

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0250 F EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NO NEW ROADS: WASTEWATER BY PRIVATE SEPTIC SYSTEMS; WATER BY SADDLE CLUB WATER SUPPLY, (AQUA TEXAS) UNKNOWN NUMBER PARKER COUNTY WATER SUPPLY, INC. (817)594-2900 AND/OR PRIVATE WELLS

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

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.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

STATE OF TEXAS)
COUNTY OF PARKER)

201202248 PLAT Total Pages: 1

WHEREAS, ALFRED LEON FLUITT AND SUE NEIL FLUITT (Volume 2414, Page 1339), being the sole owners of Lot 45 and Lot 46, Block 1, SADDLE CLUB ESTATES, PHASE II, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 375, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west right of way line of Saddle Club Road, said iron being the northeast corner of said Lot 45 and the southeast corner of Lot 44, said Saddle Club Estates, Phase II;
THENCE S 02°43'13" W, with the west right of way line of said Saddle Club Road, 898.15 feet to an iron rod found at the southeast corner of said Lot 46;
THENCE N 63°40'42" W, 637.01 feet to a bolt found at the southwest corner of said Lot 46;
THENCE N 00°24'31" E, 643.13 feet to an iron rod found at the northwest corner of said Lot 45;
THENCE S 87°19'36" E, 609.67 feet to the POINT OF BEGINNING and containing 10.818 acres (468,031 square feet) of land.

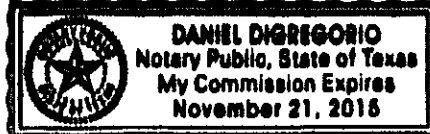
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, ALFRED LEON FLUITT AND SUE NEIL FLUITT, does hereby adopt this plat designating the hereinabove described real property as LOT 45R AND LOT 46R, BLOCK 1, SADDLE CLUB ESTATES, PHASE II, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 45 and Lot 46, Block 1, Saddle Club Estates, Phase II, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 375, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Harris, Texas this 23 day of November, 2012.
Alfred Leon Flutt Sue Neil Flutt

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Alfred Leon Flutt, 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 23 day of November, 2012

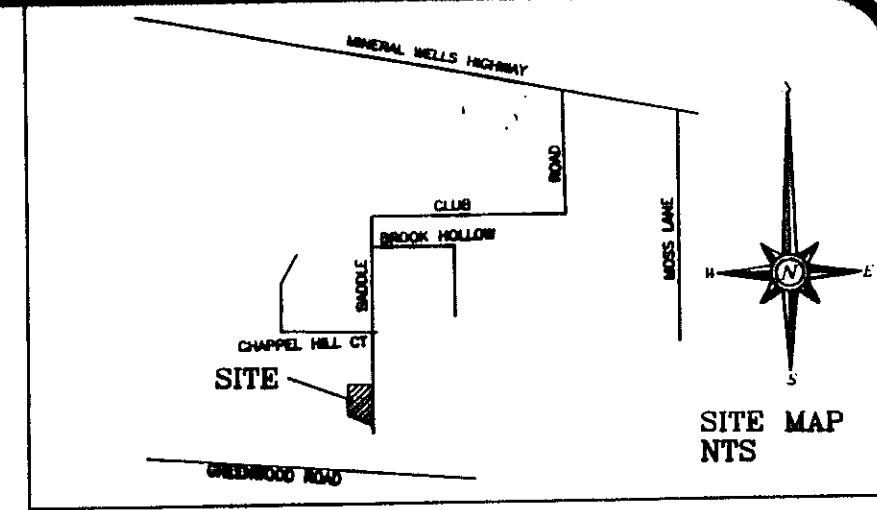
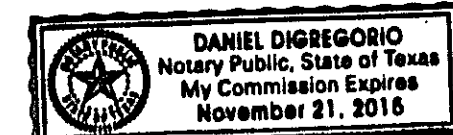
Daniel Digregorio
Notary Public in and for the State of Texas
My Commission Expires On: Nov. 21, 2015



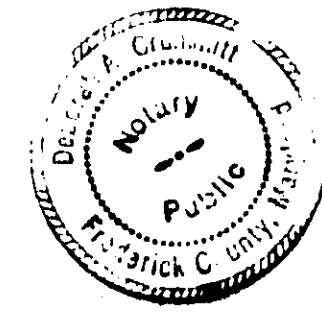
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Sue Neil Flutt, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23 day of November, 2012

Daniel Digregorio
Notary Public in and for the State of Texas
My Commission Expires On: Nov. 21, 2015

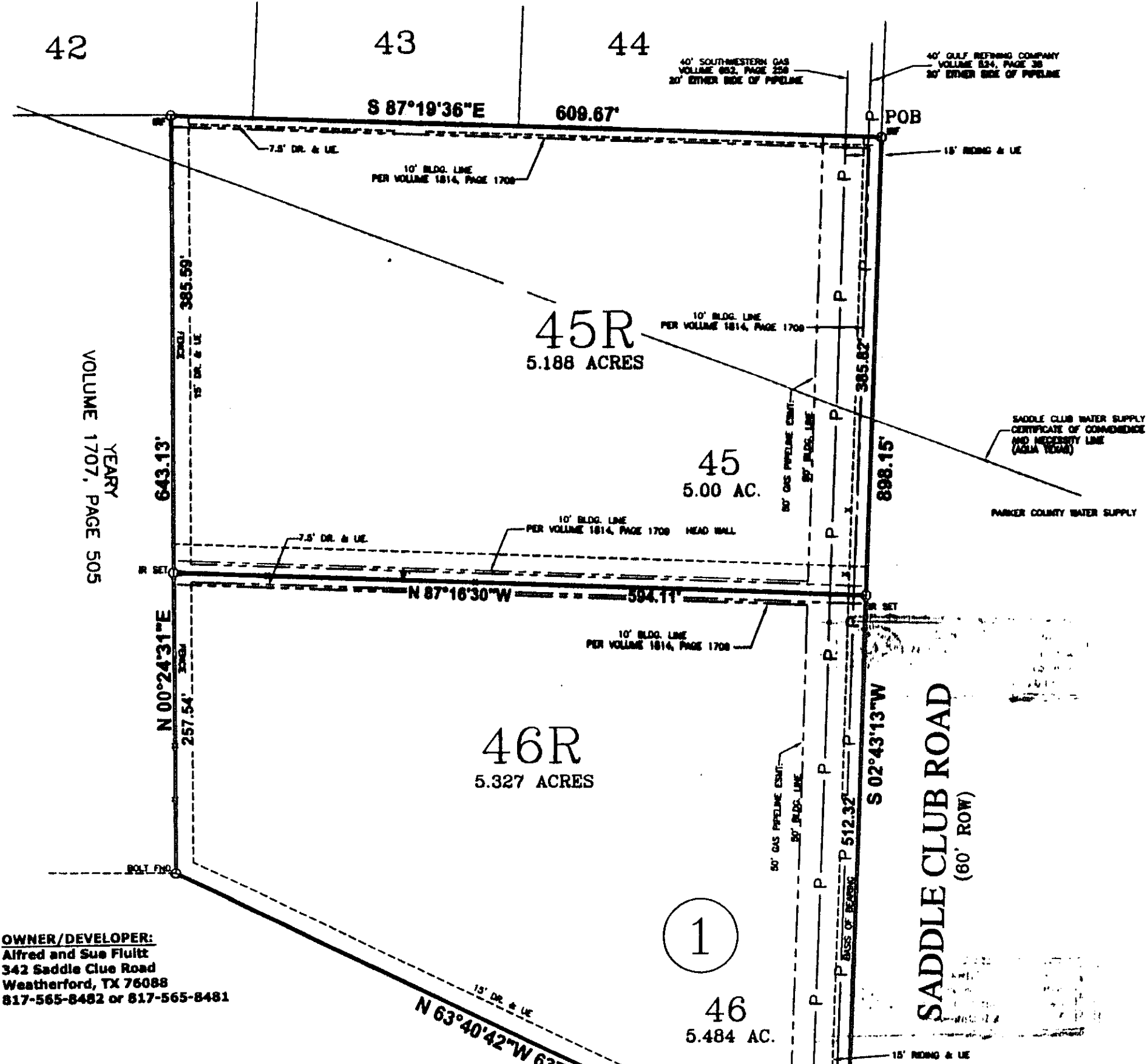


LIENHOLDER
Mortgage Electronic Registration Systems, Inc.
Signature of Lien holder: Shelley Hess
This the 2nd day of December, 2012.
Deborah P. Russell
Notary Public, State of Texas, Maryland
my Commission Expires: May 5, 2016



THE STATE OF TEXAS)
COUNTY OF PARKER)
Alfred Leon Flutt being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is or is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County, Texas, this 28 day of November, 2012.
Mark Riley, County Judge
George Conley, Commissioner Precinct #1
Craig Peacock, Commissioner Precinct #2
John Roth, Commissioner Precinct #3
Dusty Renfro, Commissioner Precinct #4



OWNER/DEVELOPER:
Alfred and Sue Flutt
342 Saddle Club Road
Weatherford, TX 76088
817-565-8482 or 817-565-8481

KIMBERLY MECHE
VOLUME 2457, PAGE 1631



THE STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
NOVEMBER, 2012

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201202248
12/31/2012 02:26 PM
Fee: \$8.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS)
COUNTY OF PARKER)
The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Alfred Leon Flutt
Signature of Owner

**LOT 45R AND LOT 46R, BLOCK 1
SADDLE CLUB ESTATES, PHASE II
AN ADDITION IN PARKER COUNTY, TEXAS**
Being a replat of Lot 45 and Lot 46, Block 1, Saddle Club Estates, Phase II, an addition in Parker County, Texas according to the plat recorded in Plat Cabinet B, Slide 375 Parker County, Texas

ACCT. NO.: 17241
SCH. DIST.: WE
CITY: NONE
MAP NO.: F-15



HARLAN LAND SURVEYING, INC.
108 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833