

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, VINCENT AND LINDA HERDMAN, BEING THE SOLE OWNERS OF A 20.000 ACRES TRACT OF LAND OUT OF THE ELIJAH BURGESS SURVEY, ABSTRACT NO. 109, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 1527, PAGE 1802, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" CAPPED IRON ROD (STAMPED "CARTER - ALEDO") BEING IN THE SOUTH-LINE OF THAT CERTAIN SUBDIVISION, VIEWS OF ALEDO, RECORDED IN CABINET D, SLIDE 354, PLAT RECORDS OF PARKER COUNTY, TEXAS; ALSO BEING THE NORTHEAST CORNER A 10.000 ACRES TRACT OF LAND (TRACT 1), FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE SOUTHEAST CORNER OF LOT 3, VIEWS OF ALEDO, BEARS N 89°54'49" E 466.46 FEET.

THENCE N 89°54'49" E 466.46 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT. THENCE S 00°15'48" E 1542.61 FEET TO A SET 1/2" CAPPED IRON ROD (STAMPED "CARTER - ALEDO") ALONG THE WEST RIGHT-OF-WAY LINE OF SAVAGE LANE (A PAVED SURFACE) FOR THE SOUTHEAST CORNER OF THIS TRACT. THENCE S 89°44'26" W 467.55 FEET ALONG THE NORTH LINE OF A CERTAIN DOYLE TRACT DESCRIBED IN CLERK'S FILE NO. 201600698 TO A SET 1/2" CAPPED IRON ROD (STAMPED "CARTER - ALEDO") FOR A CORNER OF THIS TRACT.

THENCE N 42°04'55" W 545.33 FEET TO A SET 1/2" CAPPED IRON ROD (STAMPED "CARTER - ALEDO") FOR THE WESTERN MOST CORNER OF THIS TRACT.

THENCE N 40°34'27" E 557.72 FEET TO A SET 1/2" CAPPED IRON ROD (STAMPED "CARTER - ALEDO"), FOR AN ELL CORNER OF THIS TRACT.

THENCE N 00°15'48" W 715.65 FEET ALONG THE COMMON LINE OF SAID 10.000 ACRES TRACT (TRACT 1) TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS BY CARTER SURVEYING AND MAPPING, INC., AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, VINCENT AND LINDA HERDMAN, ACTING HEREIN DOES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-10, BLOCK 1, SAVAGE ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS MY HAND, THIS THE 6th DAY OF December, 2016.

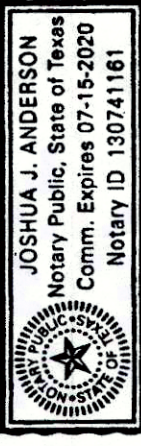
Vincent Herdman
LINDA HERDMAN

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED VINCENT HERDMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND KNOWN TO ME TO BE THE SIGNER THEREOF, FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 6th DAY OF December, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086
NOVEMBER 2016 - AND0766BRP.

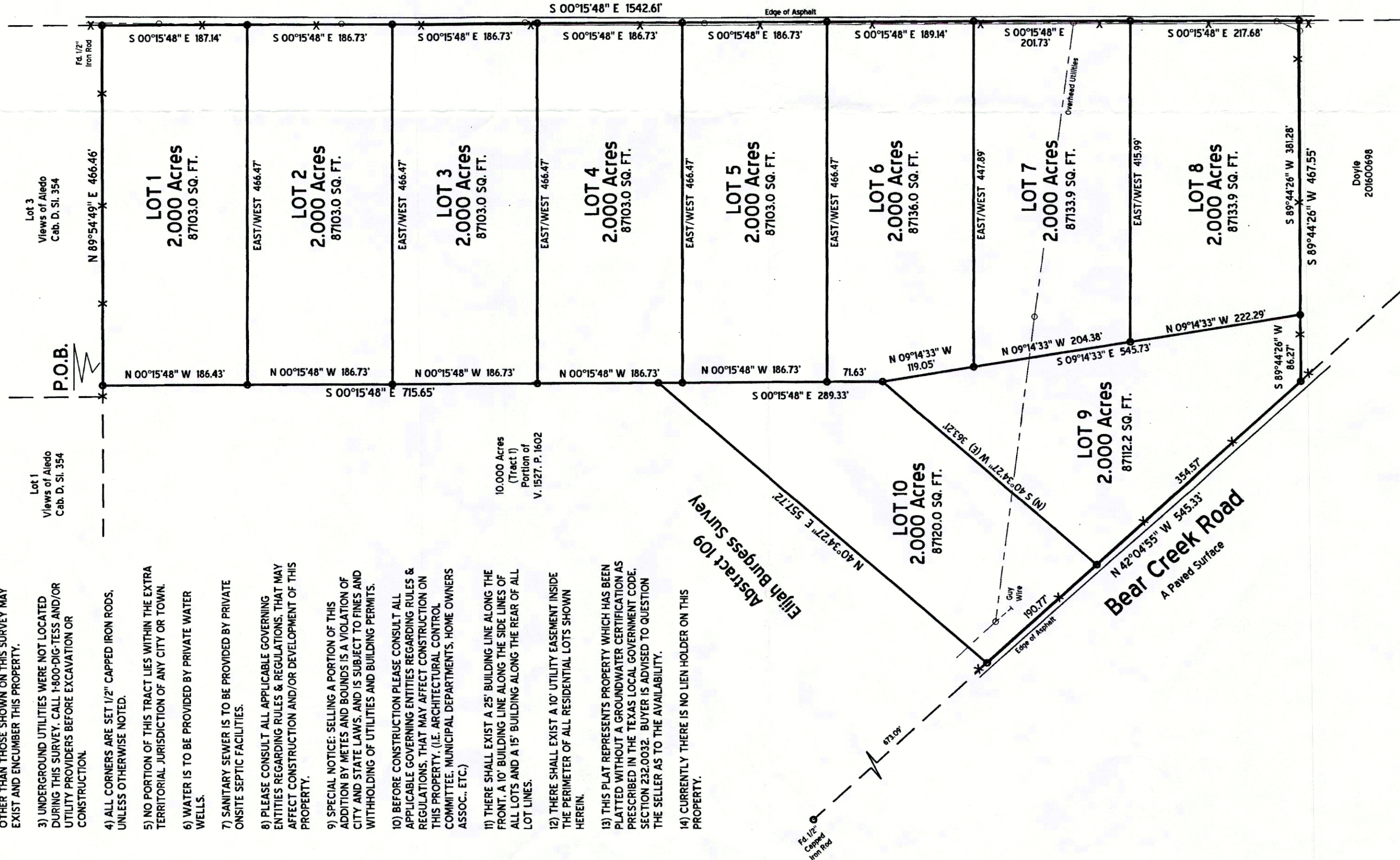


STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 12th DAY OF December, 2016.

George A. Corley
Commissioner Precinct #1

Commissioner Precinct #2
Commissioner Precinct #3



- NOTES:
- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0425E, DATED SEPTEMBER 28, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
 - 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
 - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 4) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS, UNLESS OTHERWISE NOTED.
 - 5) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
 - 6) WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS.
 - 7) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - 8) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
 - 9) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 10) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
 - 11) THERE SHALL EXIST A 25' BUILDING LINE ALONG THE FRONT, A 10' BUILDING LINE ALONG THE SIDE LINES OF ALL LOTS AND A 15' BUILDING LINE ALONG THE REAR OF ALL LOT LINES.
 - 12) THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL RESIDENTIAL LOTS SHOWN HEREIN.
 - 13) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
 - 14) CURRENTLY THERE IS NO LIEN HOLDER ON THIS PROPERTY.

FILED AND RECORDED

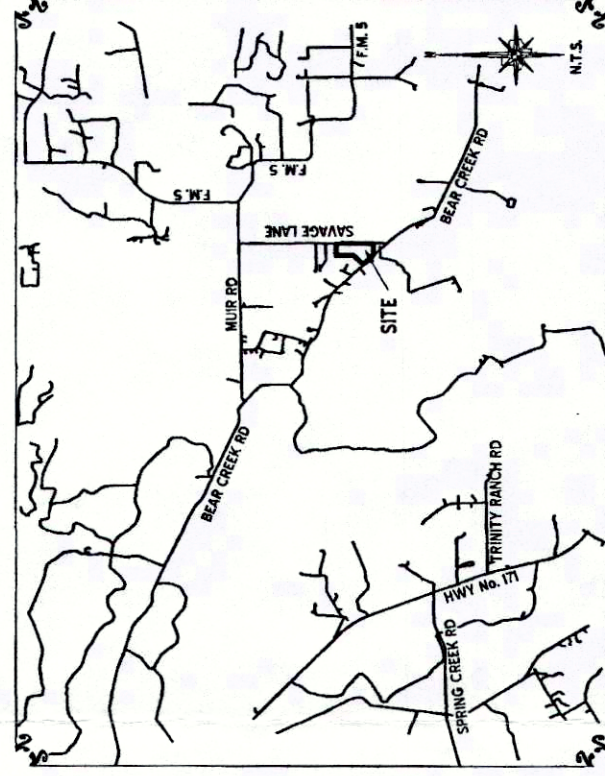
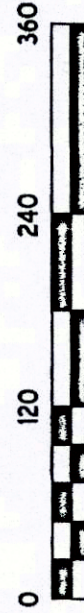
OFFICIAL - PUBLIC RECORDS

Jane Brunson

201628248
12/12/2016 01:41 PM
Jane Brunson, County Clerk
Parker County, Texas
PLAT

SURVEYOR:
KYLE RUCKER, R.P.L.S.
110 PALO PINTO STREET
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER:
VINCENT AND LINDA HERDMAN
6524 BRILLEY DR.
NORTH RICHLAND HILLS, TX 76035
817-594-0400



FINAL PLAT
OF LOTS 1-10, BLOCK 1
SAVAGE ESTATES
20,000 ACRES OF LAND OUT OF THE
ELIJAH BURGESS SURVEY, ABSTRACT NO. 109,
PARKER COUNTY, TEXAS.
NOVEMBER 2016

CARTER SURVEYING
& MAPPING, INC. ^{NO}

110 A PALO PINTO STREET - WEATHERFORD, TEXAS
(P) 817-594-0400 - (F) 817-594-0403

2016-001-000-000

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