2024. The tract recorded in CF# 202429020 and the remainder of the tract recorded in CF# 202328266 (shown hereon) were released from the City of Weatherford Extraterritorial Jurisdiction on January 2, 2025.
- Owner is required to consult with Parker County Precinct Commissioner regarding drive entrance culverts.
- At time of plat, Zion Hill Loop has a posted speed limit of 40 miles per hour, and McFarland Lane has a posted speed limit of 30 miles per hour.
- Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- The Parker County Commissioners' Court approved the waiver for a groundwater study on May 11, 2026.

Final Plat
Lots 1 and 2
Cedar Hollow

an addition to Parker County, Texas

Being a 10.671 acre tract of land out of the T. & P. R.R. Co.
Survey, Abstract No. 1448, Parker County, Texas

May 2026

TEXAS
SURVEYING &
ENGINEERING
INC.

WEATHERFORD · MINERAL WELLS · ALEDO
SURVEYING FIRM NO. 10100000 · ENGINEERING FIRM NO. F-17586