

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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER FROM AQUA TEXAS  
9450 SILVER CREEK  
FORT WORTH, TEXAS 76108  
817-367-3625

IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

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.

*Tommy L. Walker*  
Signature of Owner

THE STATE OF TEXAS )  
COUNTY OF PARKER )

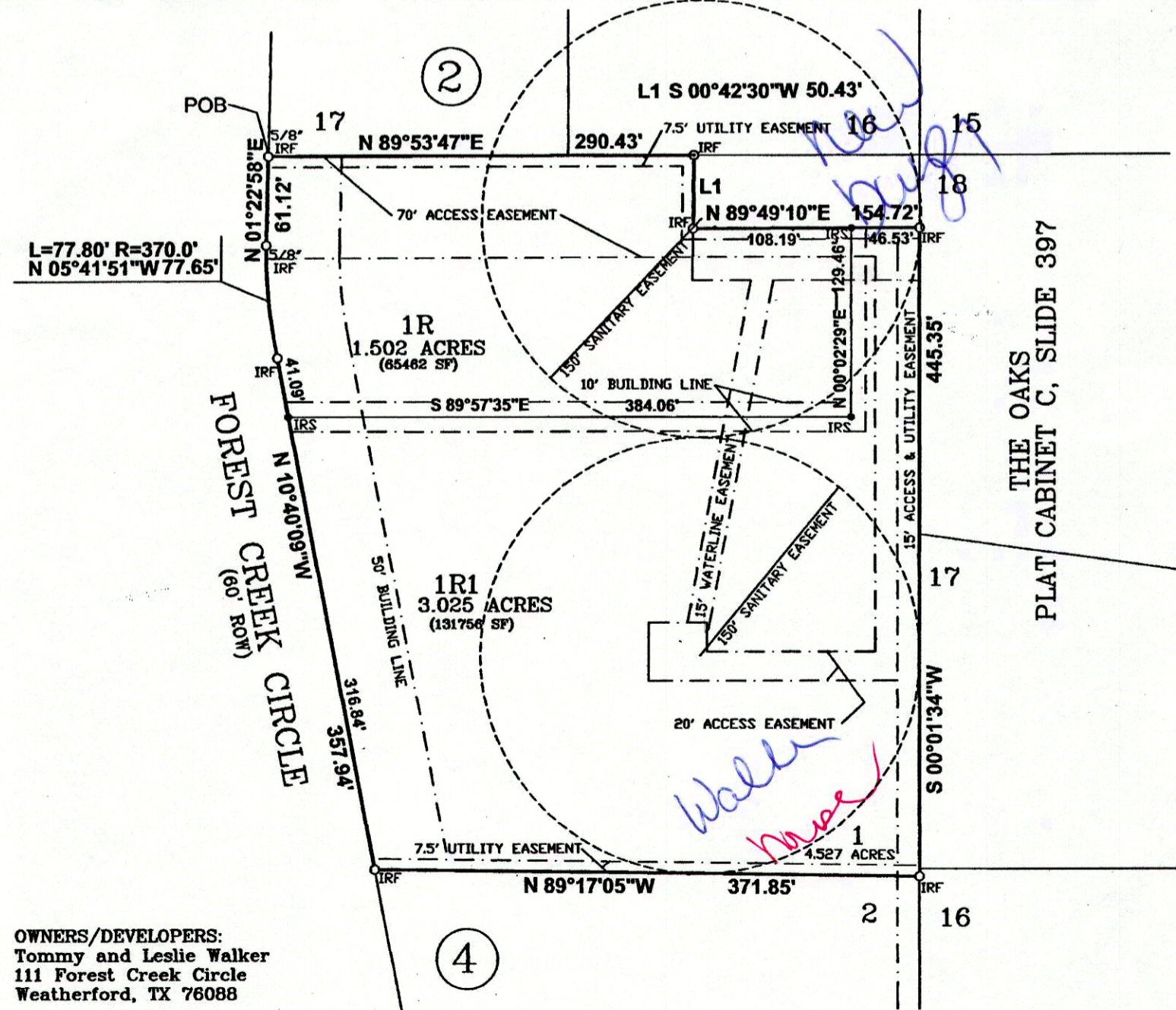
I, *Tommy L. Walker*, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201724978  
10/05/2017 01:23 PM  
Fee: 75.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

SADDLE CLUB ESTATES  
AT PATRICK CREEK  
PLAT CABINET B, SLIDE 259



OWNERS/DEVELOPERS:  
Tommy and Leslie Walker  
111 Forest Creek Circle  
Weatherford, TX 76088

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 45367 C0250 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

STATE OF TEXAS ) 201724978 PLAT Total Pages: 1  
COUNTY OF PARKER )

WHEREAS, TOMMY L. WALKER AND LESLIE S. WALKER (Doc #201415411) being the sole owners of Lot 1, Block 4, SADDLE CLUB ESTATES, PHASE III, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 683, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the northwest corner of said Lot 1 and the southwest corner of Lot 17, Block 2, Saddle Club Estates at Patrick Creek, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 259, Plat Records, Parker County, Texas in the east right of way line of Forest Creek Circle;

THENCE N 89°53'47" E, with the south line of said Lot 17 and Lot 16, said Block 2 (B/259), 290.43 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of a water tank lot;

THENCE with said water tank lot the following courses and distances:  
S 00°42'30" W, 50.43 feet to an iron rod found;  
N 89°49'10" E, 154.72 feet to an iron rod found in the west line of The Oaks, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 397, Plat Records, Parker County, Texas;

THENCE S 00°01'34" W, with the west line of said The Oaks, 445.35 feet to an iron rod found at the southeast corner of said Lot 1 and the northeast corner of Lot 2, Block 4 (B/683);

THENCE N 89°17'05" W, with the common line of said lots, 371.85 feet to an iron rod found in the east right of way line of said Forest Creek Circle;

THENCE with the east right of way line of said Forest Creek Circle the following courses and distances:  
N 10°40'09" W, 357.94 feet to an iron rod found at the beginning of a curve to the right with a radius of 370.00 feet and whose chord bears N 05°41'51" W, 77.65 feet;

With said curve to the right through a central angle of 12°02'50" and a distance of 77.80 feet to a 5/8" iron rod found;

N 01°22'58" E, 61.12 feet to the POINT OF BEGINNING and containing 4.528 acres (197236 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOMMY L. WALKER AND LESLIE S. WALKER, does hereby adopt this plat designating the hereinabove described real property as LOT 1R AND LOT 1R1, BLOCK 4, SADDLE CLUB ESTATES, PHASE III, AN ADDITION TO PARKER COUNTY, TEXAS, being a replat of Lot 1, Block 4, Saddle Club Estates, Phase III, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 683, 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, Texas Parker County, Texas this 11 day of September, 2017

Tommy L. Walker  
Leslie S. Walker

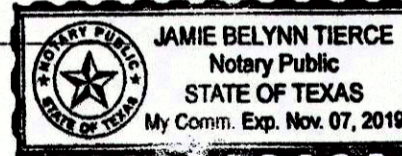
STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared TOMMY L. WALKER 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 11 day of September, 2017

Notary Public in and for the State of Texas

My Commission Expires On:



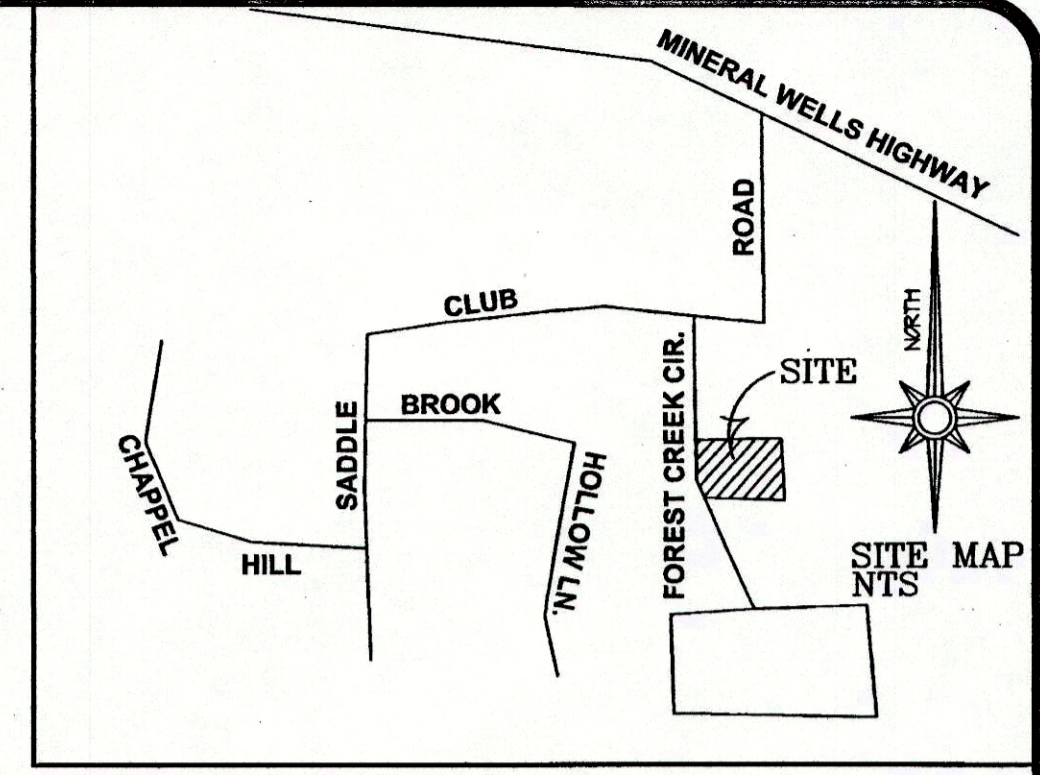
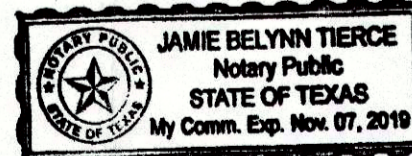
STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared LESLIE S. WALKER 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 11 day of September, 2017

Notary Public in and for the State of Texas

My Commission Expires On:



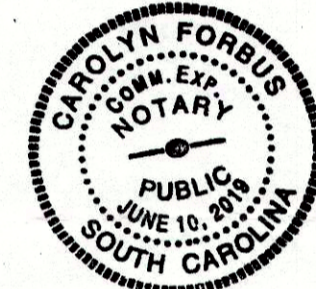
LIENHOLDER

Mortgage Electronic Registration Systems, Inc.  
as nominee for First Financial Bank, NA,  
its successors and or assigns

*Chelle E. Proctor*  
Signature of Lien holder

This the 11 day of September, 2017.

*Caryn Forbus*  
Notary Public, State of Texas South Carolina



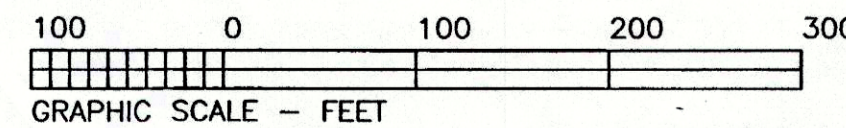
THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners of Parker County, Texas, this 11 day of September, 2017.

*George Conley* Mark Riley, County Judge  
Commissioner Precinct #1  
*Larry Walden* Steve Dugan  
Commissioner Precinct #3 Commissioner Precinct #4

ACCT. NO.: 17241  
SCH. DIST.: WE  
CITY: F-14  
MAP NO.:

LOT 1R AND LOT 1R1, BLOCK 4  
SADDLE CLUB ESTATES, PHASE III  
AN ADDITION TO PARKER COUNTY, TEXAS  
Being a replat of Lot 1, Block 4, Saddle Club Estates, Phase III, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 683, Plat Records, Parker County, Texas



Cabinet/Instrument# D Slide 785

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM# 10088500

17241.001.001.00

17258