

LEGEND

○	CAPPED I.R. SET
□	CONTROLLING MON.
■	FENCE CORNER
●	IRON ROD PND.
×	"X" IN CONC.

CRS-12" IRON ROD WITH PLASTIC CAP
 STAMPED "RPS 4818" SET

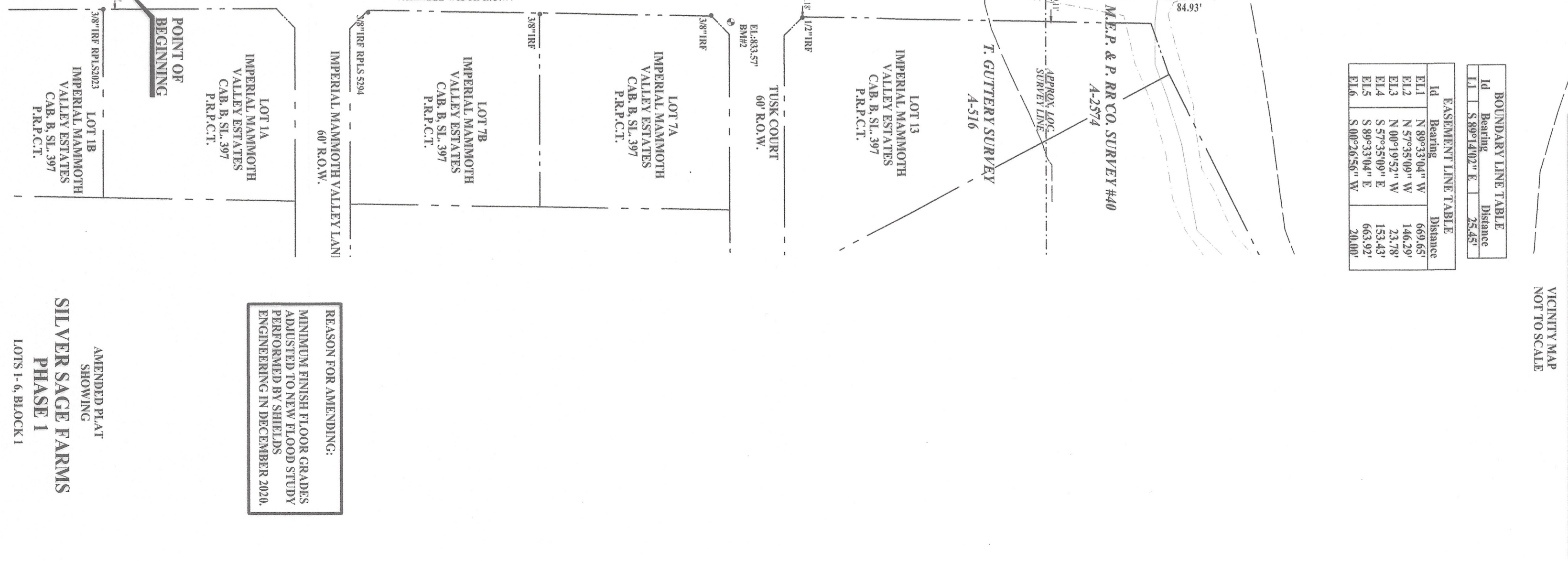
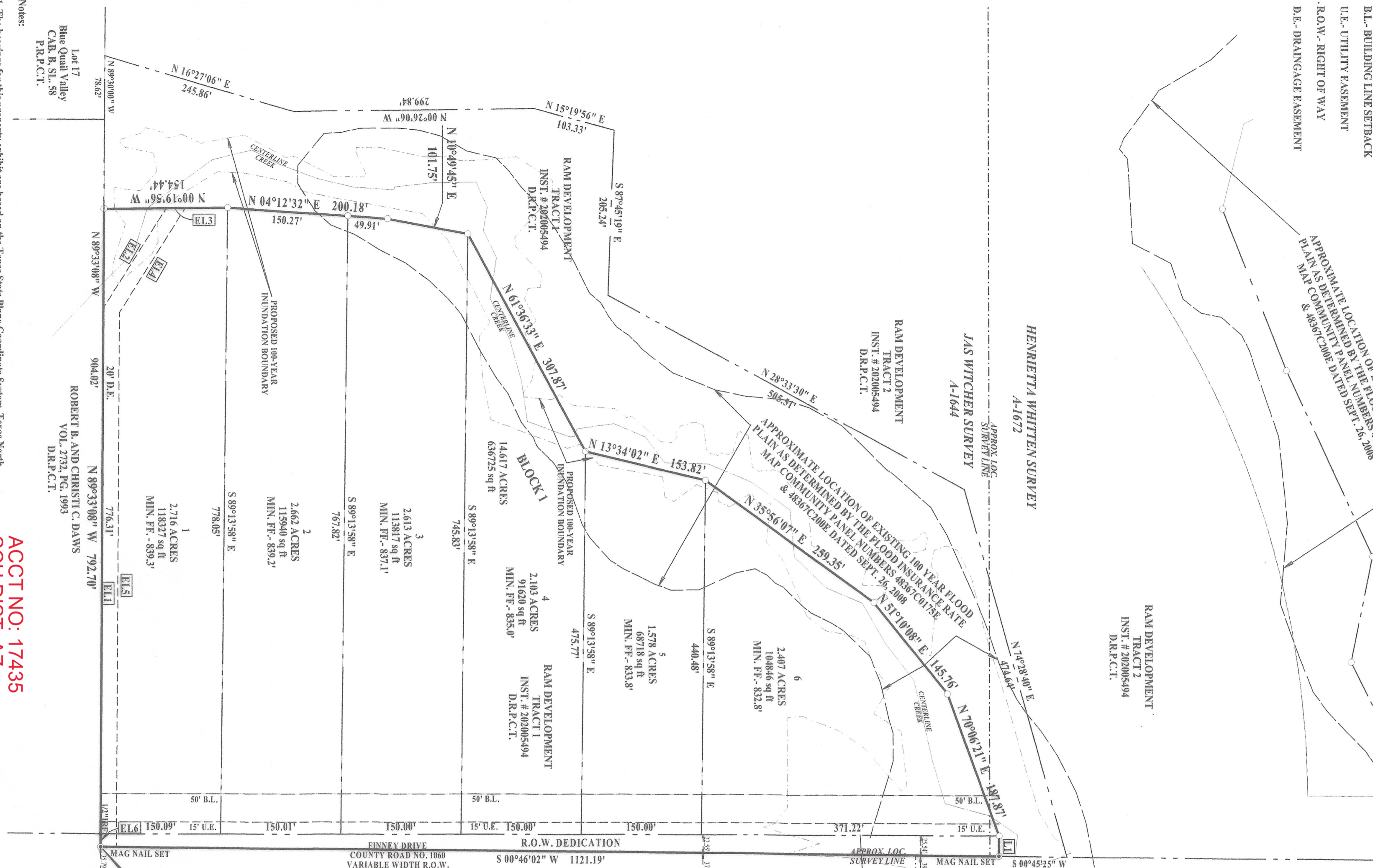
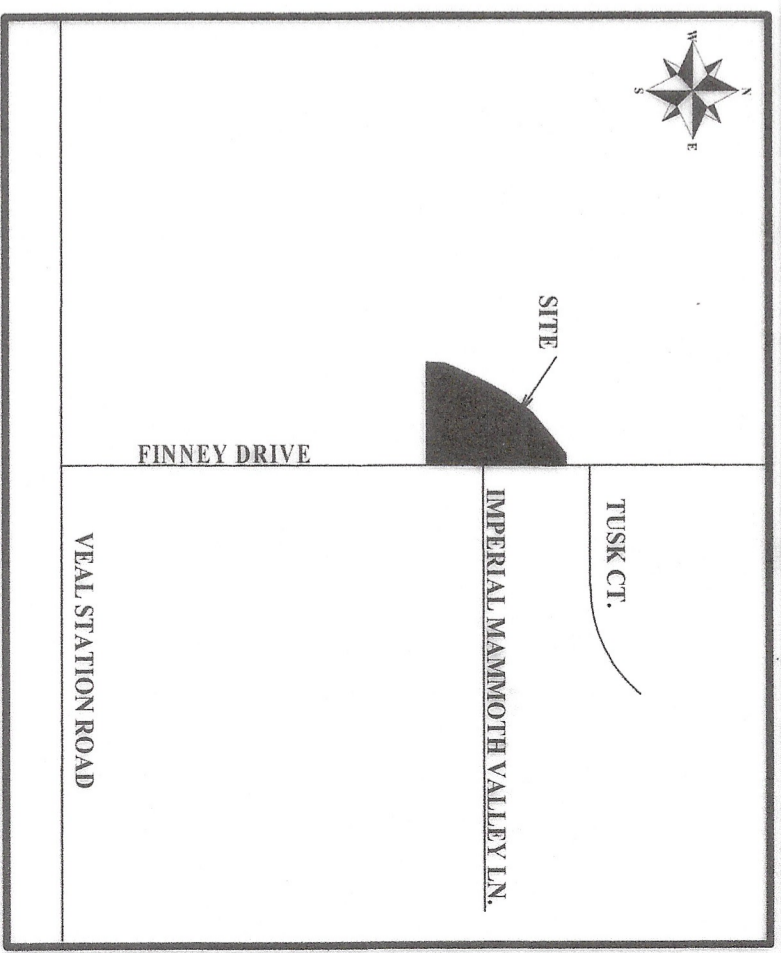
B.L. - BUILDING LINE SETBACK
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 D.E. - DRAINAGE EASEMENT

BOUNDARY LINE TABLE

Id	Bearing	Distance
B.1	S 89°14'02" E	25.45'

EASEMENT LINE TABLE

Id	Bearing	Distance
EL1	N 89°33'04" W	669.65'
EL2	N 57°35'09" W	146.29'
EL3	N 00°19'52" W	23.78'
EL4	S 57°35'09" E	153.43'
EL5	S 89°33'04" E	663.92'
EL6	S 00°26'56" W	20.00'



REASON FOR AMENDING:
 MINIMUM FINISH FLOOR GRADES
 ADJUSTED TO NEW FLOOD STUDY
 PERFORMED BY SHIELDS
 ENGINEERING IN DECEMBER 2020.

AMENDED PLAT
 SHOWING
**SILVER SAGE FARMS
 PHASE I**
 LOTS 1-6, BLOCK 1
 BEING A PLAT OF
 14,617 ACRES
 OUT OF THE
 RAM DEVELOPMENT TRACT 1,
 RECORDED IN INSTRUMENT NUMBER 202005494, D.R.P.C.T.
 OUT OF THE JAS WITCHER SURVEY, ABSTRACT NUMBER
 1644 AND THE HENRIETTA WHITTEN SURVEY, ABSTRACT
 NUMBER 1672
 SITUATED IN PARKER COUNTY, TEXAS

Notes:

- The bearings for this property exhibit are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, as derived from state observations using NOAA/NGS OPUS calculations performed on October 1, 2020.
- A portion of the property depicted on this survey lies within an existing 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP for Parker County, and Incorporated areas, Community Map No. 48367C0175E & 48367C200E, Rev. SEPT. 26, 2008
- This property is not within the extra-territorial jurisdiction of any city or county.
- All on-site sewage disposal systems shall comply with state and local requirements
- Water will be supplied by Walnut Creek Special Utility District.

OWNER
 RAM DEVELOPMENT COMPANY
 5816 BOAT CLUB DR
 FORT WORTH, TX 76179
 MARL MEBBE
 M7-480-3258

ENGINEER:
 SHIELD ENGINEERING
 GROUP, C/M
 1600 W. 7TH ST. SUITE 200
 FORT WORTH, TEXAS 76116
 KEVIN GLAUB
 (817) 506-5955

SURVEYOR:
 WHITTLED HALL SURVEYORS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 3559 WILLIAMS ROAD, SUITE 107
 FORT WORTH, TEXAS 76116
 JOHNNY WILLIAMS
 (817) 506-2916

ACCT NO: 17435
SCH DIST: AZ

E 794

JOB: 20-035

WHEREAS RAM Development LLC is the owner of a 14,617 acre tract in the Jas Witcher Survey, Abstract Number 1644, and the Henrietta Whitten Survey, Abstract Number 1672, situated in Parker County, Texas, and being a portion of that certain tracts of land described as Tract 1, in a deed to RAM Development, LLC, recorded in Instrument Number 202005494, Deed Records, Parker County, Texas, Bearings for this survey are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, as derived from state observation using NOAA/NGS OPUS calculations performed on October 1, 2020. Said 14,617 Acre tract being described by metes and bounds as follows:

BEGINNING at a MAG nail set in the apparent centerline of County Road Number 1060, also known as Finney Drive, a variable width right of way, and being the southeast corner of said Tract 1;

THENCE North 89°33'08" West, along the south line of said Tract 1, at a distance of 16.39 Feet pass a 1/2" iron rod found for the northeast corner of that certain tract of land described in a deed to Robert B. and Christi C. Daws, recorded in Volume 2732, Page 1993, Deed Records, Parker County, Texas, and continuing along said south line and the north line of said Daws tract, a distance of 792.70 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE departing said south and north line and continuing over and across said Tract 1 and Tract 2 the following courses and distances:

- North 00°19'56" West, a distance of 154.44 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- North 04°12'32" East, a distance of 200.18 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- North 10°49'45" East, a distance of 101.75 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- North 61°36'33" East, a distance of 307.87 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- North 13°34'02" East, a distance of 153.82 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- North 35°56'07" East, a distance of 259.35 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- North 51°10'08" East, a distance of 145.76 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- North 70°06'21" East, a distance of 187.87 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- South 89°14'02" East, a distance of 25.45 Feet to a MAG nail set in said apparent centerline;
- THENCE South 00°46'02" West, along said apparent centerline, a distance of 1121.19 Feet to the POINT OF BEGINNING and containing a computed area of 14,617 Acres, more or less.

THE STATE OF TEXAS §
COUNTY OF PARKER §

THAT RAM DEVELOPMENT, IS THE OWNER OF 14,617 ACRES, 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, AND DOES HEREBY ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE DEVELOPER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, THE CLEAN WATERS ACT, AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES WATER SUPPLY.

MEARL MCBEE

MEARL MCBEE
RAM DEVELOPMENT

STATE OF TEXAS §
COUNTY OF PARKER §

RAM DEVELOPMENT IS OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION DOES HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

MEARL MCBEE

MEARL MCBEE
RAM DEVELOPMENT

THE 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 MEARL MCBEE, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF MEARL MCBEE AND THAT HE/SHE EXECUTED THE SAME AS THE ACT OF SAID RAM DEVELOPMENT, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 14 DAY OF June, 2021.

Rama Rose Ginter
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS § COUNTY OF PARKER §	APPROVED by the Commissioners Court of Parker County, Texas, on this <u>28</u> day of <u>June</u> , 2021.
Pat Deak, County Judge	<i>Pat Deak</i>
George Stanley, Commissioner Precinct #1	<i>George Stanley</i>
Larry Walden, Commissioner Precinct #3	<i>Larry Walden</i>
Craig Pearson, Commissioner Precinct #2	<i>Craig Pearson</i>
Steve Dugan, Commissioner Precinct #4	<i>Steve Dugan</i>

I, RAM DEVELOPMENT, HEREBY MAKE APPLICATION TO THE PARKER COUNTY PLATTING OFFICE TO SUBDIVIDE 14,617 ACRES OF PROPERTY LOCATED ON FINNEY DRIVE IN PRECINCT #1 IN PARKER COUNTY, TEXAS, PER SECTION 232.001 OF THE LOCAL GOVERNMENT CODE AS FOLLOWS:

CREATING LOT 1-6, BLOCK 1, FINNEY FARMS, OUT OF A CERTAIN TRACT OF LAND KNOWN AS TRACT 1, AS DESCRIBED IN A DEED TO RAM DEVELOPMENT, RECORDED IN INSTRUMENT NUMBER 202005494, DEED RECORDS, PARKER COUNTY, TEXAS.

I UNDERSTAND THAT ALL COSTS RELATED TO THE REVISION PROCESS (BASE FEE, ADVERTISING COSTS, ETC.) MUST BE PAID IN FULL BEFORE ANY ACTION WILL BE TAKEN BY COMMISSIONERS COURT.

DATED THIS 14 DAY OF June, 2021.

Mearl McBee
MEARL MCBEE

RAM DEVELOPMENT
5816 BOAT CLUB ROAD
FORT WORTH, TEXAS 76179

ACKNOWLEDGED

JANIE HERCE
PLATTING COORDINATOR

THE STATE OF TEXAS §
COUNTY OF PARKER §

Surveyor's Certificate

THIS is to certify that I, Johnny D.L. Williams, a Registered Professional Land Surveyor of the State of Texas, has plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TBPLS FIRM REG. NO. 10138500

DATE: 06/10/2021



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Sila Deelle

202125461
06/28/2021 03:37 PM
File Deakle, County Clerk
Parker County, Texas
PLAT

E 794

AMENDED PLAT
SHOWING

SILVER SAGE FARMS
PHASE 1

LOTS 1-6, BLOCK 1

BEING A PLAT OF
14,617 ACRES

OUT OF THE

RAM DEVELOPMENT TRACT 1,

AND BEING

OUT OF THE JAS WITCHER SURVEY, ABSTRACT NUMBER
1644, AND THE HENRIETTA WHITTEN SURVEY, ABSTRACT
NUMBER 1672

SITUATED IN PARKER COUNTY, TEXAS

SURVEYOR:

WHITFIELD HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916

OWNER:

RAM DEVELOPMENT COMPANY
5816 BOAT CLUB DR
FORT WORTH, TX 76179
MEARL MCBEE
817-480-5356

ENGINEER:

SHIELD ENGINEERING
GROUP, CPN
1600 W. 7TH ST, SUITE 200
FORT WORTH, TX 76102
KEVIN CLAUB
(883) 207-5955