

VICINITY MAP

OWNER/DEVELOPER:  
Sweetwater Land & Cattle Company, LTD  
4055 International Plaza, Suite 450  
Fort Worth, TX 76109

Joe E. Boswell  
5222 Cameron Creek Circle, #235  
Fort Worth, TX 76132

LOTS 32R, 33R, 34R AND 35R  
BEING A REPLAT OF LOTS 32, 33, 34 AND 35  
BLOCK 1, SADDLE CLUB ESTATES, PHASE II  
AN ADDITION TO PARKER COUNTY, TEXAS  
AS RECORDED IN PLAT CABINET B, SLIDE 378  
PLAT RECORDS, PARKER COUNTY, TEXAS

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr. 6-30-2000  
Registered Professional Land Surveyor, No. 2074



THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 11th day of October, 2000.

County Judge: *Charles Horton*  
Commissioner Precinct #1: *Charles Horton*  
Commissioner Precinct #2: *Mark W. Dobb*  
Commissioner Precinct #3: *Ann Pligge*

THE STATE OF TEXAS  
COUNTY OF PARKER

I, MICHAEL LEWIS, 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 the City of Weatherford, Parker County, Texas.

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, SWEETWATER LAND & CATTLE COMPANY, LTD. acting by and through the undersigned, its duly authorized officer is the sole owner of Lots 32, 33 and 34, Block 1, SADDLE CLUB ESTATES, PHASE II, an addition to Parker County, Texas, as recorded in Plat Cabinet B, Slide 378, Plat Records, Parker County, Texas, and Joe E. Boswell is the sole owner of Lot 35, said Block 1 and being 6.006 Acres more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right of way line of Chappel Hill Court, said iron rod being the common corner of said Lot 32 and Lot 31, Block 1, Saddle Club Estates, Phase II and being N 88°03'52" E, 400.0 feet from the intersection of the west right of way line of Saddle Club Drive and the north right of way line of said Chappel Hill Court;  
THENCE with the north and east right of way line of said Chappel Hill Court the following courses and distances:  
N 88°03'52" E, 124.80 feet to an iron rod found and beginning of a curve to the right with a radius of 220.0 feet and whose chord bears N 45°31'53" W, 297.45 feet;  
With said curve to the right through a central angle of 85°03'57" and a distance of 328.83 feet to an iron rod found;  
N 02°59'54" W, 373.74 feet to an iron rod found at the beginning of a curve to the right with a radius of 220.0 feet and whose chord bears N 12°57'17" E, 120.93;  
With said curve to the right through a central angle of 31°54'23" and a distance of 122.51 feet to an iron rod found;  
N 28°54'29" E, 14.05 feet to an iron rod found and beginning of a curve to the left with a radius of 80.0 feet and whose chord bears N 43°50'02" E, 84.98 feet;  
With said curve to the left through a central angle of 90°08'54" and a distance of 94.40 feet to an iron rod found at the common corner of said Lot 35 and Lot 36, Block 1, Saddle Club Estates, Phase II;  
THENCE N 89°38'10" E, with the common line of said lots, 290.02 feet to the northeast corner of said Lot 35;  
THENCE S 01°56'08" W, with the east line of said lots 32, 33, 34 and 35, 775.85 feet to the POINT OF BEGINNING and containing 6.006 acres (261613 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, SWEETWATER LAND & CATTLE COMPANY, LTD. by and through the undersigned, its duly authorized officer and Joe E. Boswell do hereby adopt this plat designating the hereinabove described real property as LOTS 32R, 33R, 34R AND 35R, BEING A REPLAT OF LOTS 32, 33, 34 AND 35 Block 1, SADDLE CLUB ESTATES, PHASE II, an addition to Parker County, Texas, as recorded in Plat Cabinet B, Slide 378, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at WEATHERFORD, Parker County, Texas this 7th day of AUGUST, 2000.

Michael Lewis *Michael Lewis* Joe E. Boswell *Joe E. Boswell*

Doc 00400410 Bk OR Vol 1893 Pg 658

PC B-522

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Oct 16, 2000 at 04:58P

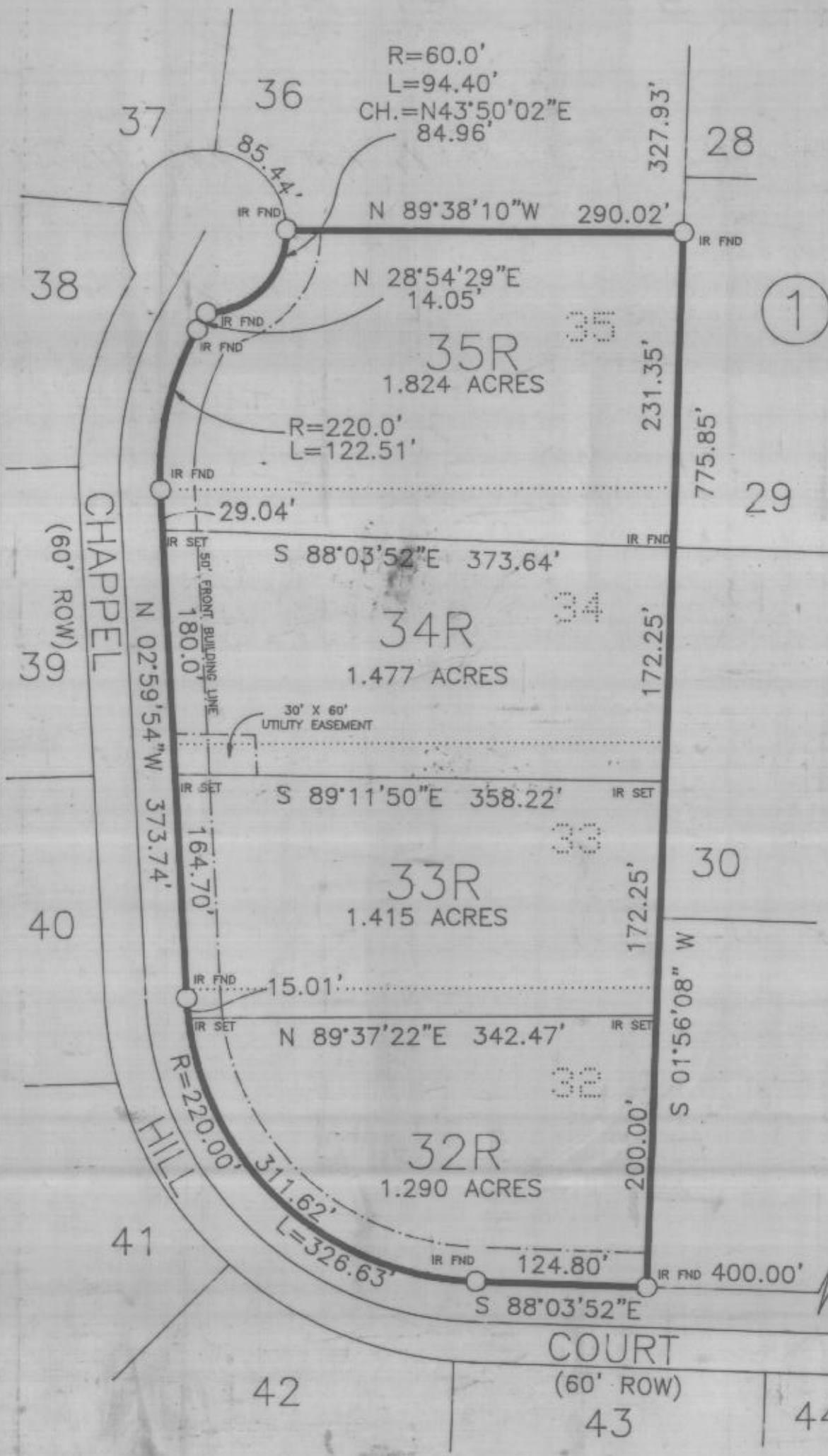
Document Number: 00400410  
Amount: .00

By Faye Moody

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

Oct 16, 2000

JERNE BRUNSON, COUNTY CLERK  
PARKER COUNTY



DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner: *Michael Lewis*

SWORN TO AND SUBSCRIBED before me this 7th day of August, 2000.

Notary Public in and for the State of Texas: *Shirley Bennett*



Note:  
According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number 78080 2000 Effective date 5/22/97 This property does not lie within a 100 Year Flood Hazard Area.

*Lil Subje*  
*Public Co. Staff/Plain Administrator*

STATE OF TEXAS COUNTY OF PARKER  
BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL LEWIS known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7th day of August, 2000.

Notary Public in and for the State of Texas: *Shirley Bennett*



STATE OF TEXAS New Jersey COUNTY OF PARKER Burlington  
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

*James A. McMiller*  
*Superior Construction Loans*

STATE OF TEXAS New Jersey COUNTY OF PARKER Burlington  
BEFORE ME, the undersigned authority, on this day personally appeared JAMES A. McMILLER known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7th day of August, 2000.

Notary Public in and for the State of Texas: *Shirley Bennett*

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles being 25' x 25' along said streets."

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

STATE OF TEXAS COUNTY OF PARKER TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared JOE E. BOSWELL known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28th day of July, 2000.

Notary Public in and for the State of Texas: *Josephine H. Jordan*



STATE OF TEXAS COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

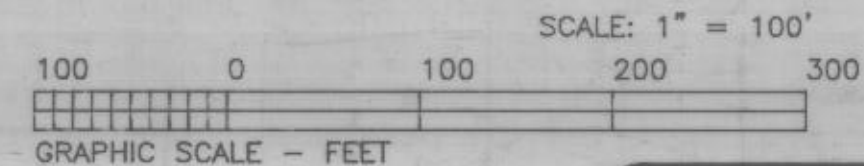
*Texas Bank*  
*John J. Good Jr.*

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared JOHN J. GOOD known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of August, 2000.

Notary Public in and for the State of Texas: *Janette P. Kress*



HARLAN LAND SURVEYING, INC.  
215 EAST EUREKA  
WEATHERFORD, TX 76086  
METRO (817) 598-9700-(817) 599-0880  
FAX: METRO (817) 341-2833