

VICINITY MAP

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles being 25' x 25' along said streets."

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.

LOT 17R AND LOT 18R, BLOCK 1
A REPLAT OF LOT 17 AND LOT 18, BLOCK 1
SADDLE CLUB ESTATES, AN ADDITION TO
PARKER COUNTY, TEXAS

393540
PCB-506

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County,
Texas, this 12th day of July, 2000

County Judge - Absent -
Commissioner Precinct #1 - Absent -
Commissioner Precinct #2 - Mark Dobb
Commissioner Precinct #3 - Charlie Norton
Commissioner Precinct #4 - Gary Blugge

RECEIVED AND FILED
FOR RECORD
11:00 O'Clock

JUL 19 2000

Jane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

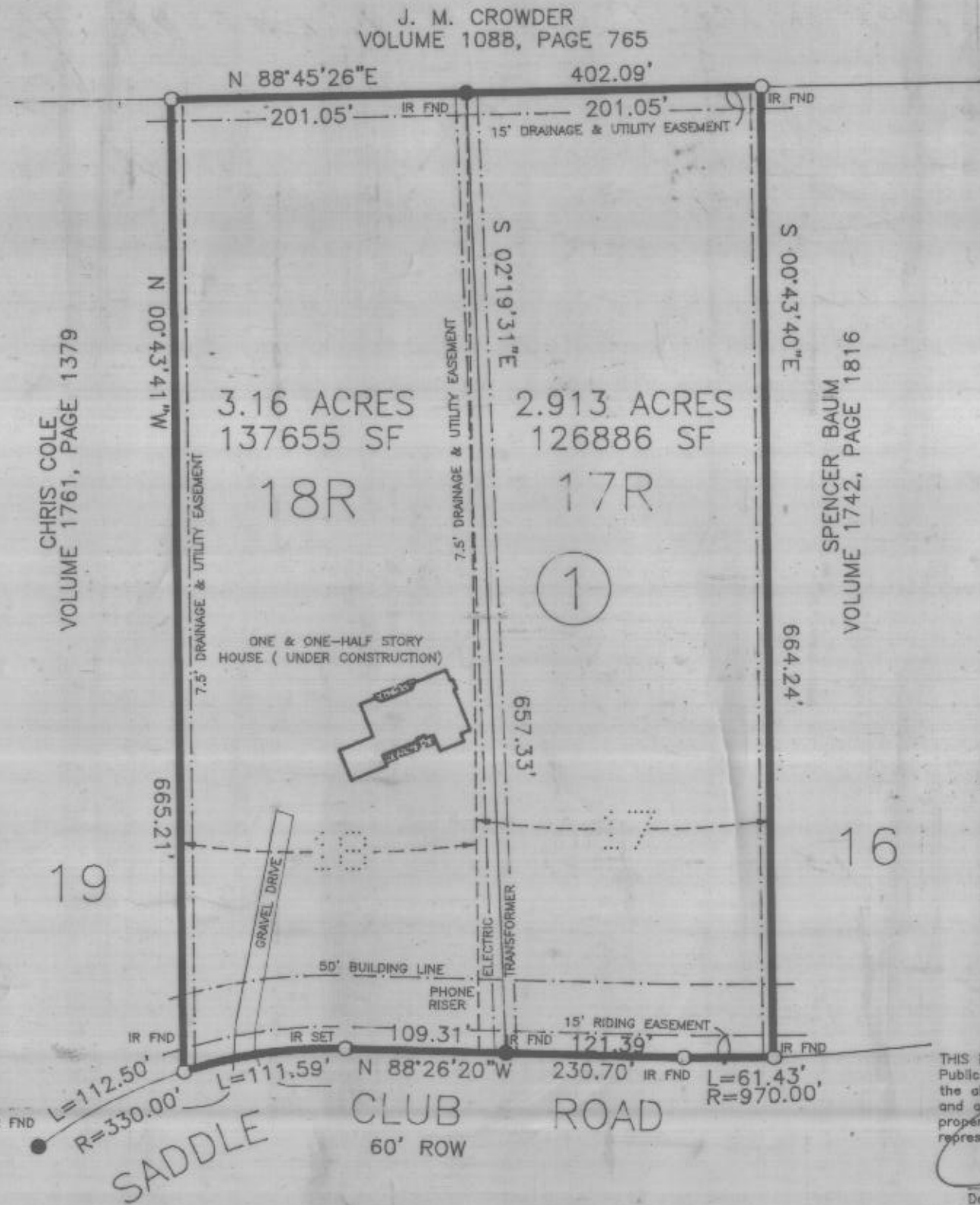
ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL OR USE OF THE
DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCE-
ABLE UNDER FEDERAL LAW.

STATE OF TEXAS
COUNTY OF PARKER)
WHEREAS, SWEETWATER LAND AND CATTLE COMPANY, Ltd. (Lot 17)
and JAY LARMER AND ROSALIND LARMER (Lot 18) being the sole owners of
Lot 17 and Lot 18, Block 1, SADDLE CLUB ESTATES, an addition to Parker County,
Texas, according to the plat recorded in Plat Cabinet B, Side 259, Plat Records,
Parker County, Texas and being more particularly described by metes and bounds
as follows:

BEGINNING at an iron rod found in the north right of way line of Saddle Club Road,
a 83 foot right of way, said iron being the common corner of said Lot 18 and Lot 19,
Block 1;
THENCE N 00°43'41" W, with the common line of said Lot 18 and Lot 19,
665.21 feet to an iron rod found in the north line of said Saddle Club Estates;
THENCE N 88°45'26" E, with the north line of said Saddle Club Estates, 402.09
feet to an iron rod found at the northeast corner of said Lot 17 and the northwest
corner of Lot 16, Block 1;
THENCE S 00°43'40" E, with the common line of said Lot 16 and Lot 17, 664.24
feet to an iron rod found in the north right of way line of said Saddle Club Road in a
non-tangent curve to the right with a radius of 970.0 feet and whose chord bears
S 89°44'48" W, 61.42 feet;
THENCE with the north right of way line of said Saddle Club Road the following
course and distances;
With said curve to the right through a central angle of 03°37'43" and a
distance of 61.43 feet to an iron rod found;
N 88°26'20" W, 230.70 feet to an iron rod found at the beginning of a curve to
the left with a radius of 330.0 feet and whose chord bears S 81°52'25" W,
111.06 feet;
With said curve to the left through a central angle of 19°22'31" and a distance
of 111.59 feet to the POINT OF BEGINNING and containing 6.073 acres (264542
square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, SWEETWATER LAND AND CATTLE COMPANY, Ltd. acting by and
through the undersigned, its duly authorized officer, and JAY LARMER AND
ROSALIND LARMER does hereby adopt this plat designating the
hereinabove described real property as LOT 17R AND LOT 18R, BLOCK 1, A
REPLAT OF LOT 17 AND LOT 18, BLOCK 1, SADDLE CLUB ESTATES, AN ADDITION
TO PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the
streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County,
Texas this 12th day of July, 2000.
Michael Lewis (Sweetwater Land & Cattle) Jay Larmer
Rosalind Larmer



THE STATE OF TEXAS
COUNTY OF PARKER)
I, Michael Lewis, being the
dedicator and owner of the attached plat of said subdivision,
do hereby certify that it is not within the Extra-Territorial Jurisdiction
of the City of Weatherford, Parker County, Texas.

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include
any lots of a prior subdivision limited by deed restriction
to residential use for not more than two residential units
per lot.

Owner - Michael Lewis
SWORN TO AND SUBSCRIBED before me this 12th day of July,
2000.
Shade Rossant
Notary Public in and for the State
of Texas

FLOOD STATEMENT: According to Community Panel
No. 480520 0200 B, dated SEPTEMBER 27, 1991
of the National Flood Insurance Program Map, Flood
Insurance Rate Map of Parker County, Federal Emergency
Management Agency, Federal Insurance Administration,
this property is within Flood Zone X, which is not a
special flood hazard area. If this site is not within an
identified special flood hazard area, this flood statement
does not imply that the property and/or the structures
thereon will be free from flooding or flood damage.
On rare occasions, greater floods can and will occur and
flood heights may be increased by man-made or natural
causes. This flood statement shall not create liability on
the part of the surveyor.

THIS is to certify that I, David Harlan Jr., a Registered
Public Land Surveyor of the State of Texas, have plotted
the above subdivision from an actual survey on the ground
and all 161 corner, angle points and points of curve are
properly marked on the ground, and that this plat correctly
represents that survey made by me or under my supervision.
David Harlan, Jr. 6-22-2000
Registered Professional Land Surveyor, No. 2074

STATE OF TEXAS
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared MICHAEL LEWIS,
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 12th day of July, 2000.
Shade Rossant
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared JAY LARMER,
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 12th day of July, 2000.
Shade Rossant
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared ROSALIND LARMER,
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 12th day of July, 2000.
Debra L. Camp
Notary Public in and for the State of Texas

DEBRA L. CAMP
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 05-26-2004

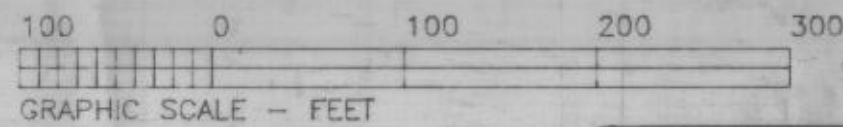
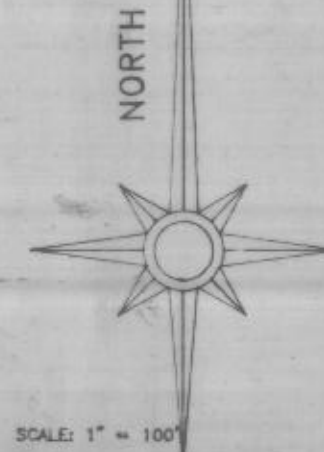
STATE OF TEXAS
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage
subdivided according to this plat, hereby
consents to such subdivision and joins in the
dedication of the streets and easements.

STATE OF TEXAS
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared _____,
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 ____ day of _____, 2000.
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared _____,
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 ____ day of _____, 2000.
Notary Public in and for the State of Texas



RECORDED
JUL 19 2000
Jane Brunson
County Clerk, Parker County, Tex.



HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880
FAX: METRO (817) 341-2833