

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0250 F EFFECTIVE DATE: APRIL 05, 2019 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NO NEW ROADS:
WASTEWATER BY PRIVATE SEPTIC SYSTEMS: WATER BY SADDLE CLUB WATER SUPPLY, (AQUA TEXAS) UNKNOWN NUMBER PARKER COUNTY WATER SUPPLY, INC. (817)594-2900 AND/OR PRIVATE WELLS

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

LINEAR FEET OF ROADS: NO NEW ROADS

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.

STATE OF TEXAS
COUNTY OF PARKER

202240503 PLAT Total Pages: 1

WHEREAS, BRIANNE R. GLICK (DOC# 201720577), being the sole owners of Lot 45R and Lot 46R, Block 1, SADDLE CLUB ESTATES, PHASE II, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 214, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west right of way line of Saddle Club Road, said iron being the northeast corner of said Lot 45R and the southeast corner of Lot 44, said Saddle Club Estates, Phase II;

THENCE S 02°43'13" W, with the west right of way line of said Saddle Club Road, 898.15 feet to an iron rod found at the southeast corner of said Lot 46R;
THENCE N 63°40'42" W, 637.01 feet to a bolt found at the southwest corner of said Lot 46R;
THENCE N 00°24'31" E, 643.13 feet to an iron rod found at the northwest corner of said Lot 45R;
THENCE S 87°19'36" E, 609.67 feet to the POINT OF BEGINNING and containing 10.51 acres (457816 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, BRIANNE R. GLICK, does hereby adopt this plat designating the hereinabove described real property as LOT 45R1 AND LOT 46R1, BLOCK 1, SADDLE CLUB ESTATES, PHASE II, AN ADDITION IN PARKER COUNTY, TEXAS, Being a replat of Lot 45R and Lot 46R, Block 1, Saddle Club Estates, Phase II, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 214, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at 101 year Main, Parker County, Texas this 20 day of September, 2022.

Brianne R. Glick

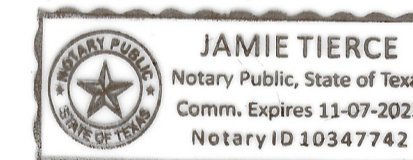
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared BRIANNE R. GLICK, 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 20 day of September, 2022

Jamie Tierce
Notary Public in and for the State of Texas

My Commission Expires On:



STATE OF TEXAS
COUNTY OF PARKER

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.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
SEPTEMBER, 2022



FILED AND RECORDED

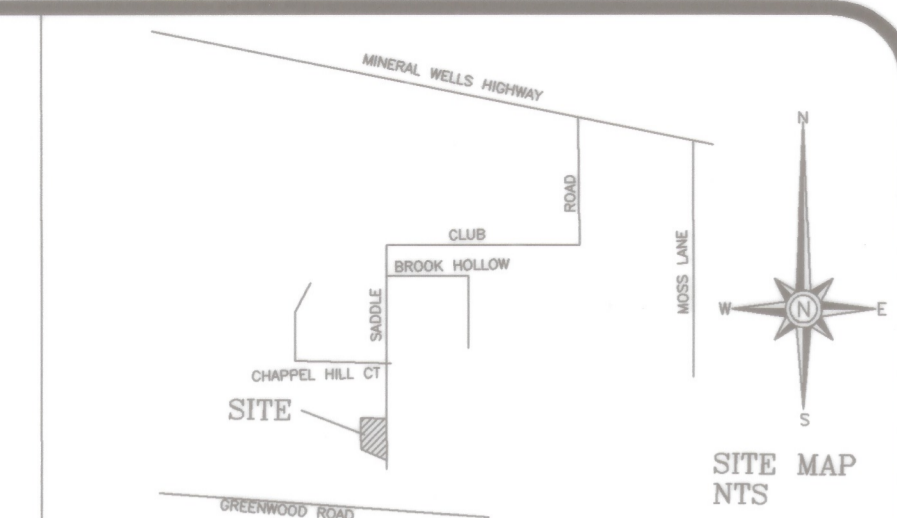
OFFICIAL PUBLIC RECORDS

Lila Deakle

202240503
11/15/2022 10:59 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

BLANKET WATER LINE EASEMENT OVER AND ACROSS THE LOT RECORDED IN VOLUME 2012, PAGE 1599 IS RECORDED IN: VOLUME 2037, PAGE 138

ONEOK West Texas NGL Pipeline, L.L.C. operates and maintains a 50 foot wide Right-of-Way, as shown on the face of the Plat and referenced by, Volume 524, Page 38, shall be for the exclusive use of he pipelines right-of-way holder and shall not be used by any other utility provider without consent of the easement holder. No lake, pond, building or other structures of permanent nature may be constructed upon or over said easement without written consent of the easement holder.



LIENHOLDER

Signature of Lien holder

This the ___ day of ___, 2022.

Notary Public, State of Texas

17241.001.045.00
17241.001.045.20

STATE OF TEXAS
COUNTY OF PARKER

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

17241
WWE
F-15

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 14th day of November, 2022.

Pat Deen, County Judge

George A Conley
Commissioner Precinct #1

Craig Paddock
Commissioner Precinct #2

Larry Warden
Commissioner Precinct #3

STEVE DUGAN
Commissioner Precinct #4

OWNER/DEVELOPER:
Brianne R. Glick
342 Saddle Club Road
Weatherford, TX 76088
817-925-3565

NOTE: CONTACT PIPELINE COMPANY'S OR 1-800-DIG-TESS BEFORE DIGGING TRENCHING OR EXCAVATING.

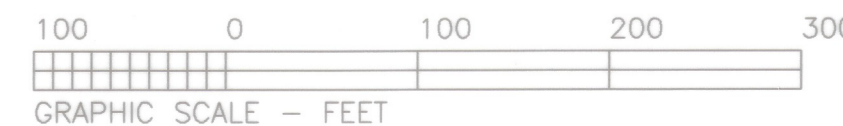
STATE OF TEXAS
COUNTY OF PARKER

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.

Signature of Owner

CONCHO CREEK ESTATES
PLAT CABINET C, SLIDE 138

F 372
Volume or Cabinet Page or Slide



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