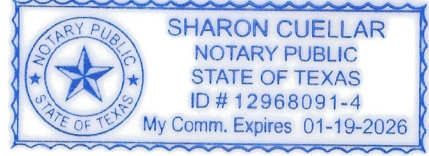
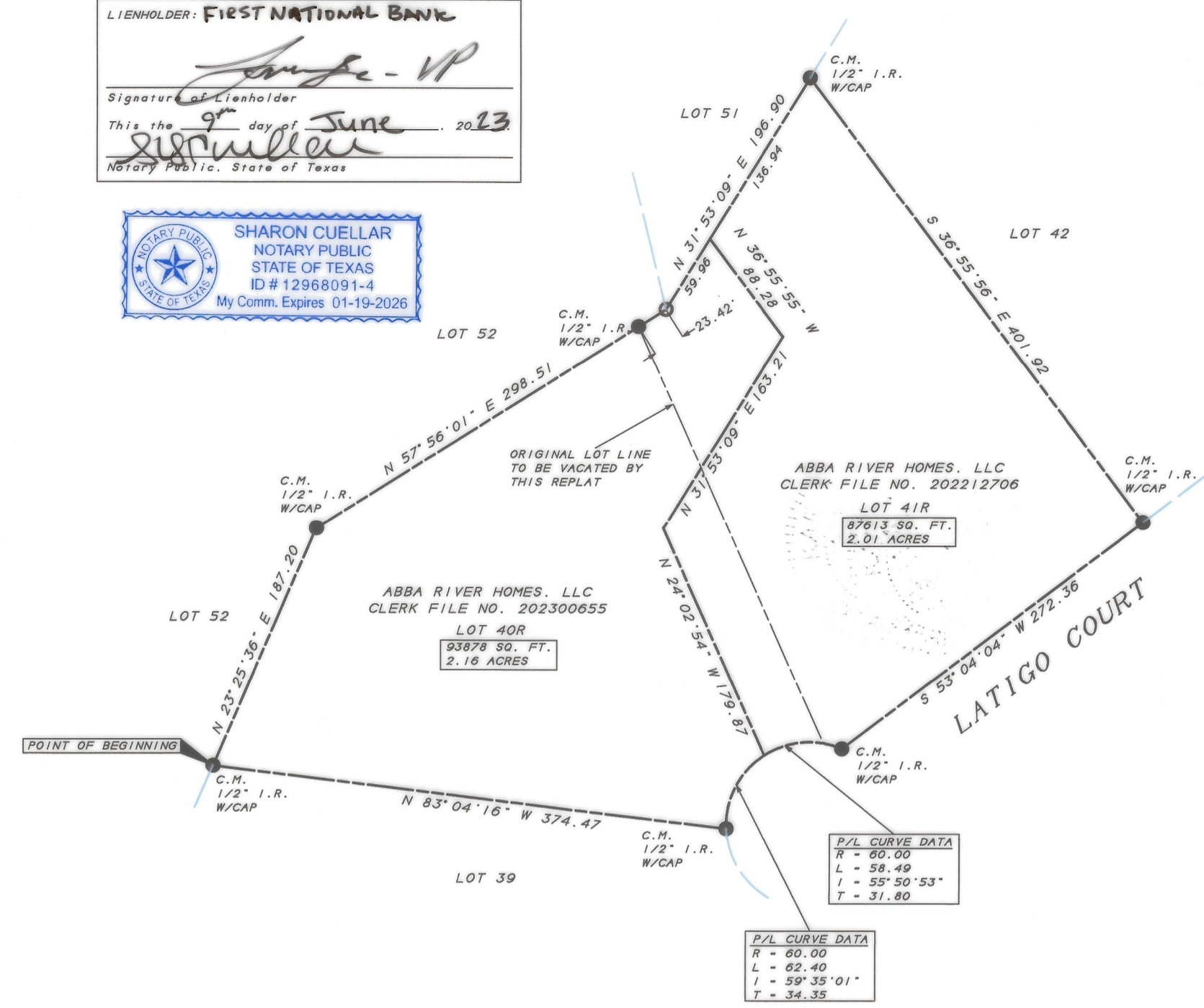
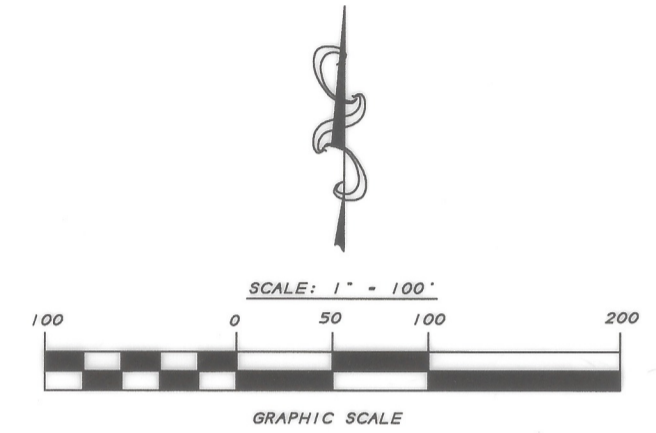
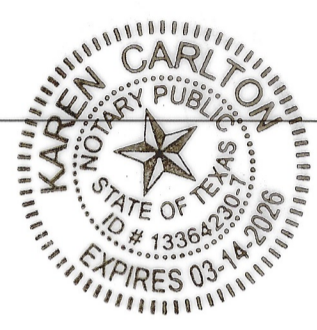
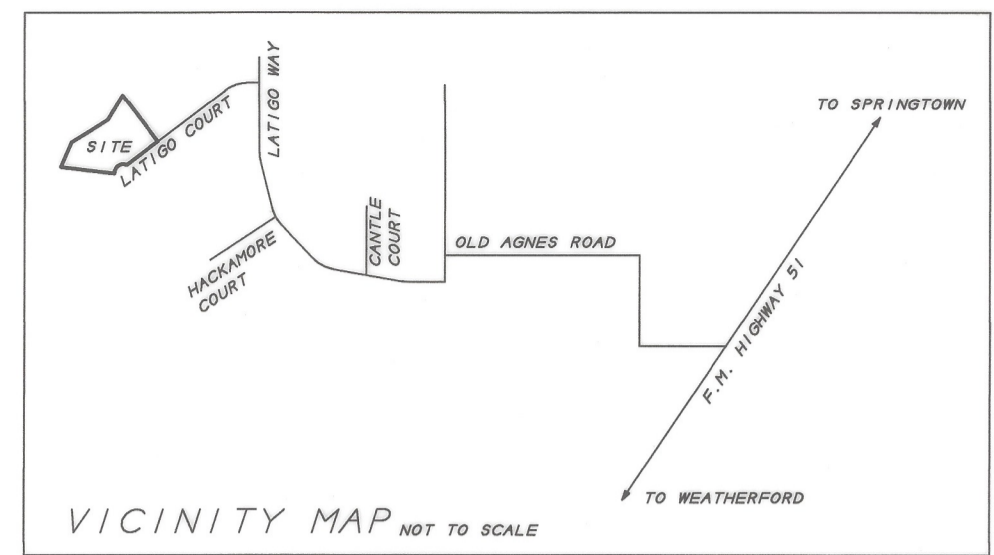


LIENHOLDER: FIRST NATIONAL BANK
 Signature of Lienholder
 This the 9th day of June, 2023
 Sharon Cuellar
 Notary Public, State of Texas



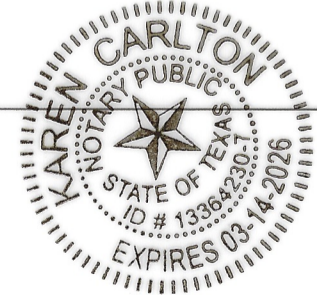
THE STATE OF TEXAS {}
 COUNTY OF PARKER {}
 I, David Davis being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.
 Signature of Owner
 THE STATE OF TEXAS {}
 COUNTY OF PARKER {}
 Before me, the undersigned authority on the day personally appeared David Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
 Given under my hand and seal on this the 9th day of June, 2023.
 Karen Carlton
 Notary Public in and for State of Texas



17233.002.040.00
 17233.002.041.00

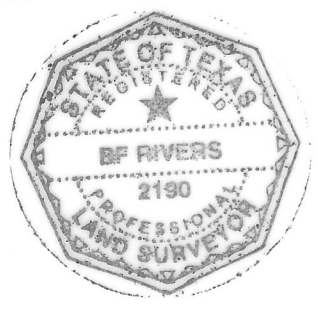
STATE OF TEXAS
 PARKER COUNTY
 WHEREAS J. Abba River Homes, LLC being the owner of Lots 40 and 41, Saddlecrest Estates, Phase 2, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 788 of the Plat Records of Parker County, Texas, and being more particularly described as follows:
 BEGINNING at a 1/2 inch iron rod with cap, found in place, on the East line of Lot 52, said point being the Northwest corner of Lot 39 and the Southwest corner of Lot 40, for the Southwest corner of this tract:
 THENCE N 23D 25' 36" E, along and with the East line of said Lot 52 and the West line of said Lot 40, a distance of 187.20 feet to a 1/2 inch iron rod with cap, found in place, for an angle point of this tract:
 THENCE N 57D 56' 01" E, along and with the Southeasterly line of said Lot 52 and the Northwesterly line of said Lot 40, at 275.09 feet a 1/2 inch iron rod with cap, found in place, a total distance of 298.51 feet to a 1/2 inch iron rod, set, said point being the most Southerly corner of Lot 51, for an angle point of this tract:
 THENCE N 31D 53' 09" E, along and with said Lot 51, a distance of 196.90 feet to a 1/2 inch iron rod with cap, found in place, said point being the most Westerly corner of Lot 42 and being the most Northerly corner of said Lot 41, for the most Northerly corner of this tract:
 THENCE S 36D 55' 56" E, along and with the Westerly line of said Lot 42, a distance of 401.92 feet to a 1/2 inch iron rod with cap, found in place, on the Northwest line of Latigo Court, for the Southeast corner of this tract:
 THENCE S 53D 04' 04" W, along and with the Northwest line of said Latigo Court, a distance of 272.36 feet to a 1/2 inch iron rod with cap, found in place, at the beginning of a curve to the left:
 THENCE Southwesterly, along and with the Northwesterly line of said Latigo Court and along and with said curve to the left having a radius of 60.00 feet, the chord of which bears S 55D 20' 57" W, a distance of 101.46 feet, arc distance of 120.89 feet to a 1/2 inch iron rod with cap, found in place, said point being the Northeast corner of said Lot 39, for a corner of this tract:
 THENCE N 83D 04' 16" W, along and with the North line of said Lot 39, a distance of 374.47 feet to the place of beginning and containing 4.17 acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
 That I, representative for Abba River Homes, LLC do hereby adopt this plat designating the herein described real property as Lots 40R and 41R, Saddlecrest Estates, Phase 2, an addition in Parker County, Texas and do hereby dedicate to the public's use forever the easements and streets shown hereon. The builder, the Developer, and their assignees, shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.
 Witness my hand in Parker County, Texas, the 9th day of June, 2023.
 Representative for Abba River Homes, LLC
 STATE OF Texas
 COUNTY OF Parker
 Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I, Representative for Abba River Homes, LLC known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
 Given under my hand and seal of office this 9th day of June, 2023.
 Karen Carlton
 Notary Public My Commission Expires 3-14-26



Ownership and Development Representative
 Abba River Homes, LLC
 12601 Cleburne Highway
 Cresson, Texas 76035

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN MAY, 2023.
 B.F. RIVERS, M.S., P.E., R.P.L.S.
 NO. 2190, STATE OF TEXAS



SINCE 1976
RIVERS SURVEYING, INC.
 LAND SURVEYORS
 P.O. BOX 1447
 MINERAL WELLS, TEXAS 76068
 OFFICE: 940-325-8613
 FIRM# 10012400

NOTES:
 1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
 2) Water source is from private water wells.
 3) Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.
 NOTE:
 According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0275E, dated September 26, 2008, this tract does not lie within a 100 year flood plain.

17233
 WE
 H-11
 NWE

CLERK STICKER:
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Lila Deakle
 202316456
 06/26/2023 02:19 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

REPLAT
 LOTS 40R AND 41R
SADDLECREST ESTATES, PHASE 2
 AN ADDITION IN PARKER COUNTY, TEXAS
 BEING LOTS 40 AND 41, SADDLECREST ESTATES, PHASE 2, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO PLAT RECORDED PLAT CABINET E, SLIDE 788 P.R.P.C.T.
 THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 508, DATE 6-26-23