

LAND SURVEYOR:

OWNER:
Timber View Ranch, LLC
665 Simonds Road,
Williamstown, MA 01267

engineering and surveying

BAIRD, HAMPTON & BROWN

Curve Table			
Curve #	Delta	Radius	Chord Bearing
C1	24°09'55"	430.00'	N75°19'50"E
C2	5°21'19"	430.00'	N60°34'13"E
C3	18°14'32"	330.00'	N48°46'18"E
C4	38°18'23"	330.00'	N20°29'51"E
C5	24°04'08"	270.00'	N13°22'44"E
C6	35°07'40"	240.00'	N42°58'38"E
C7	29°31'14"	206.09'	N72°39'11"E
C8	56°32'55"	300.00'	N29°37'07"E
C9	59°11'48"	300.00'	S30°56'34"W
C10	22°49'22"	60.00'	S73°24'52"E
C11	39°59'56"	60.00'	N75°10'24"E
C12	40°06'40"	60.00'	N35°07'06"E
C13	40°14'21"	60.00'	N5°03'25"W
C14	40°05'54"	60.00'	N45°13'33"W
C15	60°05'52"	60.00'	S84°40'34"W
C16	56°37'45"	60.00'	S26°14'46"W
C17	1°20'54"	330.00'	S59°52'01"W
C18	16°50'56"	330.00'	S50°46'06"W
C19	9°37'06"	330.00'	S37°32'05"W
C20	9°33'30"	330.00'	S27°56'47"W
C21	21°49'23"	330.00'	S12°15'21"W
C22	1°23'16"	270.00'	S2°02'17"W
C23	55°09'39"	270.00'	N30°18'45"E
C24	1°43'37"	320.00'	N80°02'00"E

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

202038585
11/23/2020 11:32 AM
File: 80.00
Lita Deakle, County Clerk
Parker County, Texas

THE STATE OF TEXAS &

COUNTY OF PARKER &

APPROVED by the Commissioners Court of Parker County, Texas, on this

Pat Deen, County Judge

George Conley
Commissioner Precinct #1

Craig Peacock
Commissioner Precinct #2

Larry Walden
Commissioner Precinct #3

Steve Dugan
Commissioner Precinct #4

E-618

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 public utility claims for damages to the private streets, restricted access gates and entrances, and related appurtenances 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 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.

County, Texas.

recorded in County Clerk Document Number: _____ of the Land Records of Parker County, Texas, dated the "Declaration of Covenants, Restrictions, and Easements for "Timber View Ranch Property Owners' Association, Inc.", dated the "Declaration of Covenants, Restrictions, and Easements for "Timber View Ranch Property Owners' Association (the "Association") in and to all lots shown hereon as set forth in property owners and the homeowner's association (the "Association") of their respective easements shall not unreasonably interfere with the rights of by the County and public utility entities. 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, impairment emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with dedicated hereon. 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 improvements or growths shall be constructed or placed upon or across the easements of traffic and parking regulations, and preparation of accident reports. Except for private streets and related improvements, no services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. Owner acknowledges obstacle that impairs emergency access. All lots and all streets shown hereon are private streets and are not dedicated for use as protection and law enforcement, garbage collection, inspection and code enforcement, and the removal of any vehicle or 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, inspection, removal and reconstruction of the facilities, equipment and systems of such public utility entities; and (iii) for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots entities, including the County, providing services to the addition created hereby and desiring to use or using the same, and also easements shown on this plat and for the mutual benefit, use and accommodation of all public utility (i) easements 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 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

THAT, Timber View Ranch, LLC, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as **LOTS 1-49, TIMBER VIEW RANCH**, an addition to Parker County, Texas (the County), and does hereby dedicate to the County:

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

or 114.446 acres of land, more or less.

North 29°19'13" West, a distance of 146.58 feet to the **POINT OF BEGINNING** and containing 4.985,278 square feet

tract, same being the southeast corner of the said Benjamin D. Johnson tract;

North 60°19'04" East, a distance of 2849.97 feet to found 5-inch steel post for an ell corner of the said Timber View Ranch

said Benjamin D. Johnson tract, the following courses and distances:

THENCE departing the said east right-of-way line and with the common line between the said Timber View Ranch tract and the being the southwest corner of the aforementioned Benjamin D. Johnson tract;

North 00°27'52" East, a distance of 202.00 feet to a CIRC(H) for the northwest corner of the said Timber View Ranch, same

North 00°24'52" West, a distance of 281.62 feet to a CIRC(H);

North 02°35'12" West, a distance of 670.71 feet to a CIRC(H);

North 10°38'01" West, a distance of 111.48 feet to a found 1/2-inch capped iron rod marked "HARLAN 2074" (CIRC(H));

courses and distances:

THENCE with the common line between the said Timber View Ranch tract and the said east right-of-way line, the following being in the east right-of-way line of Bethel Road (a variable width right-of-way);

southwest corner of the said Timber View Ranch, same being the northwest corner of the said Partition Deed tract and

South 59°57'52" West, a distance of 1021.64 feet to a found 1/2-inch capped iron rod marked "PRICE SURVEYING" for the

South 60°52'25" West, a distance of 775.20 feet to a found metal T-Post;

South 60°42'45" West, a distance of 2809.62 feet to a found 4-inch steel post;

distances:

THENCE with the common line between the said Timber View Ranch tract and the said Partition Deed, the following courses and

Parker, and the Jo Ann Riddle Family Trust (Partition Deed) as recorded in Volume 2906, Page 1251, D.R.P.C.T.;

South 30°02'49" East, a distance of 1168.61 feet to found 5-inch wood post for the southeast corner of the said Timber

View Ranch tract, same being an ell corner of the Western Lakes Estates;

North 66°15'21" East, a distance of 1173.30 feet to a found 5-inch wood post for the northeast corner of the said Timber

and distances:

THENCE with the common line between the said Timber View Ranch tract and said Western Lakes Estates, the following courses

Benjamin D. Johnson and wife, Darla J. Johnson as recorded in Volume 1849, Page 1851, D.R.P.C.T.;

359A, Page 80, Tera Records, Parker County, Texas (P.R.P.C.T.) and being in the east line of a tract of land as described by deed to

beginning at a found 8-inch wood post for a re-entrant corner of the said Timber View Ranch tract, same being the most

western southwest corner of Western Lakes Estates, an addition to Parker County, Texas as shown on plat recorded in Volume

Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

County, Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S.

tract of land described by deed to Timber View Ranch, LLC as recorded in Document Number 202023455, Deed Records, Parker

BEING a tract of land situated within the Sarah Tankersly Survey, Abstract No. 1282, Parker County, Texas, same being all of a

WHEREAS, Timber View Ranch, LLC, being the owner of the hereon described property to wit:

STATE OF TEXAS &

COUNTY OF PARKER &

Notary Public

SURVEYOR'S CERTIFICATION

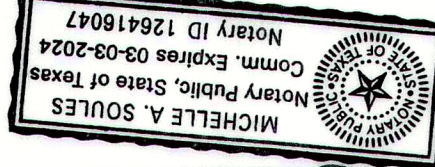


Date: November 18, 2020

STATE OF TEXAS &

COUNTY OF TARRANT &

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of November, 2020.



FINAL PLAT
LOTS 1-49

TIMBER VIEW RANCH

BEING A 114.446 ACRE TRACT OF LAND SITUATED WITHIN

SARAH TANKERSLY SURVEY, ABSTRACT NUMBER 1282

PARKER COUNTY, TEXAS

NOVEMBER 2020

SHEET 2 OF 2

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.

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.

WITNESS, my hand, this the 18th day of November, 2020.

BY:

Timber View Ranch, LLC

Monte Magness,
Authorized Agent

Monte Magness,
Authorized Agent

Printed Name and Title

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 18th day of November, 2020.

