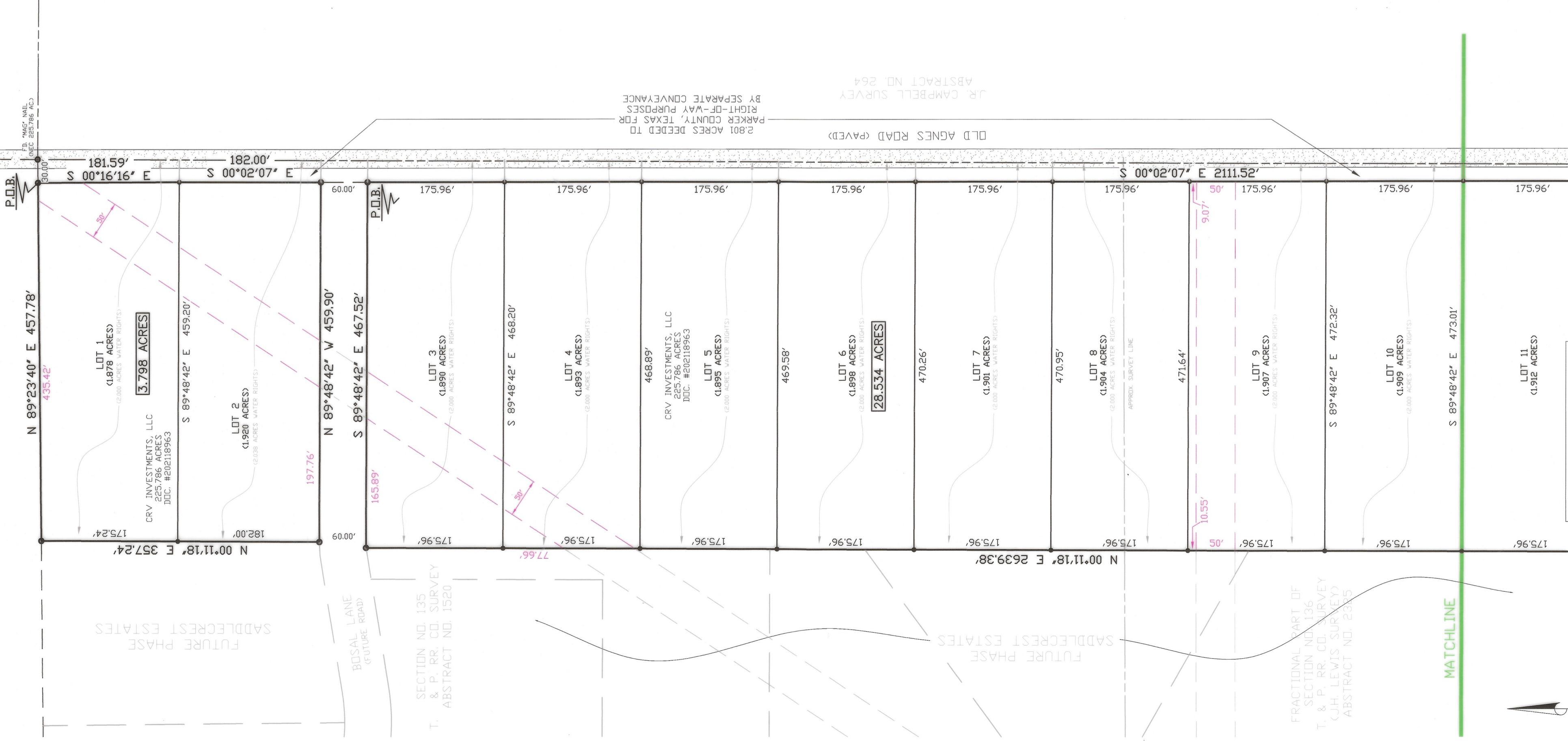




G.S. BRUNER  
DOC. #201324779



OWNERS CERTIFICATE

That I, CRV INVESTMENTS, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SADDLECREST ESTATES, PHASE 1. This plat being a subdivision of 3,798 acres, 28,534 acres and 6,988 acres out of the Fractional Part of Section No. 136, T. & P. RR. Co. Survey (J.H. Lewis Survey), Abstract No. 2325 and Section No. 135, T. & P. RR. Co. Survey, Abstract No. 1520, both in Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 21<sup>st</sup> DAY OF May, 2021

BY: [Signature]  
C. RYAN VOORHEES, Managing Member

STATE OF TEXAS  
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C. RYAN VOORHEES known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 21<sup>st</sup> day of May, 2021

[Signature]  
Signature



THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 21 DAY OF May, 2021.

[Signature]  
COUNTY JUDGE

[Signature]  
COMR. PRECINCT #1

[Signature]  
COMR. PRECINCT #2

[Signature]  
COMR. PRECINCT #3

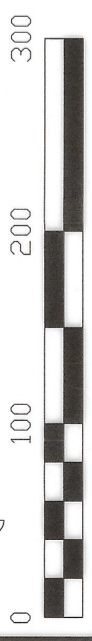
[Signature]  
COMR. PRECINCT #4

21520.005.000.00 split 14.138 acres  
22325.003.000.00 split 25.178 acres

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on APRIL 23, 2021.

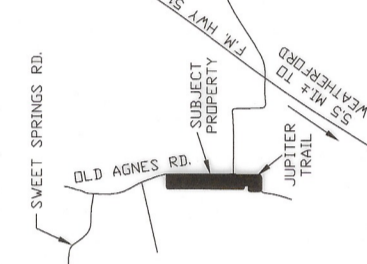
[Signature]  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN21121 21121 PHASE 1.dwg  
171184.crd FN210453-56



OWNER INFORMATION  
CRV INVESTMENTS, LLC  
908 S MAIN ST, STE H  
WEATHERFORD, TX 76086  
PH. 817-918-3663

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET E, SLIDE 770  
DATE 5-27-21

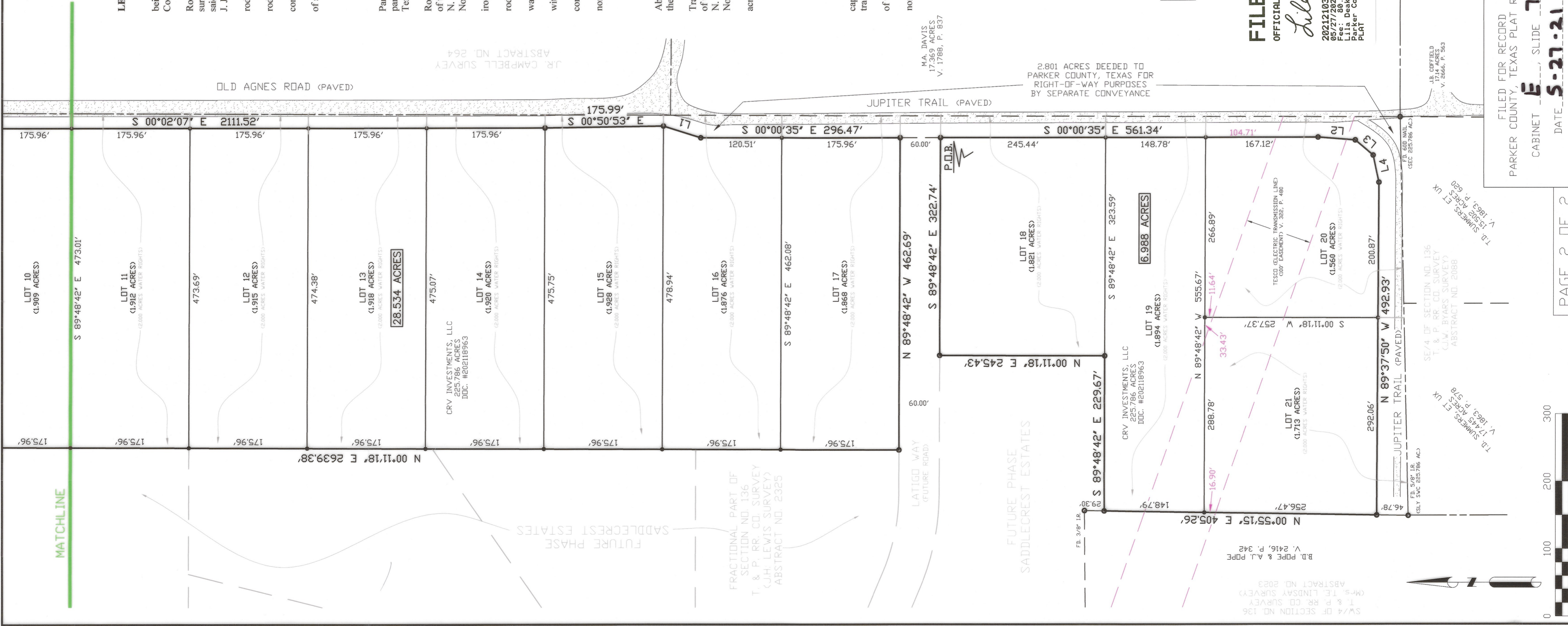
VICINITY MAP  
(NOT TO SCALE)



FINAL PLAT  
SADDLECREST ESTATES  
PHASE 1

BEING A SUBDIVISION OF 3,798 ACRES, 28,534 ACRES AND 6,988 ACRES OUT OF THE FRACTIONAL PART OF SECTION NO. 136, T. & P. RR. CO. SURVEY (J.H. LEWIS SURVEY), ABSTRACT NO. 2325 AND SECTION NO. 135, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1520, BOTH IN PARKER COUNTY, TX

PLAT DATE: MAY 21, 2021



**LEGAL DESCRIPTIONS**

Of a 3,798 acres tract of land out of Section No. 135, T. & P. RR. Co. Survey, Abstract No. 1520, Parker County, Texas; being part of a certain 225,786 acres tract described in Document No. 202118963 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Old Agnes Road (paved) and in the north line of said 225,786 acres tract and at the northwest corner of a certain 2,801 acres tract, also surveyed this day, for the northeast and beginning corner of this tract. Whence a found "MAG" nail at the northeast corner of said 225,786 acres tract bears N. 89 deg. 23 min. 40 sec. E. 30.00 feet and a found 1/2" iron rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, bears S. 39 deg. 59 min. 11 sec. W. 3975.86 feet.

Thence S. 00 deg. 16 min. 16 sec. E. 181.59 feet along the west right of way line of said Old Agnes Road to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 2,801 acres tract.

Thence S. 00 deg. 02 min. 07 sec. E. 182.00 feet along the west right of way line of said Old Agnes Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 2,801 acres tract for the southeast corner of this tract.

Thence N. 89 deg. 48 min. 42 sec. W. 459.90 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.

Thence N. 00 deg. 11 min. 18 sec. E. 357.24 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 225,786 acres tract for the northwest corner of this tract.

Thence N. 89 deg. 23 min. 40 sec. E. 457.78 feet to the place of beginning.

Of a 28,534 acres tract of land out of Section No. 135, T. & P. RR. Co. Survey, Abstract No. 1520 and the Fractional Part of Section No. 136, T. & P. RR. Co. Survey (J.H. Lewis Survey), Abstract No. 2325, both in Parker County, Texas; being part of a certain 225,786 acres tract described in Document No. 202118963 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Old Agnes Road (paved) and in the west line of a certain 2,801 acres tract, also surveyed this day, for the northeast and beginning corner of this tract. Whence a found "MAG" nail at the northeast corner of said 225,786 acres tract bears N. 03 deg. 54 min. 44 sec. E. 424.90 feet and a found 1/2" iron rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, bears S. 44 deg. 15 min. 40 sec. W. 3662.14 feet.

Thence S. 00 deg. 02 min. 07 sec. E. 2111.52 feet along the west right of way line of said Old Agnes Road to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 2,801 acres tract.

Thence S. 00 deg. 50 min. 53 sec. E. 175.99 feet along the west right of way line of said Old Agnes Road to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 2,801 acres tract.

Thence S. 17 deg. 29 min. 27 sec. W. 58.08 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Jupiter Trail (paved) for a corner of this and said 2,801 acres tract.

Thence S. 00 deg. 00 min. 35 sec. E. 296.47 feet along the west right of way line of said Jupiter Trail to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 2,801 acres tract for the southeast corner of this tract.

Thence N. 89 deg. 48 min. 42 sec. W. 462.69 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.

Thence N. 00 deg. 11 min. 18 sec. E. 2639.38 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northwest corner of this tract.

Thence S. 89 deg. 48 min. 42 sec. E. 467.52 feet to the place of beginning.

Of a 6,988 acres tract of land out of the Fractional Part of Section No. 136, T. & P. RR. Co. Survey (J.H. Lewis Survey), the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Jupiter Trail (paved) and in the west line of a certain 2,801 acres tract, also surveyed this day, for the northeast and beginning corner of this tract. Whence a found "MAG" nail at the northeast corner of said 225,786 acres tract bears N. 00 deg. 46 min. 46 sec. E. 3123.54 feet and a found 1/2" iron rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, bears N. 88 deg. 16 min. 24 sec. W. 2543.58 feet.

Thence along the west and north right of way line of said Jupiter Trail and with the west and a north line of said 2,801 acres tract the following courses and distances:

- S. 00 deg. 00 min. 35 sec. E. 561.34 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 04 deg. 24 min. 55 sec. W. 55.48 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 40 deg. 12 min. 51 sec. W. 34.98 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 77 deg. 50 min. 35 sec. W. 40.96 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 89 deg. 37 min. 50 sec. W. 492.93 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in a west line of southwest corner of said 225,786 acres tract bears S. 00 deg. 55 min. 15 sec. W. 46.78 feet.

Thence N. 00 deg. 55 min. 15 sec. E. 405.26 feet along said west line of 225,786 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly northwest corner of this tract. Whence an ell corner of said 225,786 acres tract bears N. 00 deg. 55 min. 15 sec. E. 29.30 feet.

Thence S. 89 deg. 48 min. 42 sec. E. 229.67 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.

Thence N. 00 deg. 11 min. 18 sec. E. 245.43 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northwest corner of this tract.

Thence S. 89 deg. 48 min. 42 sec. E. 322.74 feet to the place of beginning.

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING"

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATED THROUGH THE GROUNDWATER CERTIFICATION PROGRAM AND THE PROPERTY OWNER HAS BEEN ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAID AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH PROPERTY. ALL SUCH RIGHTS ARE RESERVED AND TO BE 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 GROUNDWATER CONSERVATION DISTRICT (DISTRICT), ANY SALE, CONVEYANCE, LEASE, OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR WAY THAT THE LOT NO LONGER REMAINS. AT A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE OBLIGATED TO DRILL A WATER WELL ON THE LOT UNDER THE RULES 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, THE SELLER SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

BEARING BASIS: PLANE COORDINATE SYSTEM, NAD83  
 DATUM: NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 48367C0275E, DATED SEPTEMBER 26, 2008

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAID AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH PROPERTY. ALL SUCH RIGHTS ARE RESERVED AND TO BE 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 GROUNDWATER CONSERVATION DISTRICT (DISTRICT), ANY SALE, CONVEYANCE, LEASE, OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR WAY THAT THE LOT NO LONGER REMAINS. AT A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE OBLIGATED TO DRILL A WATER WELL ON THE LOT UNDER THE RULES 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, THE SELLER SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

*Lilia Deakle*  
 County Clerk  
 Parker County, Texas

2023121033  
 Page 2 of 2  
 Lilia Deakle, County Clerk  
 Parker County, Texas

VICINITY MAP  
 (NOT TO SCALE)

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORDS  
 CABINET **E-770** SLIDE **770**  
 DATE **5-27-21**

FINAL PLAT  
**SADDLECREST ESTATES  
 PHASE 1**

SURVEYOR  
 PHILIP E. COLVIN, JR.  
 PRICE SURVEYING  
 FIRM #10034200  
 213 SOUTH OAK AVENUE  
 MINERAL WELLS, TX 76067  
 940-325-4841

BEING A SUBDIVISION OF 3,798 ACRES, 28,534 ACRES AND 6,988 ACRES OUT OF THE FRACTIONAL PART OF SECTION NO. 136, T. & P. RR. CO. SURVEY (J.H. LEWIS SURVEY), ABSTRACT NO. 2325 AND SECTION NO. 135, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1520, BOTH IN PARKER COUNTY, TX

PLAT DATE: MAY 21, 2021

