

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, CHELDAN HOMES LP (202212378, Lot 10 and (202218682, Lot 11, acting by and through its duly authorized agent, are the sole owners of LOTS 10 and 11, SILVER SADDLE RANCH, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 422, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post at the most southerly northeast corner of said Lot 11 at the northwest corner of a tract of land described by deed to Skiles Family Ranches, LP recorded in Volume 2887, Page 1144, Official Records, Parker County, Texas in the east line of Shanes Lane, as it exists;

THENCE with the east line of said Lot 11, S 05°43'51" W, 97.94 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northeast corner of Lot 12, said Silver Saddle Ranch;

THENCE with the line of said Lot 12 the following courses and distances;
S 79°47'57" W, 259.94 feet to a nail found in a cul-de-sac being Saddle Spur Trail;

S 05°43'52" W, with the center of said Saddle Spur Trail, 145.13 feet to a nail at the most southerly corner of said Lot 10 and the most easterly corner of Lot 9, said Silver Saddle Ranch;

THENCE N 45°33'17" W, leaving said Saddle Spur Trail, 472.66 feet to an iron rod found in the south right of way line of said Shanes Lane;

THENCE with the right of way line of said Shanes Lane the following courses and distances;
N 61°17'36" E, 512.95 feet to a nail;

S 30°01'38" E, 334.92 feet to the POINT OF BEGINNING and containing 4.02 acres (174744 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHELDAN HOMES LP, acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as LOTS 10R AND 11R, SILVER SADDLE RANCH, AN ADDITION IN PARKER COUNTY, TEXAS, being a revision of Lots 10 and 11, Silver Saddle Ranch, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 422, Plat Records, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 18th day of November, 2022.

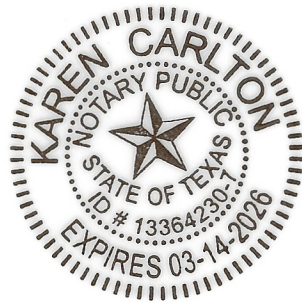
Trey Hart
Trey Hart, Agent - Cheldan Homes

STATE OF TEXAS
COUNTY OF PARKER

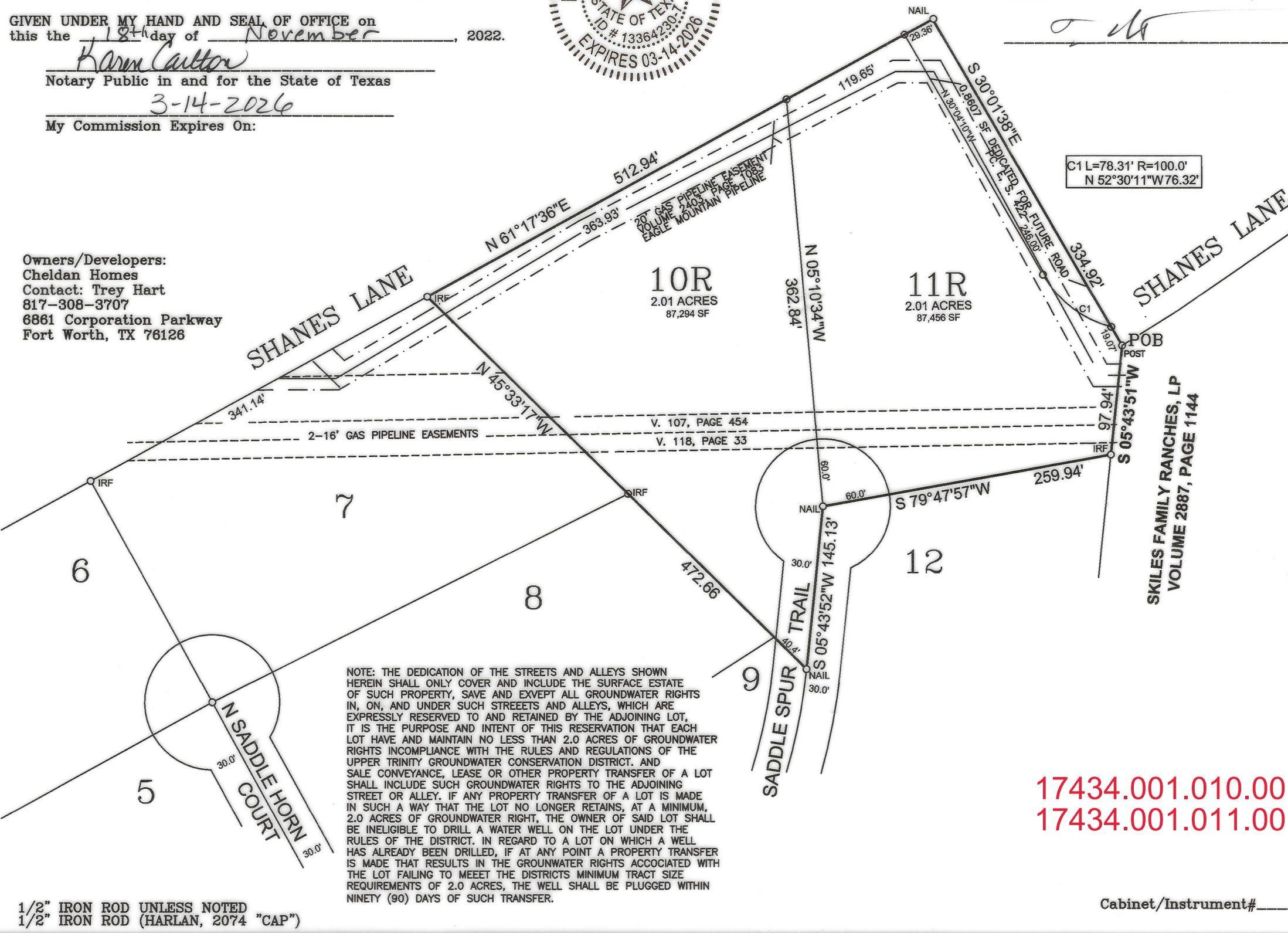
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Trey Hart, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of November, 2022.

Karen Carlton
Notary Public in and for the State of Texas
3-14-2026
My Commission Expires On:



Owners/Developers:
Cheldan Homes
Contact: Trey Hart
817-308-3707
6861 Corporation Parkway
Fort Worth, TX 76126



NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY RESERVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT. AND SALE CONVEYANCE, LEASE OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY, IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHT. THE OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARD TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICTS MINIMUM TRACT SIZE REQUIREMENTS OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

202242765 PLAT Total Pages: 1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

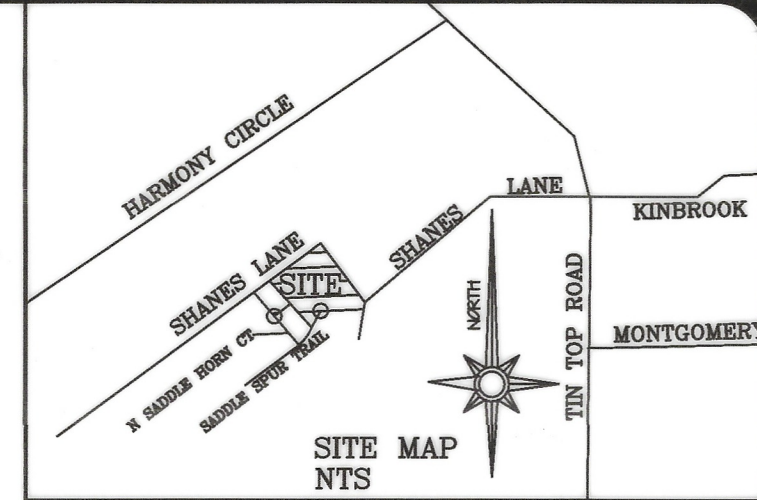
202242765
12/12/2022 02:50 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

STATEMENT ACKNOWLEDGING VISIB

THE 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.

Trey Hart
Signature of Owner



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0400 F EFFECTIVE DATE: APRIL 05, 2019 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

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.

"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 groundwater availability."

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.

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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: PRIVATE INDIVIDUAL WELLS

WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

THE STATE OF TEXAS
COUNTY OF PARKER

I, Trey Hart, 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, Parker County, Texas.

THE 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.
Texas Registered Professional Land Surveyor, No. 2074

SEPTEMBER 2022



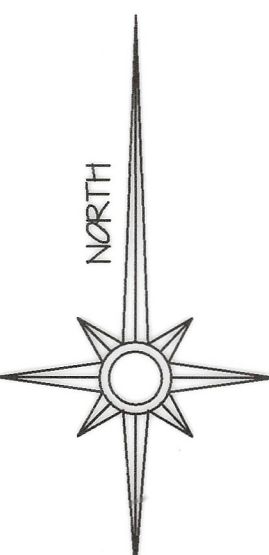
THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 12th day of December, 2022.

George A. Conley Commissioner Precinct #1
Craig Peacock Commissioner Precinct #2
Larry Walden Commissioner Precinct #3
Steve Dugan Commissioner Precinct #4

17434
WE
H-18

REVISION PLAT
LOTS 10R AND 11R
SILVER SADDLE RANCH
AN ADDITION IN PARKER COUNTY, TEXAS
Being a revision of Lots 10 and 11, Silver Saddle Ranch, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 422, Plat Records Parker County, Texas

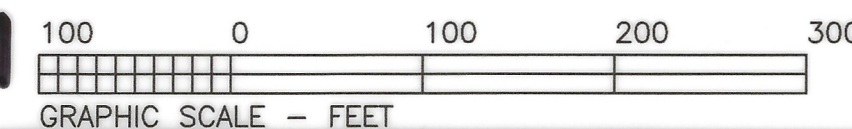


SCALE: 1" = 100'

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

Cabinet/Instrument#

F 397



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