

OWNERS CERTIFICATE

That I, CRV INVESTMENTS, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SADDLECREST ESTATES, PHASE 1. This plat being a subdivision of 3,798 acres, 28,534 acres and 6,988 acres out of the Fractional Part of Section No. 136, T. & P. RR. Co. Survey (J.H. Lewis Survey), Abstract No. 2325 and Section No. 135, T. & P. RR. Co. Survey, Abstract No. 1520, both in Parker County, Texas, I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

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

EXECUTED THIS THE 24 DAY OF August, 2022

BY: C. RYAN VOORHEES, 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 C. RYAN VOORHEES 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 24 day of August, 2022

Signature

[Handwritten Signature]



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 24th DAY OF August, 2022

COUNTY JUDGE

[Handwritten Signature]

COMR. PRECINCT #1

George H Conley

COMR. PRECINCT #2

[Handwritten Signature]

COMR. PRECINCT #3

Absent

COMR. PRECINCT #4

[Handwritten Signature]

17233.001.001.00
17233.001.010.00

17233
WE
H-11

SURVEYORS CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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 APRIL 23, 2021.

Philip E. Colvin, Jr., R. PLS No. 6256
JN21121 21121 PHASE 1 Revised.dwg
171184.crd FN210453-56



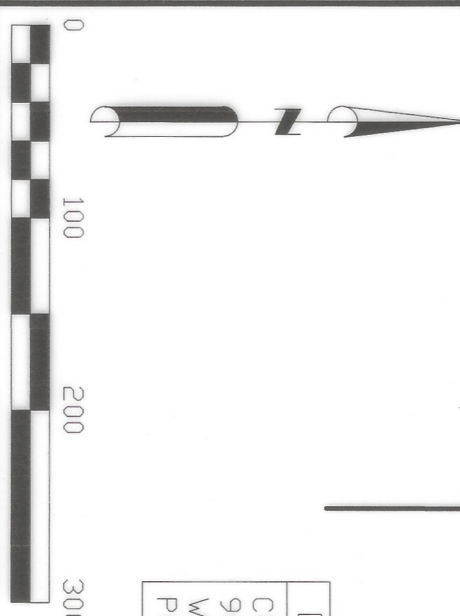
THIS PLAT IS BEING FILED TO CORRECT A SURVEYOR'S ERROR ON A PIPELINE EASEMENT ON FINAL PLAT OF SADDLECREST ESTATES, PHASE 1 AS RECORDED ON MAY 27, 2021 IN CABINET E, SLIDE 770 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.

CORRECTION PLAT
SADDLECREST ESTATES
PHASE 1

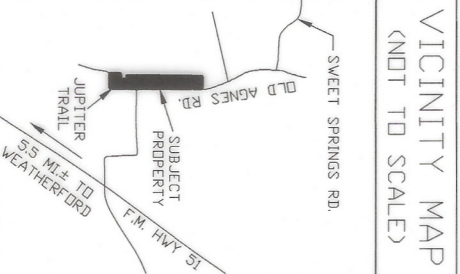
BEING A SUBDIVISION OF 3,798 ACRES, 28,534 ACRES AND 6,988 ACRES OUT OF THE FRACTIONAL PART OF SECTION NO. 136, T. & P. RR. CO. SURVEY (J.H. LEWIS SURVEY), ABSTRACT NO. 2325 AND SECTION NO. 135, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1520, BOTH IN PARKER COUNTY, TX.

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

PLAT DATE: AUGUST 22, 2022



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F SLIDE 311
DATE 8/26/2022



MATCHLINE

LOT 10
(1,909 ACRES)
S 89°48'42" E 473.01'

LOT 11
(1,912 ACRES)
S 89°48'42" E 473.01'

LOT 12
(1,915 ACRES)
S 89°48'42" E 473.01'

LOT 13
(1,918 ACRES)
S 89°48'42" E 473.01'

LOT 14
(1,920 ACRES)
S 89°48'42" E 473.01'

LOT 15
(1,928 ACRES)
S 89°48'42" E 473.01'

LOT 16
(1,876 ACRES)
S 89°48'42" E 462.08'

LOT 17
(1,888 ACRES)
S 89°48'42" E 462.08'

LOT 18
(1,881 ACRES)
S 89°48'42" E 322.74'

LOT 19
(1,894 ACRES)
S 89°48'42" E 323.59'

LOT 20
(1,560 ACRES)
S 00°11'18" W 257.37'

LOT 21
(1,713 ACRES)
S 00°11'18" W 257.37'

CRV INVESTMENTS, LLC
225,786 ACRES
DDC #202118963

CRV INVESTMENTS, LLC
225,786 ACRES
DDC #202118963

FUTURE PHASE
SADDLECREST ESTATES

FRACTIONAL PART OF
SECTION NO. 136
T. & P. RR. CO. SURVEY
(J.H. LEWIS SURVEY)
ABSTRACT NO. 2325

FUTURE PHASE
SADDLECREST ESTATES

SW/4 OF SECTION NO. 136
T. & P. RR. CO. SURVEY
(Mrs. T.F. LINDSAY SURVEY)
ABSTRACT NO. 2023

B.D. POPE & A.J. POPE
V. 2416, P. 342

FLY 5/8" LR
SILY 3/8" E23786 ACD

SE/4 OF SECTION NO. 136
T. & P. RR. CO. SURVEY
(J.W. BARRS SURVEY)
ABSTRACT NO. 2088

FD 600 NAL
SILY 3/8" E23786 ACD

T.D. SUMMERS ET UX
17,440 ACRES
V. 1863, P. 578

T.D. SUMMERS ET UX
15,500 ACRES
V. 1863, P. 620

J.B. COFFIELD
V. 1866, P. 563

2,801 ACRES DEEDED TO
PARKER COUNTY, TEXAS FOR
RIGHT-OF-WAY PURPOSES
BY SEPARATE CONVEYANCE

JR. CAMPBELL SURVEY
ABSTRACT NO. 264

OLD AGNES ROAD (PAVED)

JUPITER TRAIL (PAVED)

2,801 ACRES DEEDED TO
PARKER COUNTY, TEXAS FOR
RIGHT-OF-WAY PURPOSES
BY SEPARATE CONVEYANCE

M.A. DAVIS
17,969 ACRES
V. 1788, P. 837

LEGAL DESCRIPTIONS

Of a 3,798 acres tract of land out of Section No. 135, T. & P. RR. Co. Survey, Abstract No. 1520, Parker County, Texas; being part of a certain 225,786 acres tract described in Document No. 202118963 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a set 1/2" from rod with cap (PRICE SURVEYING) in the west right of way line of Old Agnes Road (paved) and in the north line of said 225,786 acres tract and at the northwest corner of a certain 2,801 acres tract, also surveyed this day, for the northeast and beginning corner of this tract; Whence a found "MAG" nail at the northeast corner of said 225,786 acres tract bears N. 89 deg. 23 min. 40 sec. E. 30.00 feet and a found 1/2" iron rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, bears S. 39 deg. 59 min. 11 sec. W. 3975.86 feet.
Thence S. 00 deg. 16 min. 16 sec. E. 181.59 feet along the west right of way line of said Old Agnes Road to a set 1/2" from rod with cap (PRICE SURVEYING) for a corner of this and said 2,801 acres tract.
Thence S. 00 deg. 02 min. 07 sec. E. 182.00 feet along the west right of way line of said Old Agnes Road to a set 1/2" from rod with cap (PRICE SURVEYING) in the southeast corner of this tract.
Thence N. 89 deg. 48 min. 42 sec. W. 459.90 feet to a set 1/2" from rod with cap (PRICE SURVEYING) for the southwest corner of this tract.
Thence N. 00 deg. 11 min. 18 sec. E. 357.24 feet to a set 1/2" from rod with cap (PRICE SURVEYING) in the north line of said 225,786 acres tract for the northwest corner of this tract.
Thence N. 89 deg. 23 min. 40 sec. E. 457.78 feet to the place of beginning.

Of a 28,534 acres tract of land out of Section No. 135, T. & P. RR. Co. Survey, Abstract No. 1520 and the Fractional Part of Section No. 136, T. & P. RR. Co. Survey (J.H. Lewis Survey), Abstract No. 2325, both in Parker County, Texas; being part of a certain 225,786 acres tract described in Document No. 202118963 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a set 1/2" from rod with cap (PRICE SURVEYING) in the west right of way line of Old Agnes Road (paved) and in the west line of a certain 2,801 acres tract, also surveyed this day, for the northeast and beginning corner of this tract; Whence a found "MAG" nail at the northeast corner of said 225,786 acres tract bears N. 03 deg. 54 min. 44 sec. E. 424.90 feet and a found 1/2" iron rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, bears S. 44 deg. 15 min. 40 sec. W. 3662.14 feet.
Thence S. 00 deg. 02 min. 07 sec. E. 211.52 feet along the west right of way line of said Old Agnes Road to a set 1/2" from rod with cap (PRICE SURVEYING) for a corner of this and said 2,801 acres tract.
Thence S. 00 deg. 50 min. 53 sec. E. 175.99 feet along the west right of way line of said Old Agnes Road to a set 1/2" from rod with cap (PRICE SURVEYING) for a corner of this and said 2,801 acres tract.
Thence S. 17 deg. 29 min. 27 sec. W. 58.08 feet to a set 1/2" from rod with cap (PRICE SURVEYING) in the west right of way line of Jupiter Trail (paved) for a corner of this and said 2,801 acres tract.
Thence S. 00 deg. 00 min. 35 sec. E. 296.47 feet along the west right of way line of said Jupiter Trail to a set 1/2" from rod with cap (PRICE SURVEYING) in the west line of said 2,801 acres tract for the southeast corner of this tract.
Thence N. 89 deg. 48 min. 42 sec. W. 462.69 feet to a set 1/2" from rod with cap (PRICE SURVEYING) for the southwest corner of this tract.
Thence N. 00 deg. 11 min. 18 sec. E. 2639.38 feet to a set 1/2" from rod with cap (PRICE SURVEYING) for the northwest corner of this tract.
Thence S. 89 deg. 48 min. 42 sec. E. 467.52 feet to the place of beginning.

Of a 6,988 acres tract of land out of the Fractional Part of Section No. 136, T. & P. RR. Co. Survey (J.H. Lewis Survey), Abstract No. 2325, Parker County, Texas; being part of a certain 225,786 acres tract described in Document No. 202118963 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a set 1/2" from rod with cap (PRICE SURVEYING) in the west right of way line of Jupiter Trail (paved) and in the west line of a certain 2,801 acres tract, also surveyed this day, for the northeast and beginning corner of this tract; Whence a found "MAG" nail at the northeast corner of said 225,786 acres tract bears N. 00 deg. 46 min. 46 sec. E. 3123.54 feet and a found 1/2" iron rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, bears N. 88 deg. 16 min. 24 sec. W. 2543.58 feet.
Thence along the west and north right of way line of said Jupiter Trail and with the west and a north line of said 2,801 acres tract the following courses and distances:
• S. 00 deg. 00 min. 35 sec. E. 561.34 feet to a set 1/2" from rod with cap (PRICE SURVEYING)
• S. 04 deg. 24 min. 55 sec. W. 55.48 feet to a set 1/2" from rod with cap (PRICE SURVEYING)
• S. 40 deg. 12 min. 51 sec. W. 34.98 feet to a set 1/2" from rod with cap (PRICE SURVEYING)
• S. 77 deg. 50 min. 35 sec. W. 40.96 feet to a set 1/2" from rod with cap (PRICE SURVEYING)
• N. 89 deg. 37 min. 50 sec. W. 492.93 feet to a set 1/2" from rod with cap (PRICE SURVEYING) in a west line of said 225,786 acres tract for the southwest corner of this tract. Whence a found 5/8" iron rod at the most southerly southwest corner of said 225,786 acres tract bears S. 00 deg. 55 min. 15 sec. W. 46.78 feet.
Thence N. 00 deg. 55 min. 15 sec. E. 405.26 feet along said west line of said 225,786 acres tract to a set 1/2" from rod with cap (PRICE SURVEYING) for the most westerly northwest corner of this tract. Whence an ell corner of said 225,786 acres tract bears N. 00 deg. 35 min. 15 sec. E. 29.30 feet.
Thence S. 89 deg. 48 min. 42 sec. E. 229.67 feet to a set 1/2" from rod with cap (PRICE SURVEYING) for an ell corner of this tract.
Thence N. 00 deg. 11 min. 18 sec. E. 245.43 feet to a set 1/2" from rod with cap (PRICE SURVEYING) for the most northerly northwest corner of this tract.
Thence S. 89 deg. 48 min. 42 sec. E. 322.74 feet to the place of beginning.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 21 rows of survey data.

BEARING BASIS
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 NO. 49367C0279E, DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED PRICE SURVEYING

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

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY GOVERN AND INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY RESERVED INTENT OF THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER FRINITY GROUNDWATER DISTRICT, INC. THE OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND CONVEYANCE, LEASE, OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY, IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A MANNER AS TO AFFECT THE RIGHTS OF SAID LOT SHALL BE NEGLIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARDS TO A LOT ON WHICH A WELL HAS BEEN DRILLED, THE RESULTS TO THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FALLING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
Parker County, Texas

2022323216
08/26/2022 03:13 PM
Fee: \$60.00
Lila Deakle, County Clerk
Parker County, Texas

CORRECTION PLAT

SADDLECREST ESTATES
PHASE 1

BEING A SUBDIVISION OF 3,798 ACRES, 28,534 ACRES AND 6,988 ACRES OUT OF THE FRACTIONAL PART OF SECTION NO. 136, T. & P. RR. CO. SURVEY (J.H. LEWIS SURVEY), ABSTRACT NO. 2325 AND SECTION NO. 135, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1520, BOTH IN PARKER COUNTY, TX

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