

LEGAL DESCRIPTION

Of a 121.522 acres tract of land out of Section No. 119, T. & P. RR. Co. Survey, Abstract No. 1393 and the E. Harris Survey, Abstract No. 611, Parker County, Texas; being part of a certain 127.76 acres tract (Tract 1) and part of a certain 35.64 acres tract (Tract 3) both described in Document No. 202423742 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) at an ell corner of said 35.64 acres tract and at the most northerly northwest corner of a certain 20.172 acres tract described in Volume 1445, Page 1562 of the Real Records and at a corner in the east line of Lot 15 of Taylor Ranch, Phase 1, according to plat recorded in Cabinet F, Slide 343 of the Plat Records, for the most southerly southwest and beginning corner of this tract.

Thence N. 00 deg. 18 min. 40 sec. W. 429.13 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 14 of said Taylor Ranch for an ell corner of this tract.

Thence with the north line of said Lot 14 the following courses and distances:

- S. 89 deg. 41 min. 20 sec. W. 79.83 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Westerly along the arc of a 35 deg. 50 min. 19 sec. curve to the right with a radius of 159.87 feet, a central angle of 35 deg. 28 min. 55 sec., a chord of N. 72 deg. 34 min. 12 sec. W. 97.43 feet and an arc length of 99.01 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 54 deg. 49 min. 44 sec. W. 114.06 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Westerly along the arc of a 57 deg. 17 min. 23 sec. curve to the left with a radius of 100.01 feet, a central angle of 35 deg. 26 min. 48 sec., a chord of N. 72 deg. 33 min. 08 sec. W. 60.89 feet and an arc length of 61.87 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- S. 89 deg. 43 min. 28 sec. W. 15.56 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 14 and at the intersection of the south right of way line of Colt Road (county road) and the east right of way line of Roan Court (county road) for the most westerly southwest corner of this tract

Thence N. 00 deg. 16 min. 32 sec. W. 60.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 13 of said Taylor Ranch and at the intersection of the north right of way line of said Colt Road and the east right of way line of Arabian Court (county road) for the most westerly southwest corner of this tract.

Thence with the south line of said Lot 13 the following courses and distances:

- N. 89 deg. 43 min. 28 sec. E. 15.56 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Easterly along the arc of a 35 deg. 48 min. 27 sec. curve to the right with a radius of 160.01 feet, a central angle of 35 deg. 26 min. 48 sec., a chord of S. 72 deg. 33 min. 08 sec. E. 97.42 feet and an arc length of 98.99 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- S. 54 deg. 49 min. 44 sec. E. 114.06 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Easterly along the arc of a 57 deg. 22 min. 09 sec. curve to the left with a radius of 99.87 feet, a central angle of 35 deg. 28 min. 55 sec., a chord of S. 72 deg. 34 min. 12 sec. E. 60.87 feet and an arc length of 61.85 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- N. 89 deg. 41 min. 20 sec. E. at 144.08 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) and in all 219.16 feet to a point in a creek and at the southeast corner of said Lot 13 for an ell corner of this tract

Thence along the east line of said Taylor Ranch, Phase 1 and generally along said creek the following courses and distances:

- N. 35 deg. 36 min. 14 sec. W. 104.17 feet
- N. 02 deg. 28 min. 55 sec. W. 124.57 feet
- N. 35 deg. 41 min. 32 sec. E. 164.74 feet
- N. 49 deg. 37 min. 25 sec. W. 69.35 feet
- N. 19 deg. 28 min. 09 sec. W. 192.00 feet
- N. 15 deg. 57 min. 46 sec. W. 167.35 feet to a point at the northeast corner of Lot 11 of said Taylor Ranch and in the north line of said 35.64 acres tract and in the south line of a certain 10.00 acres tract described in Document No. 202406792 of said Official Public Records for a corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) bears S. 87 deg. 53 min. 06 sec. W. 45.65 feet.

Thence N. 87 deg. 53 min. 06 sec. E. 53.51 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 10.00 acres tract and at the most northerly northeast corner of said 35.64 acres tract and in the west line of said 127.76 acres tract for an ell corner of this tract.

Thence N. 00 deg. 17 min. 24 sec. W. 117.87 feet along the west line of said 127.76 acres tract to a point in a creek in the east line of said 10.00 acres tract for a corner of this tract.

Thence generally along said creek the following courses and distances:

- Thence N. 43 deg. 41 min. 44 sec. E. 114.67 feet
- Thence N. 22 deg. 03 min. 48 sec. E. 101.60 feet
- Thence N. 55 deg. 02 min. 52 sec. E. 157.37 feet
- Thence N. 03 deg. 00 min. 27 sec. E. 289.03 feet
- Thence N. 14 deg. 54 min. 34 sec. E. 167.11 feet
- Thence N. 41 deg. 40 min. 05 sec. E. 206.80 feet
- Thence N. 14 deg. 26 min. 33 sec. E. 464.87 feet to a point in the north line of said 127.76 acres tract and in the south line of a certain 11.7 acres tract described in Document No. 201704839 of said Official Public Records for the most northerly northwest corner of this tract

Thence S. 89 deg. 55 min. 47 sec. E. 53.79 feet to a found 1/2" iron rod with cap at the southeast corner of said 11.7 acres tract and at the southwest corner of a certain 10.21 acres tract described in Document No. 201814645 of said Official Public Records for a corner of this tract and said 127.76 acres tract.

Thence N. 89 deg. 49 min. 34 sec. E. 431.63 feet to a found 1/2" iron rod at the southeast corner of said 10.21 acres tract and at the southwest corner of a certain 10.6 acres tract described in Volume 1987, Page 148 of said Real Records for a corner of this tract and said 127.76 acres tract.

Thence N. 89 deg. 31 min. 26 sec. E. 452.62 feet to a 3" wood post at the southeast corner of said 10.6 acres tract and in the west line of a certain 65.098 acres tract described in Volume 2223, Page 1707 of said Official Public Records for the most northerly northeast corner of this tract and said 127.76 acres tract.

Thence S. 00 deg. 00 min. 04 sec. E. 779.74 feet to a found 5/8" iron rod at the southwest corner of said 65.098 acres tract for an ell corner of this tract and said 127.76 acres tract.

Thence N. 89 deg. 42 min. 18 sec. E. 972.22 feet along the south line of said 65.098 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly northeast corner of this tract and said 127.76 acres tract.

Thence S. 00 deg. 02 min. 29 sec. E. 1760.90 feet to a 2" steel post for the most easterly southeast corner of this tract and said 127.76 acres tract.

Thence S. 89 deg. 42 min. 21 sec. W. 972.17 feet to a found 5/8" iron rod for an ell corner of this tract and said 127.76 acres tract.

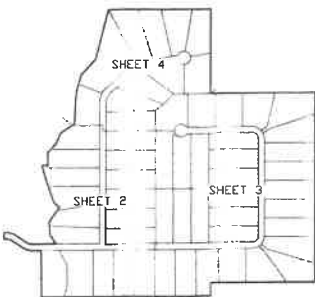
Thence S. 00 deg. 23 min. 47 sec. W. 119.66 feet to a found 5/8" iron rod at the southeast corner of said E. Harris Survey and at the northeast corner of a certain 15.002 acres tract described in Document No. 202405338 of said Official Public Records for the most southerly southeast corner of this tract and said 127.76 acres tract.

Thence S. 89 deg. 46 min. 15 sec. W. 1553.26 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JUNE 17, 2024.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN24639 211142.crd FN240750



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 084

DATE 3-24-25

PAGE 1 OF 4

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

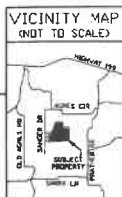
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM MAP NFI 483670010SE, DATED SEPTEMBER 26, 2008

NOTE: UPON COMPLETION OF CONSTRUCTION OF ALL ROADS AND UTILITIES, ALL CORNERS WILL BE SET 1/2" IRON RODS WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: SPEED LIMIT ON PREVIOUSLY PLATTED PORTION OF COLT ROAD IS 30 MPH

NEW ROAD LENGTHS:
COLT ROAD - 4139'
CAMDEN LANE - 2249'



NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: WATER WILL BE SUBJECT TO PRIVATE WATER RIGHTS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE LEGIBLE AND VISIBLE AT ALL TIMES FROM THE PUBLIC ROAD

NOTE: CULVERT SIZING PROVIDED BY: H. EVANS CONSULTING, LLC FIRM NFI F-13662

FD. = FOUND 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING"

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITH A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 532.002 AND PERFORMED BY BRUN BANNISTER, P.E., MUSKETEE ENGINEERING SERVICES, PLLC, 405-982-1577

OWNER INFORMATION

TR DEVELOPMENT, LLC
825 SANGER DRIVE
SPRINGTOWN, TX 76082
P-1 817-694-5501

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT

THE RESERVE AT
TAYLOR RANCH

BEING A SUBDIVISION OF 121.522 ACRES OUT OF SECTION NO. 119, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1393 AND THE E. HARRIS SURVEY, ABSTRACT NO. 611, PARKER COUNTY, TX

PLAT DATE: FEBRUARY 27, 2025

OWNER'S CERTIFICATE

That I, TR DEVELOPMENT LLC, the owner of the land shown hereon, do hereby adopt this plan for plating the same according to the lines, lots, streets and easements shown, and designate said plat as THE RESERVE AT TAYLOR RANCH. This plat being a subdivision of 121.522 acres out of Section No. 119, T. & P. RR. Co. Survey, Abstract No. 1393 and the E. Harris Survey, Abstract No. 611, Parker County, Texas, I, by the recordation of this plat, do hereby dedicate to the use of the public forever all streets, easements and public places thereon shown for the purpose and consideration therein expressed.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS 17th DAY OF March, 2025

BY: Taylor Christian, Managing Member

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TAYLOR CHRISTIAN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 17th day of March, 2025

Laura Carlton
Signature

LIEN HOLDER STATEMENT

COMMUNITY STATE BANK, as lien holder of this property, does hereby consent to the plating of this property as indicated hereon and for the purposes and consideration as stated.

[Signature]
Signature

[Signature]
Printed

STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2025

[Signature]
Signature

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS.

ON THIS THE 24th DAY OF March, 2025.

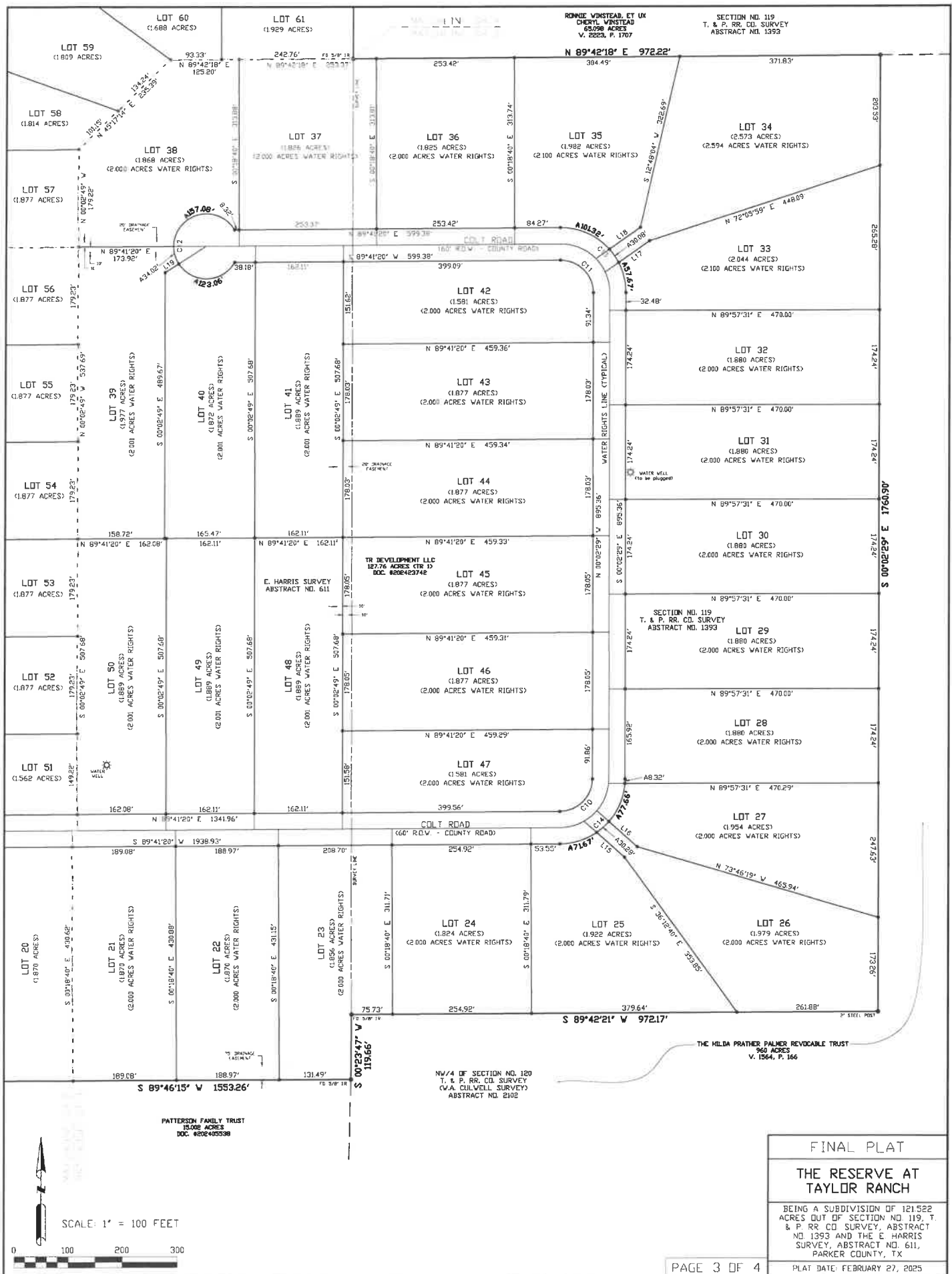
COUNTY JUDGE

George A. Guley
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4



D.W. LUNNUS, ET UX
11.7 ACRES
DOC. #201704829

C.T. STANLEY SURVEY
ABSTRACT NO. 1207

L. AZPETA, ET UX
10.21 ACRES
DOC. #201814643

T.E. BRADDOCK, ET UX
16.6 ACRES
V. 1907, P. 148

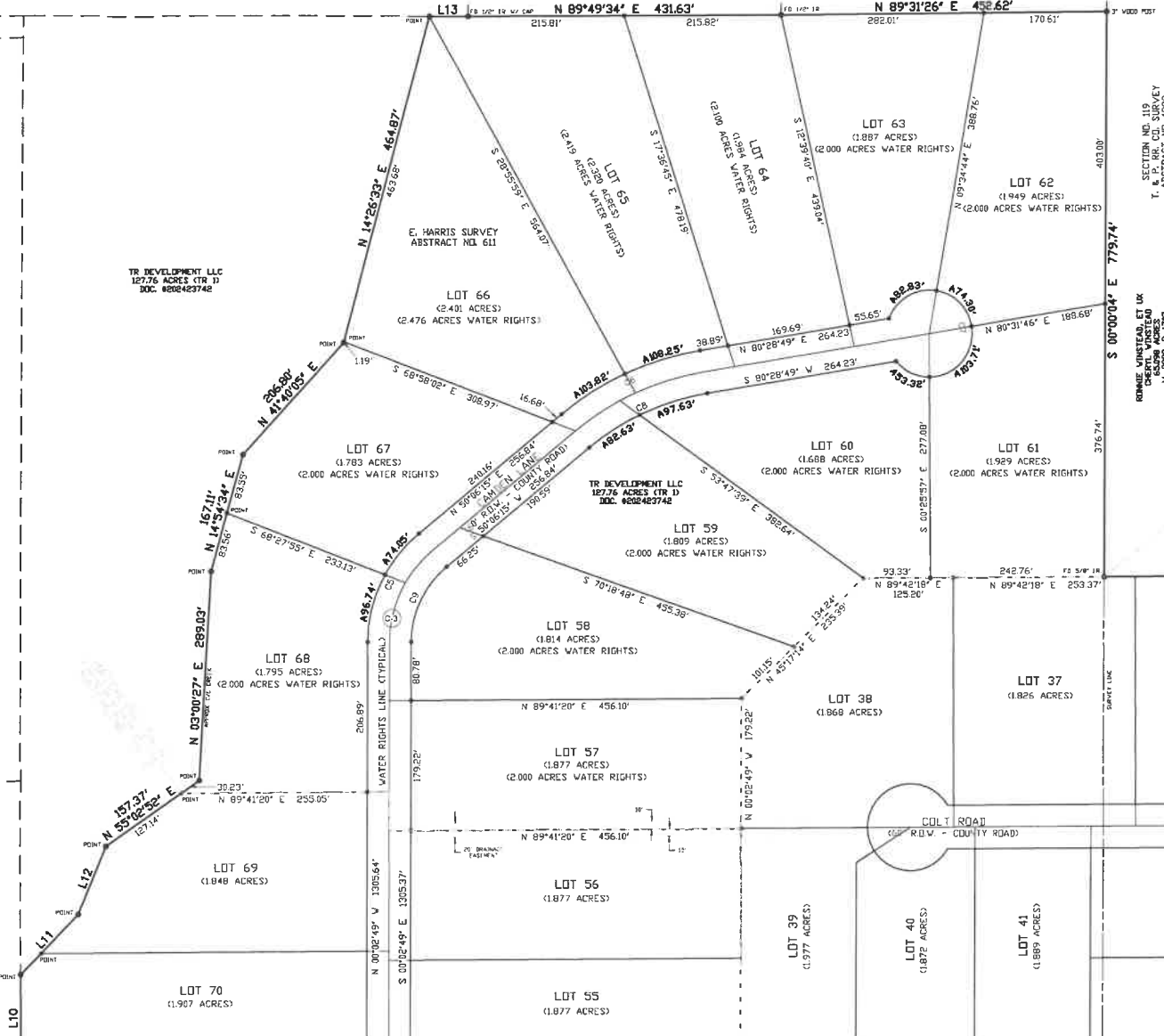
SAN ANTONIO AND
LUNA R. ADJUTEN
DOC. #202406792

TR DEVELOPMENT LLC
127.76 ACRES (TR 1)
DOC. #202423742

TR DEVELOPMENT LLC
127.76 ACRES (TR 1)
DOC. #202423742

SECTION NO. 119
D.W. LUNNUS, ET UX
11.7 ACRES
V. 1907, P. 148

RONNIE VINCENT, ET UX
12.99 ACRES
V. 1929, P. 197



SCALE: 1" = 100 FEET



FINAL PLAT

THE RESERVE AT TAYLOR RANCH

BEING A SUBDIVISION OF 121.522
ACRES OUT OF SECTION NO. 119, T.
& P. R. CO. SURVEY, ABSTRACT
NO. 1393 AND THE E. HARRIS
SURVEY, ABSTRACT NO. 611,
PARKER COUNTY, TX