

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 E EFFECTIVE DATE: SEPTEMBER 28, 2008 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

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: PARKER COUNTY WATER SUPPLY  
WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

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."

STATE OF TEXAS  
COUNTY OF PARKER

202024744 PLAT Total Pages: 1

WHEREAS, WARREN E. WELCH AND FREDERICKA E. WELCH (Doc No. 201718929 - Lot 6, Block 1 and Doc No. 202018796- 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 - 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:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the west right of way line of Brook Hollow Lane at the northeast corner of said Lot 6 and the southeast corner of Lot 5, Block 1, said Saddle Club Estates, Phase IV;

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 feet and whose chord bears S 06°35'20" E, 160.92 feet;

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 found at the southeast corner of said Lot 8 and the northeast corner of Lot 9, Block 1, said Saddle Club Estates, Phase IV;  
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 said Lot 6 and the northwest corner of said Lot 9;  
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 BEGINNING and containing 3.268 acres (142359 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WARREN E. WELCH AND FREDERICKA E. WELCH and MICHAEL D. FINLEY AND MARY ANN FINLEY does hereby adopt this plat designating the hereinabove described real property as LOT 6R AND LOT 8R, BLOCK 1, SADDLE CLUB 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 thereon.

WITNESS my hand at 101 W. Main, Parker County, Texas this 11 day of August, 2020.

Warren E. Welch  
Fredericka E. Welch  
Michael D. Finley  
Mary Ann Finley

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle  
202024744  
08/11/2020 02:07 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared WARREN 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 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 11th day of August, 2020.

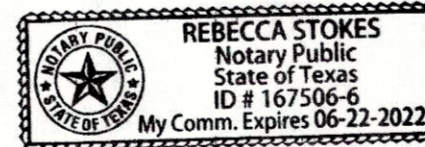
Rebecca Stokes  
Notary Public in and for the State of Texas  
6-22-2022  
My Commission Expires On:

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day 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 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 11th day of August, 2020.

Rebecca Stokes  
Notary Public in and for the State of Texas  
6-22-2022  
My Commission Expires On:



STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 11th day of August, 2020.

George Conley, Commissioner Precinct #1  
Craig Peacock, Commissioner Precinct #2  
Walden, Commissioner Precinct #3  
Steve Dugan, Commissioner Precinct #4

STATE OF TEXAS  
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 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 11th day of August, 2020.

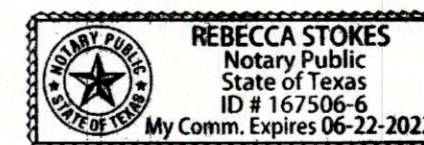
Rebecca Stokes  
Notary Public in and for the State of Texas  
6-22-2022  
My Commission Expires On:

STATE OF TEXAS  
COUNTY OF PARKER

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 foregoing instrument, and acknowledged to me that he/she 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 11th day of August, 2020.

Rebecca Stokes  
Notary Public in and for the State of Texas  
6-22-2022  
My Commission Expires On:



ACCT. NO.: 17239  
SCH. DIST.: WJ2  
CITY: F15  
MAP NO.: NWE



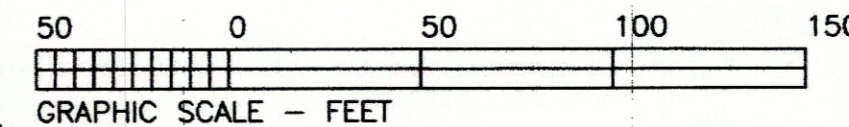
May 2020

David Harlan, Jr.  
Texas Registered Professional Land Surveyor, No. 2074

FINAL PLAT

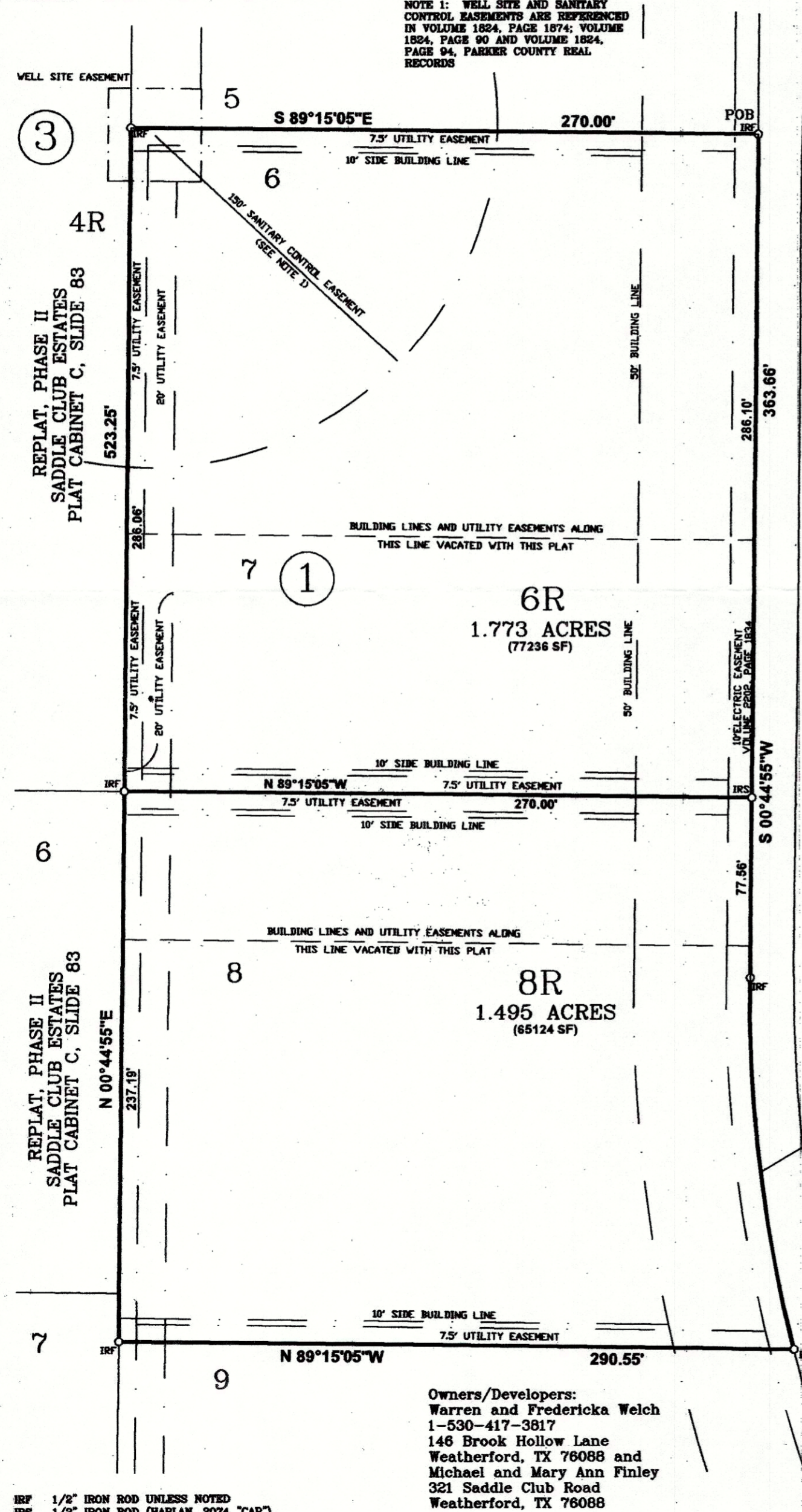
LOT 6R AND LOT 8R, BLOCK 1  
SADDLE CLUB ESTATES, PHASE IV  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being a Replat of Lots 6, 7 and 8, Block 1  
Saddle Club Estates, Phase IV

an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 69, Plat Record Parker County, Texas



SCALE: 1" = 50'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700 (817)599-0880  
FAX: METRO(817) 341-2833  
FIRM #10088500 harlanland@yahoo.com



L=161.36' R=630.0'  
S 06°35'20" E 160.92'

Owners/Developers:  
Warren and Fredericka Welch  
1-530-417-3817  
146 Brook Hollow Lane  
Weatherford, TX 76088 and  
Michael and Mary Ann Finley  
321 Saddle Club Road  
Weatherford, TX 76088

Cabinet/Instrument# E Slide 569