

LEGAL DESCRIPTION

Of a 183.665 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 and Section No. 135, T. & P. RR. Co. Survey, Abstract No. 1520, 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 found 1/2" from rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, and at an ell corner of said J.H. Lewis Survey and at an ell corner of said 225.786 acres tract for the beginning corner of this tract.

Thence N. 88 deg. 12 min. 40 sec. W. 543.30 feet along the north line of said J. Johnson Survey to a found 1/2" from rod with cap (PRICE SURVEYING) at the most westerly southwest corner of said J.H. Lewis Survey for the most westerly southwest corner of this and said 225.786 acres tract.

Thence N. 00 deg. 17 min. 08 sec. W. 1621.32 feet to a cross-tie post at the northwest corner of said J.H. Lewis Survey and at the southwest corner of said Section No. 135 for a corner of this and said 225.786 acres tract.

Thence N. 00 deg. 20 min. 16 sec. W. 735.32 feet along the west line of said Section No. 135 to a found 1/2" from rod with cap (PRICE SURVEYING) at the southwest corner of a certain tract described in Document No. 201324779 of said Official Public Records for the most westerly northwest corner of this and said 225.786 acres tract.

Thence S. 89 deg. 28 min. 01 sec. E. 1057.36 feet to a 2" steel post at the most southerly southeast corner of said tract described in Document No. 201324779 for an ell corner of this and said 225.786 acres tract.

Thence N. 00 deg. 12 min. 47 sec. E. 660.89 feet to a found 1/2" from rod with cap (PRICE SURVEYING) at an ell corner of said tract described in Document No. 201324779 for the most northerly northwest corner of this and said 225.786 acres tract.

Thence N. 89 deg. 23 min. 40 sec. E. 1592.91 feet to a found 1/2" from rod with cap (PRICE SURVEYING) in the north line of said 225.786 acres tract and at the northwest corner of Lot 1 of Saddlecrest Estates, Phase 1, according to plat recorded in Cabinet E, Slide 770 of the Plat Records, for the most northerly northeast corner of this tract.

Thence S. 00 deg. 11 min. 18 sec. W. 357.24 feet to a found 1/2" from rod with cap (PRICE SURVEYING) at the southwest corner of Lot 2 of said Phase 1 for an ell corner of this tract.

Thence S. 89 deg. 48 min. 42 sec. E. 459.90 feet to a found 1/2" from rod with cap (PRICE SURVEYING) in the west right of way line of Old Agnes Road (paved) and at the southeast corner of said Lot 2 for the most easterly northeast corner of this tract.

Thence S. 00 deg. 02 min. 07 sec. E. 60.00 feet along the west right of way line of said Old Agnes Road to a found 1/2" from rod with cap (PRICE SURVEYING) at the northeast corner of Lot 3 of said Phase 1 for a corner of this tract.

Thence N. 89 deg. 48 min. 42 sec. W. 467.52 feet to a found 1/2" from rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 3 for an ell corner of this tract.

Thence S. 00 deg. 11 min. 18 sec. W. 2639.38 feet to a found 1/2" from rod with cap (PRICE SURVEYING) at the southwest corner of Lot 17 of said Phase 1 for an ell corner of this tract.

Thence S. 89 deg. 48 min. 42 sec. E. 462.69 feet to a found 1/2" from rod with cap (PRICE SURVEYING) in the west right of way line of Jupiter Trail (paved) and at the southeast corner of Lot 17 for a corner of this tract.

Thence S. 00 deg. 00 min. 35 sec. E. 60.00 feet along the west right of way line of said Jupiter Trail to a found 1/2" from rod with cap (PRICE SURVEYING) at the northeast corner of Lot 18 of said Phase 1 for the most easterly southeast corner of this tract.

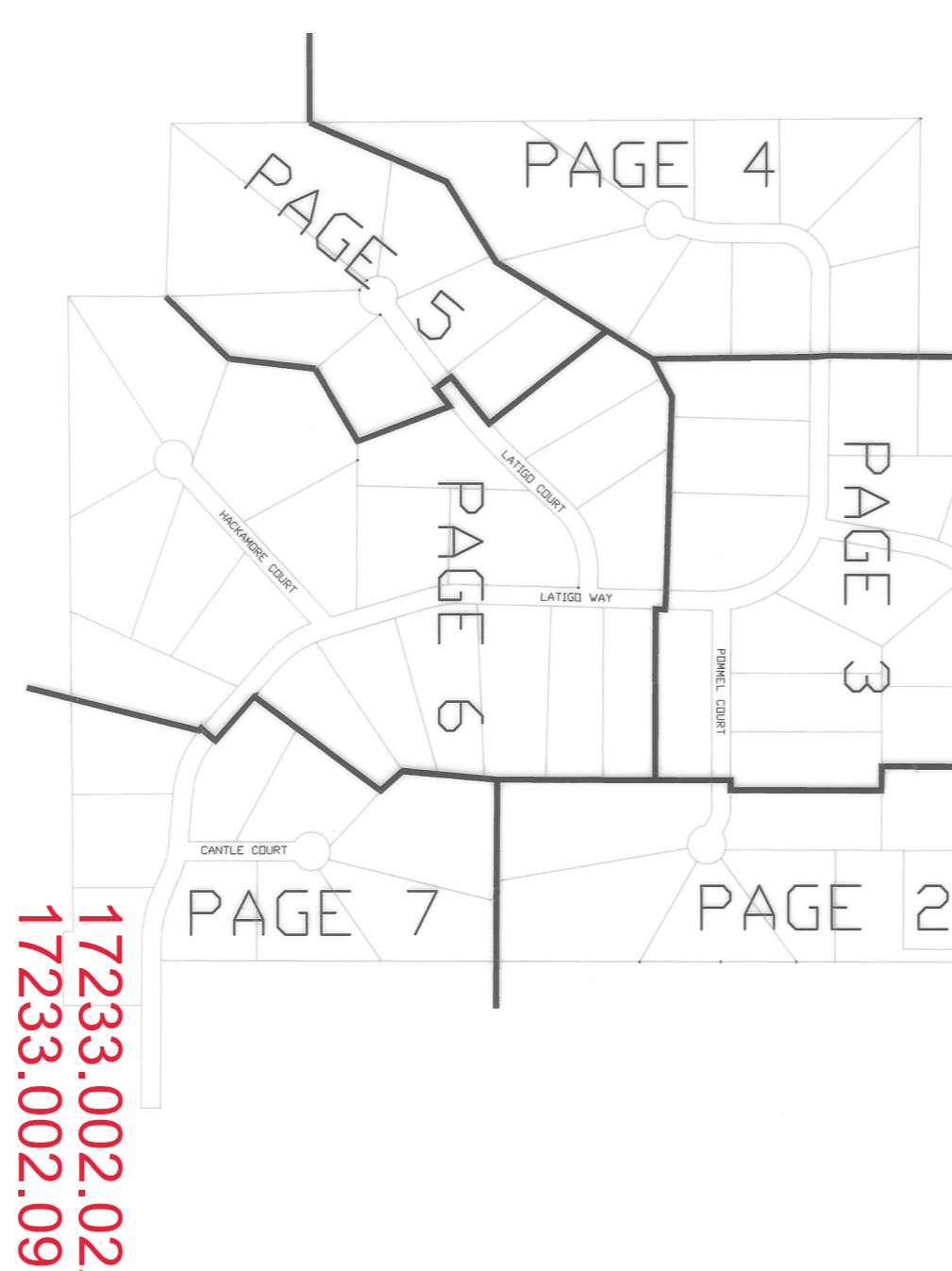
Thence N. 89 deg. 48 min. 42 sec. W. 322.74 feet to a found 1/2" from rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 18 for an ell corner of this tract.

Thence S. 00 deg. 11 min. 18 sec. W. 245.43 feet to a found 1/2" from rod with cap (PRICE SURVEYING) at the southwest corner of said Lot 18 and in the north line of Lot 19 of said Phase 1 for the most southerly southeast corner of this tract.

Thence N. 89 deg. 48 min. 42 sec. W. 229.67 feet to a found 1/2" from rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 19 and in a west line of said J.H. Lewis Survey and said 225.786 acres tract for the most southerly southwest corner of this tract.

Thence N. 00 deg. 55 min. 15 sec. E. 29.30 feet to a found 3/8" from rod at an ell corner of said J.H. Lewis Survey for an ell corner of this and said 225.786 acres tract.

Thence S. 89 deg. 33 min. 30 sec. W. 1991.17 feet to a found 1/2" from rod with cap (PRICE SURVEYING) at a corner of said J.H. Lewis Survey and in the east line of said J. Johnson Survey and at a corner of said 225.786 acres tract for a corner of this tract.



17233.002.022.00  
17233.002.093.00

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY TBM1  
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOODED ZONE ACCORDING TO FIRM MAP NO. 483670279C, DATED SEPTEMBER 26, 2008

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

OWNER INFORMATION  
CRV INVESTMENTS, LLC  
908 S MAIN ST, STE H  
WEATHERFORD, TX 76086  
PH. 817-918-3663

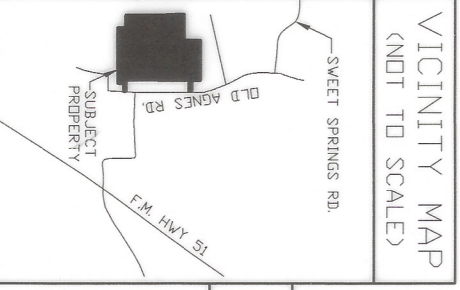
NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS TO ADJOINING PROPERTY REQUIRES RECORDING IN THE PUBLIC RECORDS TO AVOID STATE LITIGATION AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS DESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 202.002E. WATER IS DIVIDED EQUALLY AMONG THE SELLERS AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

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

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F SLIDE 312  
DATE 8/20/2022



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

CORRECTION PLAT  
SADDLECREST ESTATES, PHASE 2  
BEING A SUBDIVISION OF 225.786 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 PARKER COUNTY, TX  
PLAT DATE: AUGUST 22, 2022

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 2. This plat being a subdivision of 183.665 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

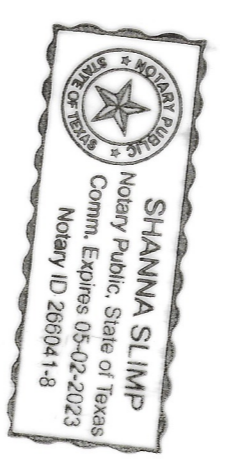
BY:   
C. RYAN VOORHEES, Managing Member

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



SURVEYORS CERTIFICATE

This is to certify that I, PHILLIP 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.

Phillip E. Colvin, Jr., R.P.L.S. No. 6258  
JUN21121 21121 PHASE 2 Revised.dwg  
171184.crd FN210621



THE STATE OF TEXAS  
COUNTY OF PARKER

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

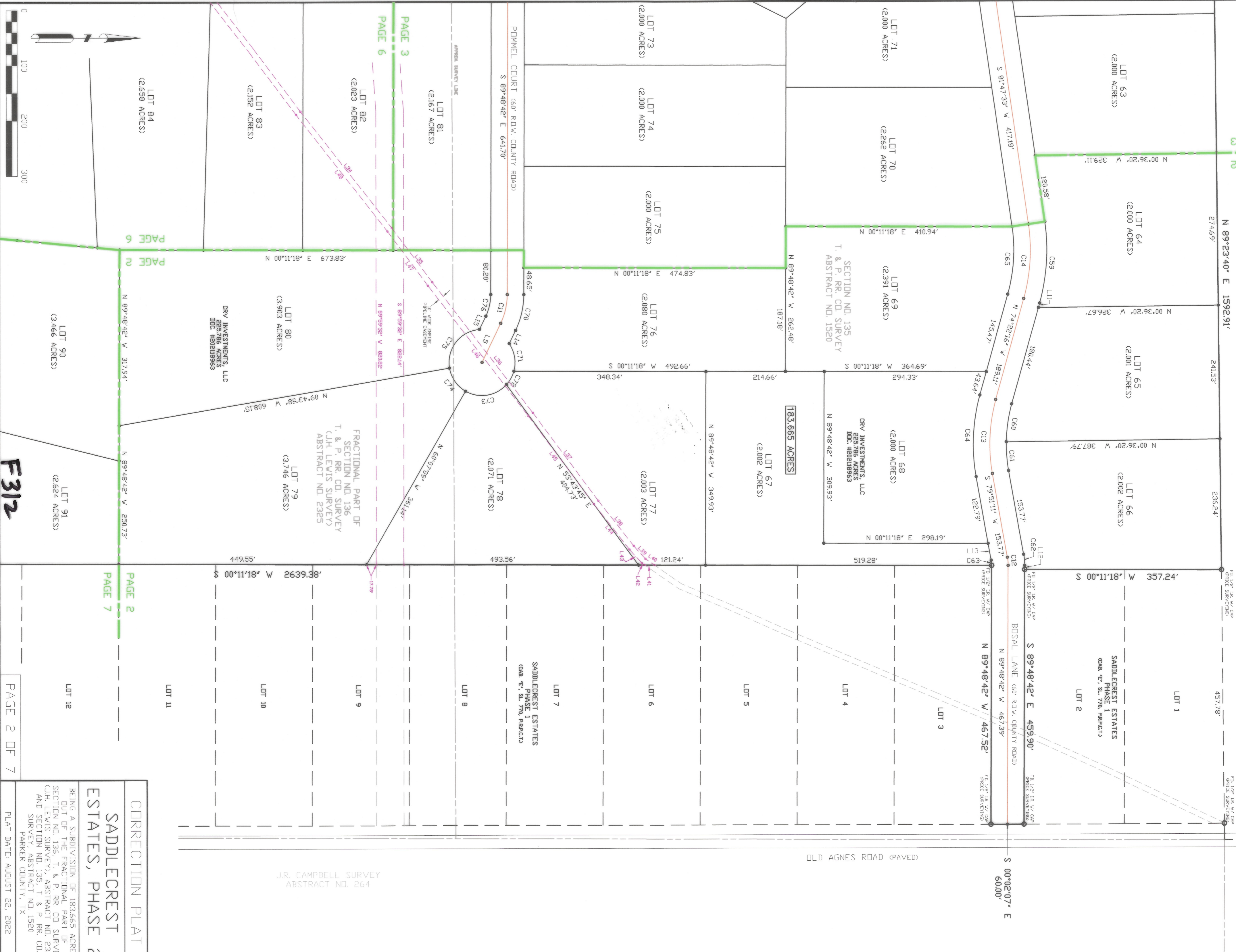
COUNTY JUDGE   
COMR. PRECINCT #1   
COMR. PRECINCT #2

COMR. PRECINCT #3 Absent  
COMR. PRECINCT #4

17233  
WE H-11

G.S. BRUNER  
D.D.C. #201524/79

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PAGE 3



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PAGE 2 OF 7

PLAT DATE: AUGUST 22, 2022

CORRECTION PLAT

SADDLECREST ESTATES, PHASE 2

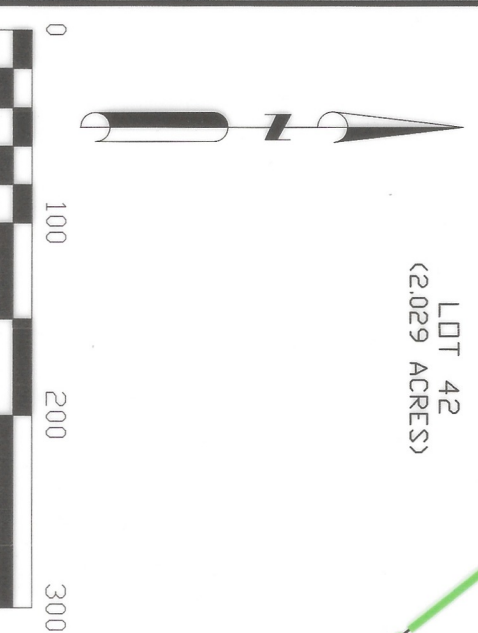
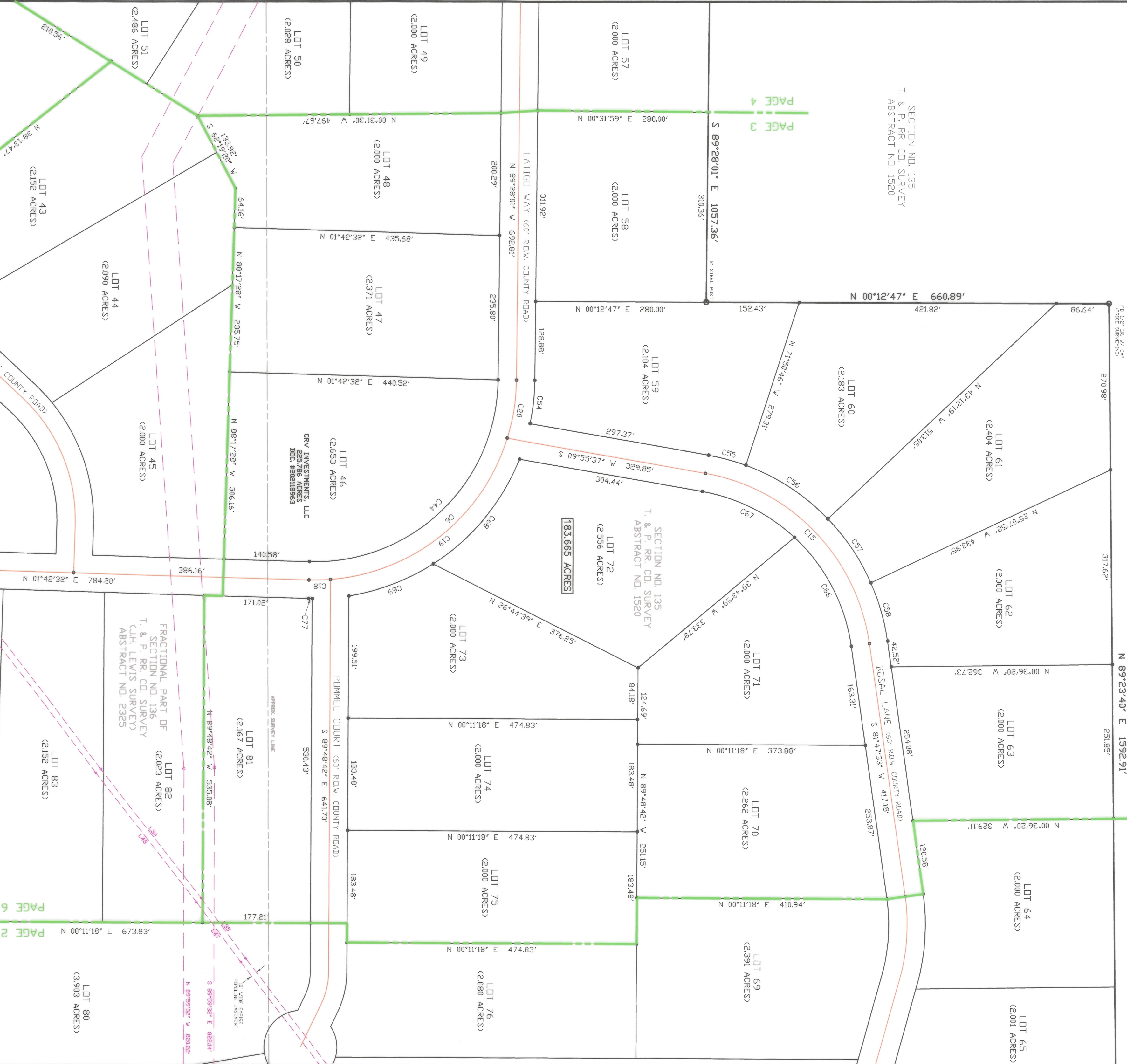
BEING A SUBDIVISION OF 183665 ACRES  
OUT OF THE FRACTIONAL PART OF  
SECTION NO. 136, T. & P. RR. CO. SURVEY  
(J.H. LEWIS SURVEY), ABSTRACT NO. 2325  
AND SECTION NO. 135, T. & P. RR. CO.  
SURVEY, ABSTRACT NO. 1520  
PARKER COUNTY, TX

SECTION NO. 135  
T. & P. RR. CO. SURVEY  
ABSTRACT NO. 1520

7 1/2" X 1 1/2" W/ 3/8" PITCH SURVEYING

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PAGE 3



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PLAT DATE: AUGUST 22, 2022

**CORRECTION PLAT**

**SADDELCREST ESTATES, PHASE 2**

BEING A SUBDIVISION OF 183,665 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 PARKER COUNTY, TX

PAGE 6  
PAGE 2

J.E. TRACY  
11,000 ACRES  
D.D.C. #201308872

G.S. BRUNER  
D.D.C. #201324779

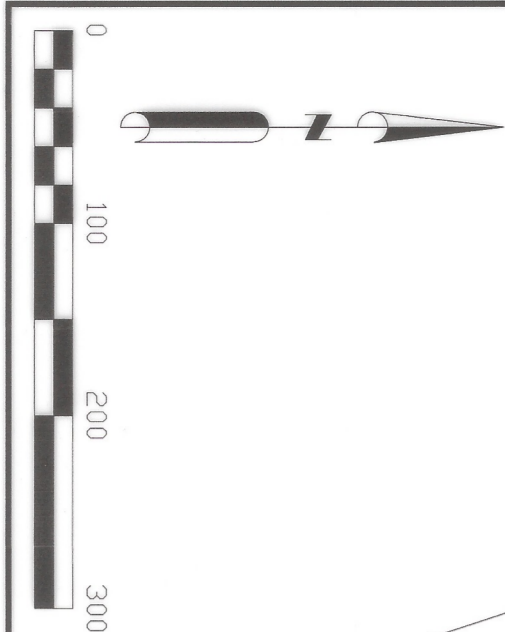
SECTION NO. 145  
T. & P. RR. CO. SURVEY  
ABSTRACT NO. 1459

J.B. SMITH, ET UX  
10 ACRES  
V. 1498, P. 965

FB, 1/2" X 1 1/2" W. 1/2" D.D.C. SURVEY

2" STEEL POST

PAGE 3  
PAGE 4  
PAGE 5  
PAGE 6



LINE	BEARING	DISTANCE
L1	N 56°49'13" W	84.43
L2	N 52°42'52" E	31.81
L3	N 52°42'52" E	140.91
L4	N 89°17'28" W	79.26
L5	N 54°15'07" W	78.18
L6	N 56°49'13" W	23.69
L7	N 56°49'13" W	23.69
L8	N 52°42'52" E	17.18
L9	N 52°42'52" E	58.88
L10	N 71°11'18" E	9.07
L11	S 74°28'16" E	8.67
L12	S 74°28'16" E	8.67
L13	S 79°51'11" W	30.97
L14	S 64°13'07" W	28.58
L15	N 54°13'07" W	28.58

10' WIDE EMPIRE  
PIPELINE EASEMENT

FRACTIONAL PART OF SECTION NO. 144  
T. & P. RR. CO. SURVEY  
(J.R. MARKWITH SURVEY)  
ABSTRACT NO. 2142

MORRISON PARTNERS, LTD.  
V. 1586, P. 1368

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

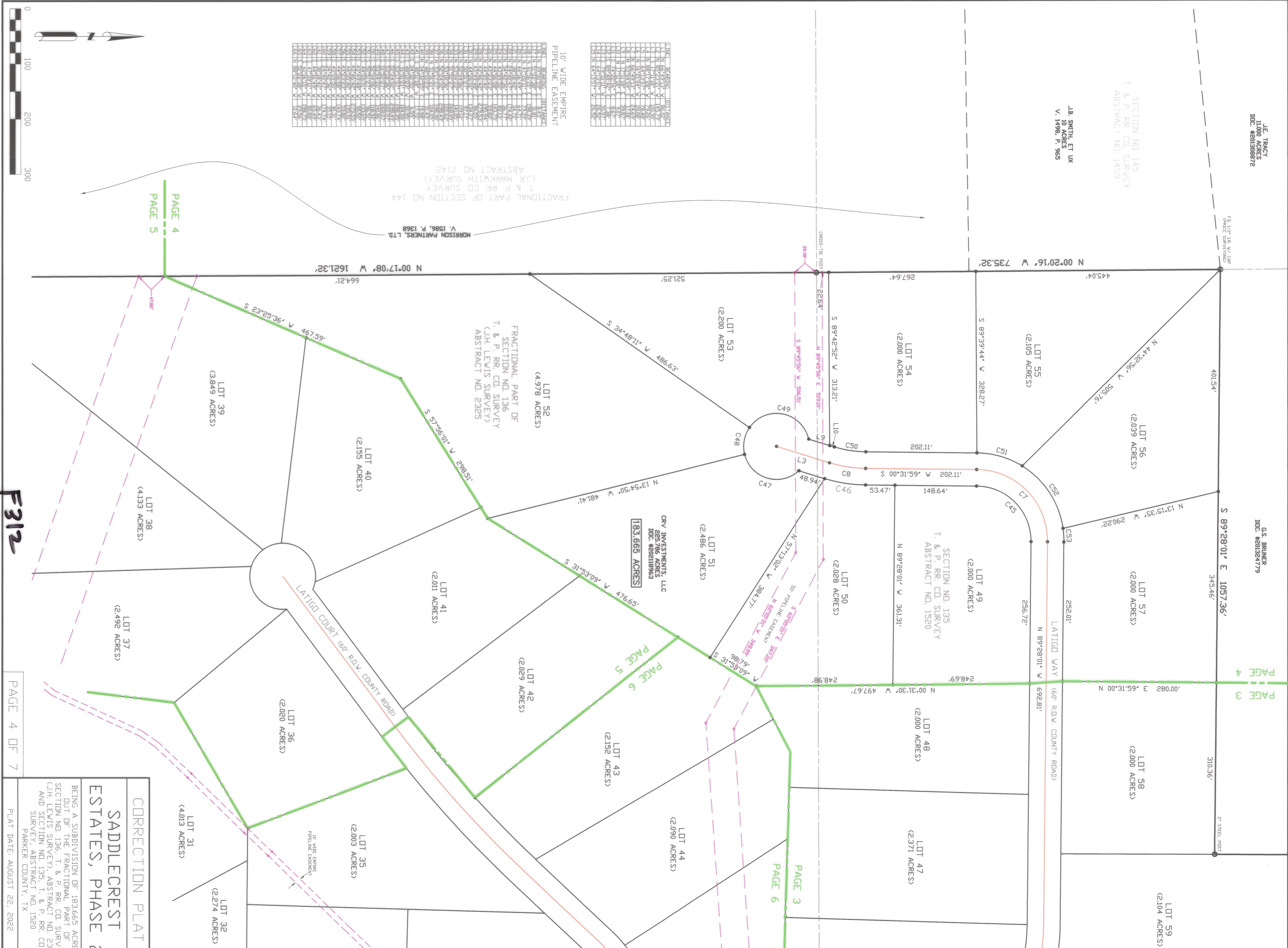
CRV INVESTMENTS, LLC  
225,786 ACRES  
D.D.C. #202109563  
183,665 ACRES

F312

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PLAT DATE: AUGUST 22, 2022

CORRECTION PLAT  
SADDECREST  
ESTATES, PHASE 2  
BEING A SUBDIVISION OF 183,665 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  
PARKER COUNTY, TX

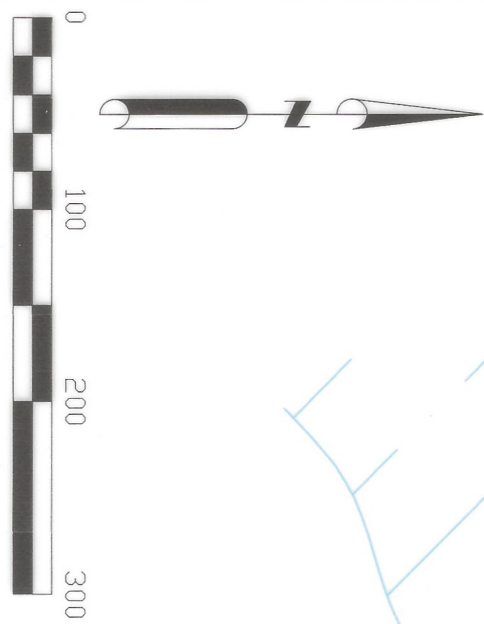


SECTION NO. 145  
T. & P. RR. CO. SURVEY  
ABSTRACT NO. 1459

FRACTIONAL PART OF SECTION NO. 144  
T. & P. RR. CO. SURVEY  
(J.R. MARKWITH SURVEY)  
ABSTRACT NO. 2142

MORRISON PARTNERS, L.P.  
V. 1586, P. 1368

J. JOHNSON SURVEY  
ABSTRACT NO. 751



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

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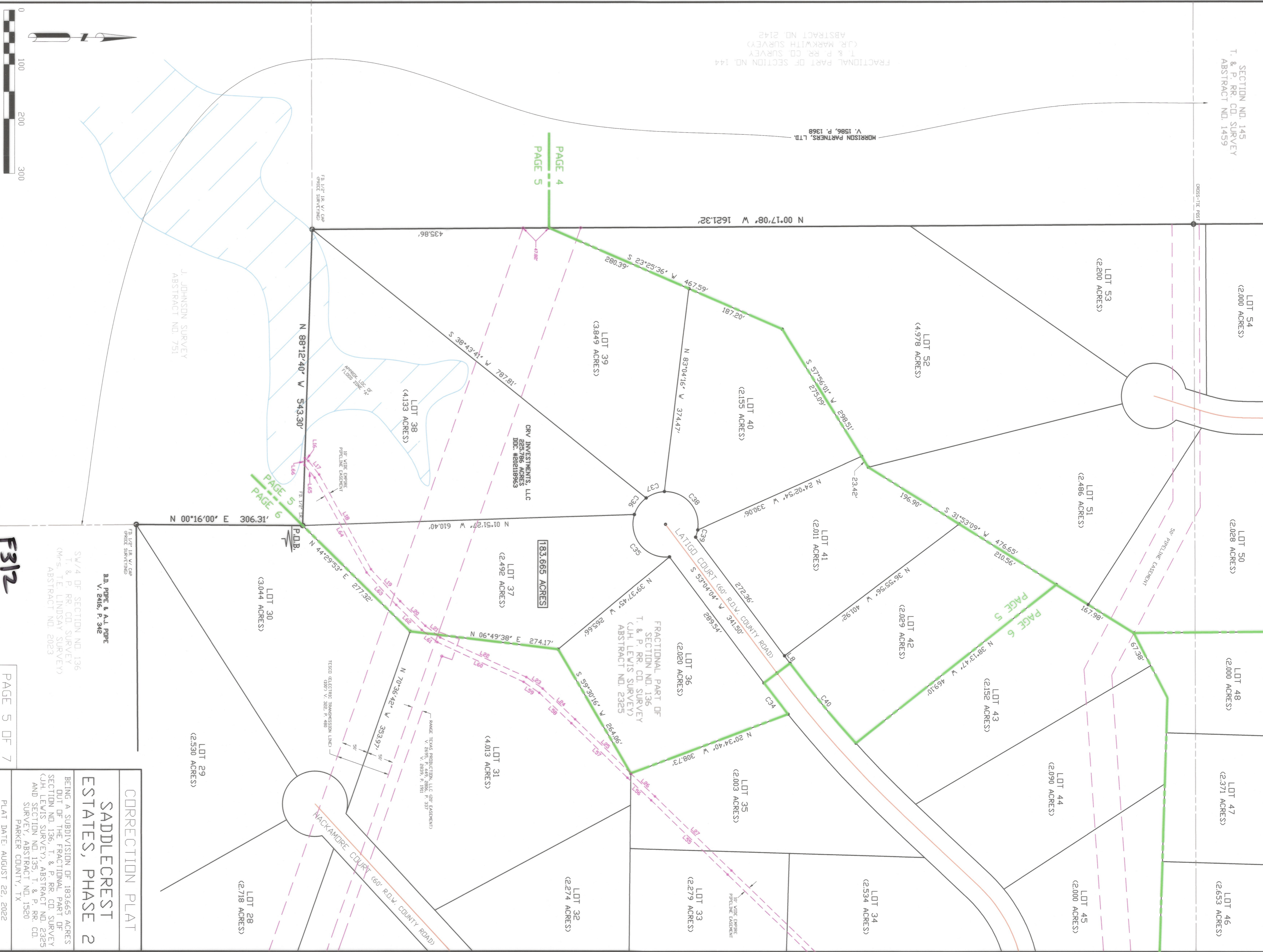
PLAT DATE: AUGUST 22, 2022

### CORRECTION PLAT

## SADDECREST ESTATES, PHASE 2

BEING A SUBDIVISION OF 183,665 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  
PARKER COUNTY, TX

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



LOT 54  
(2,000 ACRES)

LOT 50  
(2,028 ACRES)

LOT 48  
(2,000 ACRES)

LOT 47  
(2,371 ACRES)

LOT 45  
(2,653 ACRES)

LOT 53  
(2,200 ACRES)

LOT 51  
(2,486 ACRES)

LOT 43  
(2,152 ACRES)

LOT 44  
(2,090 ACRES)

LOT 45  
(2,000 ACRES)

LOT 52  
(4,978 ACRES)

LOT 42  
(2,029 ACRES)

LOT 34  
(2,534 ACRES)

LOT 40  
(2,155 ACRES)

LOT 36  
(2,020 ACRES)

LOT 35  
(2,003 ACRES)

LOT 33  
(2,279 ACRES)

LOT 39  
(3,849 ACRES)

LOT 37  
(2,492 ACRES)

LOT 31  
(4,013 ACRES)

LOT 32  
(2,274 ACRES)

LOT 38  
(4,133 ACRES)

LOT 30  
(3,044 ACRES)

LOT 31  
(4,013 ACRES)

LOT 29  
(2,530 ACRES)

LOT 28  
(2,718 ACRES)

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183,665 ACRES

NACKAMORE COURT (60' R.D.M. COUNTY ROAD)

LATIGO COURT (60' R.D.M. COUNTY ROAD)

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

ORV INVESTMENTS, LLC  
225,786 ACRES  
D.D.C. #20210963

RANGE TEXAS PRODUCTION, LLC (OP. EASEMENT)  
V. 2695, P. 449, 2696, P. 337  
V. 2853, P. 1581

TESCO ELECTRIC TRANSMISSION LINE  
D.D.C. V. 382, P. 480

10' WIDE EMBANKMENT  
PIPELINE EASEMENT

10' WIDE EMBANKMENT  
PIPELINE EASEMENT

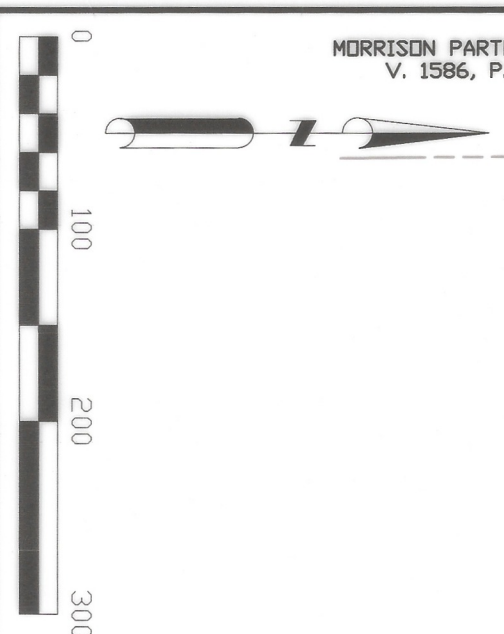
FB 1/2" IR. V. CAP  
GRADE SURVEYING

P.O.B.

FB 1/2" IR. V. CAP  
GRADE SURVEYING

CROSS-TIE POST

10' WIDE EMBANKMENT  
PIPELINE EASEMENT



MORRISON PARTNERS, LTD.  
V. 1586, P. 1368  
J. JOHNSON SURVEY  
ABSTRACT NO. 751

N 00°16'00" E 306.31'

B.D. POPE & A.J. POPE  
V. 2415, P. 342

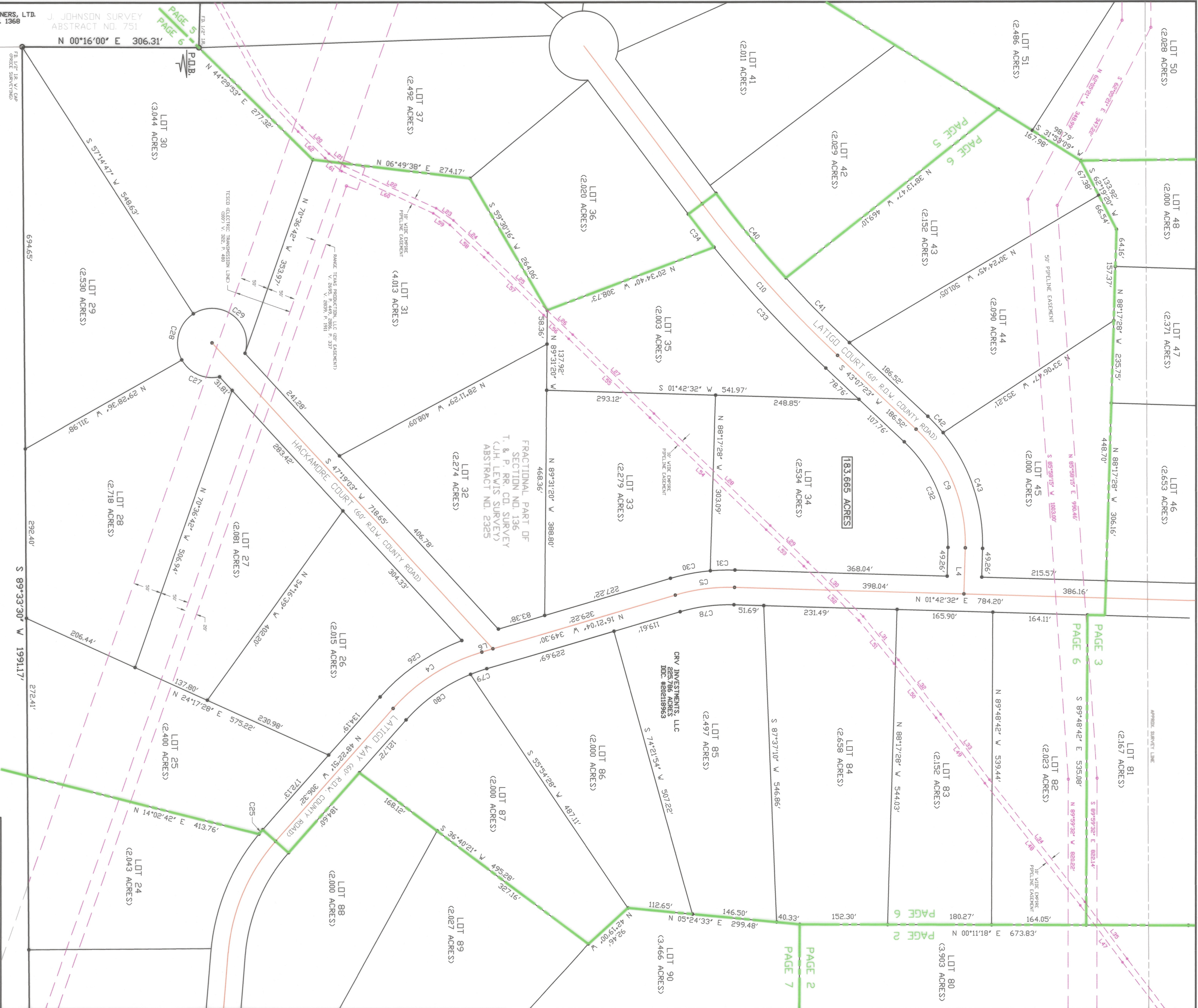
S.W/4 OF SECTION ND. 136  
T. & P. RR. CO. SURVEY  
(MRS. T.E. LINDSAY SURVEY)  
ABSTRACT ND. 2023

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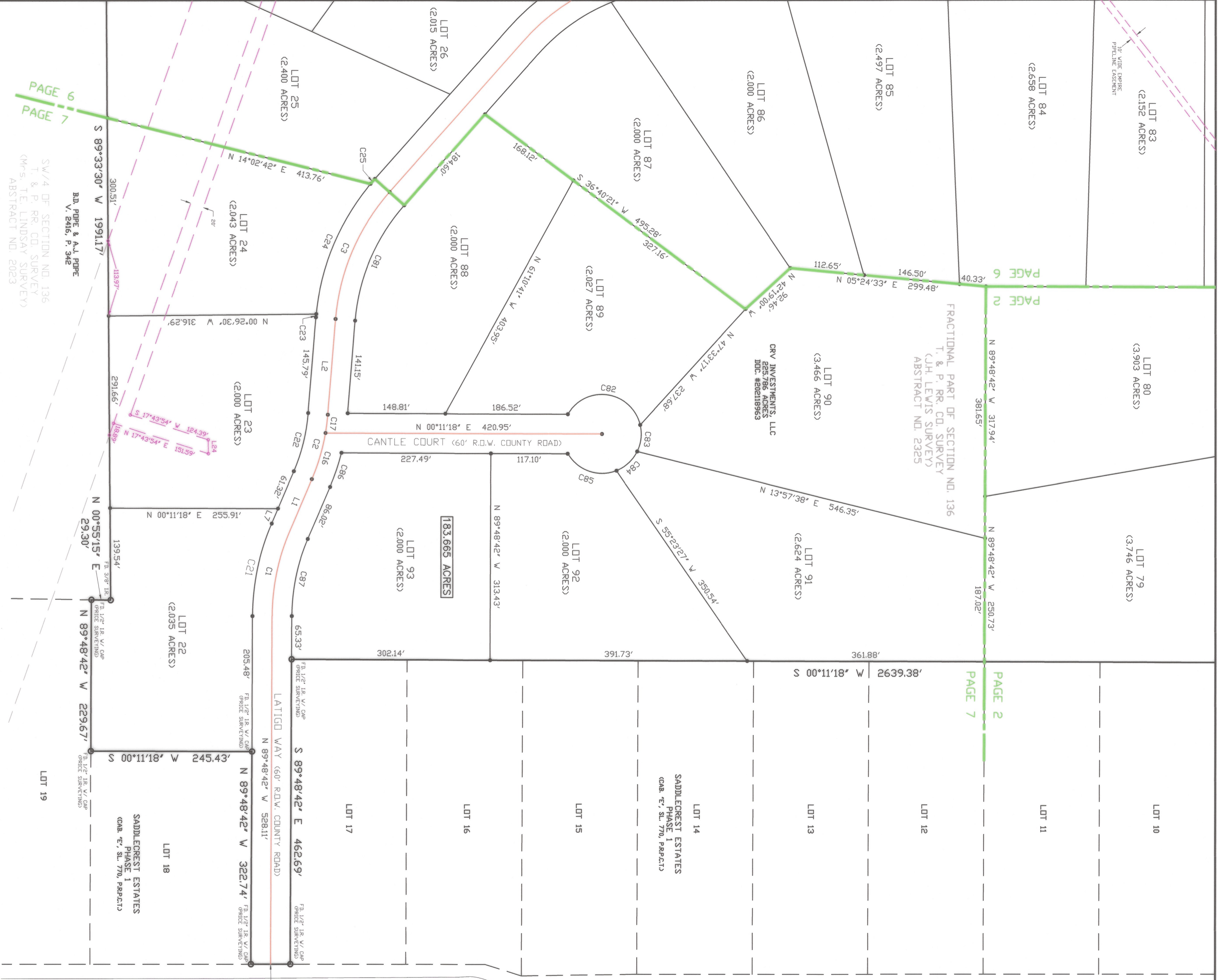
**CORRECTION PLAT**  
**SADDELCREST**  
**ESTATES, PHASE 2**

BEING A SUBDIVISION OF 183,665 ACRES  
OUT OF THE FRACTIONAL PART OF  
SECTION ND. 136, T. & P. RR. CO. SURVEY  
(J.H. LEWIS SURVEY), ABSTRACT ND. 2325  
AND SECTION ND. 135, T. & P. RR. CO.  
SURVEY, ABSTRACT ND. 1520  
PARKER COUNTY, TX

PLAT DATE: AUGUST 22, 2022



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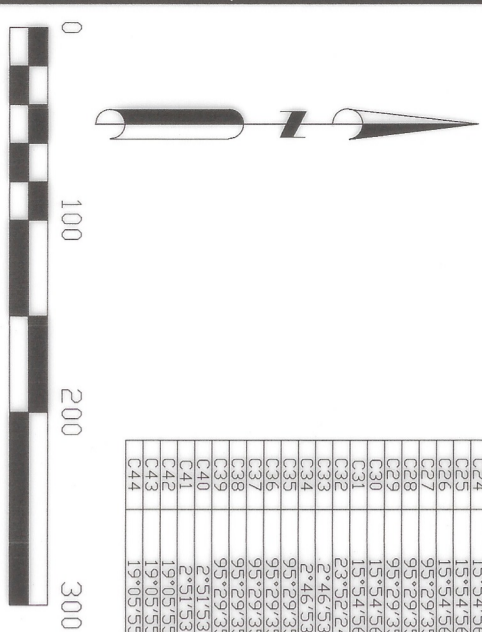


M.A. DAVIS  
17.369 ACRES  
V. 1788, P. 837

JUPITER TRAIL (PAVED)

OLD AGNES ROAD (PAVED)

J.R. CAMPBELL SURVEY  
ABSTRACT NO. 264



CURVE DEGREE OF CURVE RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH ARC LENGTH

C1	178.2144	330.00	52.5933	W	131.84	32.42
C2	182.5727	311.65	18.2400	W	100.77	20.00
C3	178.2144	330.00	52.5933	W	131.84	32.42
C4	178.2144	330.00	52.5933	W	131.84	32.42
C5	178.2144	330.00	52.5933	W	131.84	32.42
C6	178.2144	330.00	52.5933	W	131.84	32.42
C7	178.2144	330.00	52.5933	W	131.84	32.42
C8	178.2144	330.00	52.5933	W	131.84	32.42
C9	178.2144	330.00	52.5933	W	131.84	32.42
C10	178.2144	330.00	52.5933	W	131.84	32.42
C11	178.2144	330.00	52.5933	W	131.84	32.42
C12	178.2144	330.00	52.5933	W	131.84	32.42
C13	178.2144	330.00	52.5933	W	131.84	32.42
C14	178.2144	330.00	52.5933	W	131.84	32.42
C15	178.2144	330.00	52.5933	W	131.84	32.42
C16	178.2144	330.00	52.5933	W	131.84	32.42
C17	178.2144	330.00	52.5933	W	131.84	32.42
C18	178.2144	330.00	52.5933	W	131.84	32.42
C19	178.2144	330.00	52.5933	W	131.84	32.42
C20	178.2144	330.00	52.5933	W	131.84	32.42
C21	178.2144	330.00	52.5933	W	131.84	32.42
C22	178.2144	330.00	52.5933	W	131.84	32.42
C23	178.2144	330.00	52.5933	W	131.84	32.42
C24	178.2144	330.00	52.5933	W	131.84	32.42
C25	178.2144	330.00	52.5933	W	131.84	32.42

CURVE DEGREE OF CURVE RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH ARC LENGTH

C26	178.2144	330.00	52.5933	W	131.84	32.42
C27	178.2144	330.00	52.5933	W	131.84	32.42
C28	178.2144	330.00	52.5933	W	131.84	32.42
C29	178.2144	330.00	52.5933	W	131.84	32.42
C30	178.2144	330.00	52.5933	W	131.84	32.42
C31	178.2144	330.00	52.5933	W	131.84	32.42
C32	178.2144	330.00	52.5933	W	131.84	32.42
C33	178.2144	330.00	52.5933	W	131.84	32.42
C34	178.2144	330.00	52.5933	W	131.84	32.42
C35	178.2144	330.00	52.5933	W	131.84	32.42
C36	178.2144	330.00	52.5933	W	131.84	32.42
C37	178.2144	330.00	52.5933	W	131.84	32.42
C38	178.2144	330.00	52.5933	W	131.84	32.42
C39	178.2144	330.00	52.5933	W	131.84	32.42
C40	178.2144	330.00	52.5933	W	131.84	32.42
C41	178.2144	330.00	52.5933	W	131.84	32.42
C42	178.2144	330.00	52.5933	W	131.84	32.42
C43	178.2144	330.00	52.5933	W	131.84	32.42
C44	178.2144	330.00	52.5933	W	131.84	32.42

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Tila Deakle*  
202232217  
08/26/2022 03:13 PM  
Fee: 1000.00  
Tila Deakle, County Clerk  
Parker County, Texas

CORRECTION PLAT  
SADDLECREST  
ESTATES, PHASE 2

BEING A SUBDIVISION OF 183,665 ACRES  
OUT OF THE FRACTIONAL PART OF  
SECTION NO. 136, T. & P. RR. CD. SURVEY  
(J.H. LEWIS SURVEY), ABSTRACT NO. 2325  
AND SECTION NO. 135, T. & P. RR. CD.  
SURVEY, ABSTRACT NO. 1520  
PARKER COUNTY, TX

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PLAT DATE: AUGUST 22, 2022