202024744 PLAT Total Pages: 1 STATE OF TEXAS NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 48367 C 0250 E
EFFECTIVE DATE: SEPTEMBER 26, 2008. WHEREAS, WARREN E. WELCH AND FREDERICKA E. WELCH (Doc No. 201716929 - Lot 6, Block 1 and Doc No. 202016796-"There shall be provided at the intersections of all public 0.69 acres of lot 7, Block 1) and MICHAEL D. FINLEY AND MARY ANN FINLEY (portion of Lot 7 and all of Lot 8. Block 1 -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 streets, visibility triangles as required by County Statutes. V. 2201, P. 1576), are the sole owners of Lots 6, 7, and 8, Block 1, SADDLE CLUB ESTATES, PHASE IV, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 69, Plat Record, Parker County, Texas and being more particularly described by metes and bounds as follows: NOTE: We do hereby waiver 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, Surveyor is not responsible for locations of undergroun BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the west right of way line of Brook Hollow or natural contours, to conform to the grades established in utilities. Contact 811 for locations of all underground Lane at the northeast corner of said Lot 6 and the southeast corner of Lot 5, Block 1, said Saddle Club Estates, utilities/gas lines before digging, trenching, excavation This plat represents property which has been platted without a Groundwater NTS THENCE with the west right of way line of said Brook Hollow Lane the following courses and distances; S 00°44'55" W, 363.66 feet to an iron rod found at the beginning of a curve to the left with a radius of 630.0 NOTICE: Selling a portion of this addition by metes and Certification as prescribed in the Texas bounds is a violation of county regulations and state law, nd whose chord bears S 06°35'20" E, 160.92 feet; Local Government Code, Section 232.0032. and is subject to fines and other penalties. With said curve to the left through a central angle of 14'40'30" and a distance of 161.36 feet to an iron rod at the southeast corner of said Lot 8 and the northeast corner of Lot 9, Block 1, said Saddle Club Estates, Buyer is advised to question the seller as to the groundwater availability." LINEAR FEET OF ROADS: NO NEW ROADS WATER: PARKER COUNTY WATER SUPPLY THENCE N 89'15'05" W, with the common line of said lots, 290.55 feet to an iron rod found at the southwest corner of WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS said Lot 8 and the northwest corner of said Lot 9; NOTE 1: WELL SITE AND SANITARY CONTROL EASEMENTS ARE REFERENCED IN VOLUME 1824, PAGE 1874; VOLUME 1824, PAGE 90 AND VOLUME 1824, THENCE N 00°44'55" E, with the west line of said Phase IV, 523.25 feet to an iron rod found at the northwest corner of said Lot 6 and the southwest corner of said Lot 5; THENCE S 89'15'05" E. with the common line of said lots, 270.00 feet to the POINT OF PARKER COUNTY REAL acres (142359 square feet) of land. LIENHOLDER WELL SITE EASEMEN NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: 5 S 89°15'05"E 270.00 THAT, WARREN E. WELCH AND PREDERICKA E. WELCH and MICHAEL D. FINLEY AND MARY ANN FINLEY does hereby 3adopt this plat designating the hereinabove described real property as LOT 6R AND LOT 8R, BLOCK 1, SADDLE CLUB 7.5' UTILITY EASEMENT ESTATES, PHASE IV, AN ADDITION IN PARKER COUNTY, TEXAS, being a Replat of Lots 6, 7 and 8, Block 1, Saddle Club Estates, Phase IV, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 69, Plat Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown WITNESS my hand at 101 WING Will. Parker County, Texas this _____ day of #MANWIY_____, 2020. 4R FILED AND RECORDED This the ____ day of . OFFICIAL PUBLIC RECORDS Gredericky E- Welch REPLAT, PHASE II SADDLE CLUB ESTATES PLAT ÇABINET C, SLIDE 83 Winny Welch Lila Deable Notary Public, State of Texas Warren E. Welch Fredericka E, Welch 202024744 08/11/2020 02:07 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT Mary Ann Finley STATE OF TEXAS COUNTY OF PARKER STATE OF TEXAS BEFORE ME, the undersigned authority, on this day personally appeared WARREN E. WELCH, known to me by COUNTY OF PARKER BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL D. FINLEY, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration expressed and, in the capacity, therein stated. executed the same for the purposes and consideration expressed and, in the capacity, therein stated. THE STATE OF TEXAS COUNTY OF PARKER GIVEN UNDER MY HAND, AND SEAL OF OFFICE on BUILDING LINES AND UTILITY EASEMENTS ALONG I, WAREN & CLEAK, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial this the 4th day of Quaust THIS LINE VACATED WITH THIS PLAT GIVEN UNDER MY HAND AND SEAL OF OFFICE on Notary Public in and for the State of Texas this the 4th day of Qualist Notary Public in and for the State of Texas 6R Jurisdiction of any incorporated city or town, Parker 6-22-2022 1.773 ACRES \ My Commission Expires On: 10-22-2022 War Wells (77236 SF) My Commission Expires On: STATE OF TEXAS COUNTY OF PARKER STATE OF TEXAS HOLLOW (60' ROW) BEFORE ME, the undersigned authority, on this day COUNTY OF PARKER personally appeared FREDERICKA E. WELCH, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she BEFORE ME, the undersigned authority, on this day personally appeared MARY ANN FINLEY, known to me by the person whose name is subscribed to the above and executed the same for the purposes and consideration foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration expressed and, in the capacity, therein stated. 10' SIDE BUILDING LINE expressed and, in the capacity, therein stated. N 89°15'05"W 7.5' UTILITY EASEMENT BROOK 7.5' UTILITY EASEMENT GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of LUGUST THE STATE OF TEXAS COUNTY OF PARKER Lunca Stokes Notary Public in and for the State of Texas 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 Notary Public in and for the State of Texas 4-22-2022 10-22-2022 BUILDING LINES AND UTILITY EASEMENTS ALDING My Commission Expires On: REBECCA STOKES THIS LINE VACATED WITH THIS PLAT **Notary Public** 8R State of Texas David Harlan, Jr. ID # 167506-6 My Comm. Expires 06-22-2022 REBECCA STOKES Texas Registered Professional Land Surveyor, No. 2074 Notary Public 1.495 ACRES State of Texas May 2020 ACCT. NO .: THE STATE OF TEXAS L=161.36' R=630.0' S 06°35'20"E 160.92' APPROVED by the Commissioners Court of Parker County, Texas, war FINAL PLAT LOT 6R AND LOT 8R, BLOCK 1 SADDLE CLUB ESTATES, PHASE IV AN ADDITION IN PARKER COUNTY, TEXAS Steve Dugan Being a Replat of Lots 6, 7 and 8, Block 1 Commissioner Precinct #4 Saddle Club Estates, Phase IV 7.5' UTILITY EASEMENT an addition to Parker County, Texas, according to the N 89°15'05"W 290.55 plat recorded in Plat Cabinet C, Slide 69, Plat Record Owners/Developers: Warren and Fredericka Welch 17239.00 007.00 Parker County, Texas SCALE: 1" = 50' 1-530-417-3817 HARLAN LAND SURVEYING, INC. 106 EUREKA STREET WEATHERFORD, TX 76086 METRO(817)596-9700-(817)599-0880 FAX: METRO(817) TRUE 41089560-101 17239.00.006.00 146 Brook Hollow Lane Weatherford, TX 76088 and Michael and Mary Ann Finley 321 Saddle Club Road 1/2" IRON ROD UNLESS NOTED 1/2" IRON ROD (HARLAN, 2074 "CAP") GRAPHIC SCALE - FEET FIRM #10088500 horlar Weatherford, TX 76088 Cabinet/Instrument#