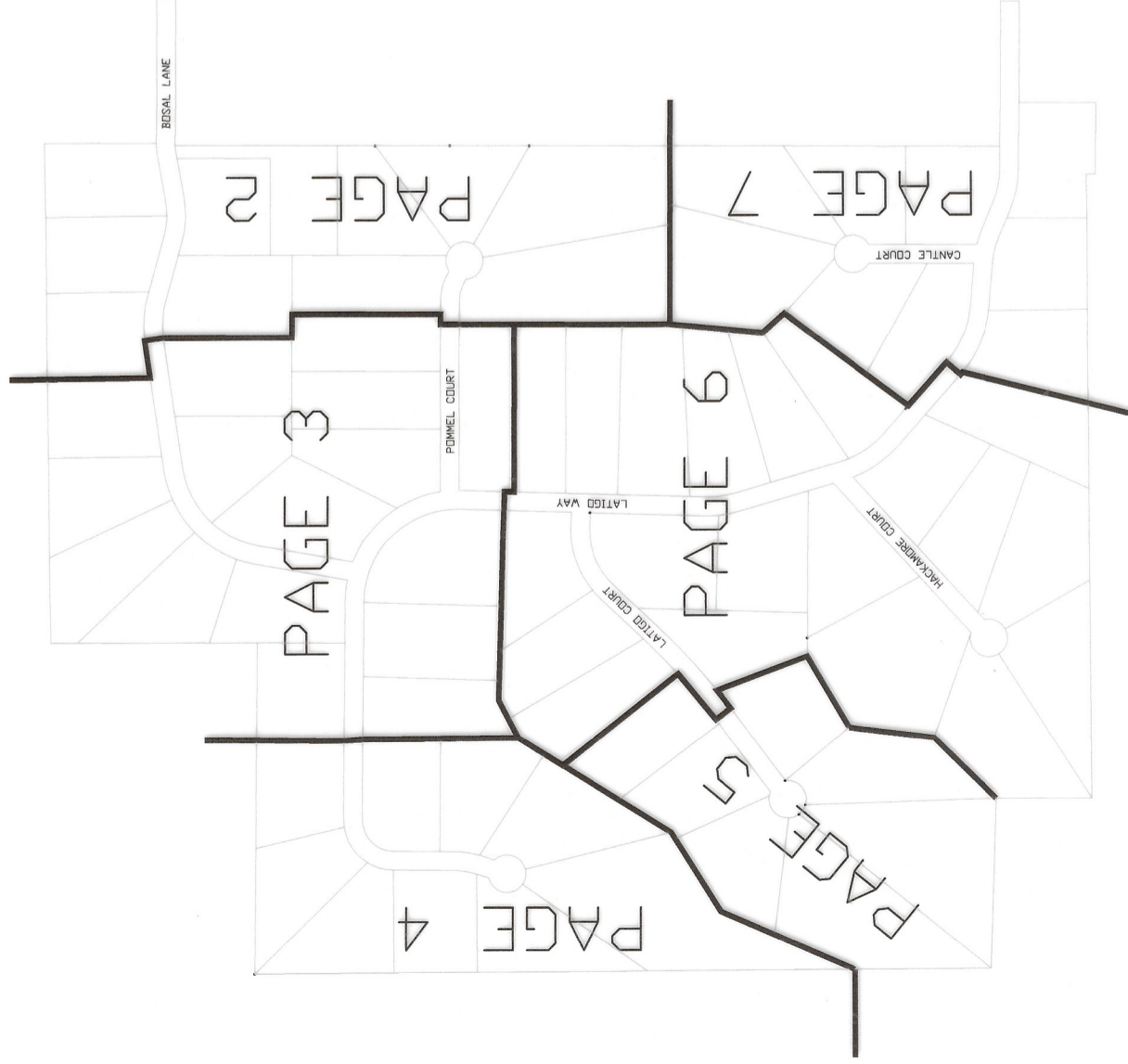


LEGAL DESCRIPTION

Of a 183.665 acres tract of land 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; 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 found 1/2" iron rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, and at an ell corner of said J.H. Lewis Survey and at an ell corner of said 225.786 acres tract for the beginning corner of this tract.  
 Thence N. 88 deg. 12 min. 40 sec. W. 543.30 feet along the north line of said J. Johnson Survey to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most westerly southwest corner of said J.H. Lewis Survey for the most westerly southwest corner of this and said 225.786 acres tract.  
 Thence N. 00 deg. 17 min. 08 sec. W. 1621.32 feet to a cross-tie post at the northwest corner of said J.H. Lewis Survey and at the southwest corner of said Section No. 135 for a corner of this and said 225.786 acres tract.  
 Thence N. 00 deg. 20 min. 16 sec. W. 735.32 feet along the west line of said Section No. 135 to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of a certain tract described in Document No. 201324779 of said Official Public Records for the most westerly northwest corner of this and said 225.786 acres tract.  
 Thence S. 89 deg. 28 min. 01 sec. E. 1057.36 feet to a 2" steel post at the most southerly southeast corner of said tract described in Document No. 201324779 for an ell corner of this and said 225.786 acres tract.  
 Thence N. 00 deg. 12 min. 47 sec. E. 660.89 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at an ell corner of said tract described in Document No. 201324779 for the most northerly northwest corner of this and said 225.786 acres tract.  
 Thence N. 89 deg. 23 min. 40 sec. E. 1592.91 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 225.786 acres tract and at the northwest corner of Lot 1 of Saddlecrest Estates, Phase 1, according to plat recorded in Cabinet E, Slide 770 of the Plat Records, for the most northerly northeast corner of this tract.  
 Thence S. 00 deg. 11 min. 18 sec. W. 357.24 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 2 of said Phase 1 for an ell corner of this tract.  
 Thence S. 89 deg. 48 min. 42 sec. E. 459.90 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Old Agnes Road (paved) and at the southeast corner of said Lot 2 for the most easterly northeast corner of this tract.  
 Thence S. 00 deg. 02 min. 07 sec. E. 60.00 feet along the west right of way line of said Old Agnes Road to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 3 of said Phase 1 for a corner of this tract.  
 Thence N. 89 deg. 48 min. 42 sec. W. 467.52 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 3 for an ell corner of this tract.  
 Thence S. 00 deg. 11 min. 18 sec. W. 2639.38 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 17 of said Phase 1 for an ell corner of this tract.  
 Thence S. 89 deg. 48 min. 42 sec. E. 462.69 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Jupiter Trail (paved) and at the southeast corner of said Lot 17 for a corner of this tract.  
 Thence S. 00 deg. 00 min. 35 sec. E. 60.00 feet along the west right of way line of said Jupiter Trail to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 18 of said Phase 1 for the most easterly southeast corner of this tract.  
 Thence N. 89 deg. 48 min. 42 sec. W. 322.74 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 18 for an ell corner of this tract.  
 Thence S. 00 deg. 11 min. 18 sec. W. 245.43 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the southwest corner of said Lot 18 and in the north line of Lot 19 of said Phase 1 for the most southerly southeast corner of this tract.  
 Thence N. 89 deg. 48 min. 42 sec. W. 229.67 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 19 and in a west line of said J.H. Lewis Survey and said 225.786 acres tract for the most southerly southwest corner of this tract.  
 Thence N. 00 deg. 35 min. 15 sec. E. 29.30 feet to a found 3/8" iron rod at an ell corner of said J.H. Lewis Survey for an ell corner of this and said 225.786 acres tract.  
 Thence S. 89 deg. 33 min. 30 sec. W. 1991.17 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at a corner of said J.H. Lewis Survey and in the east line of said J. Johnson Survey and at a corner of said 225.786 acres tract for a corner of this tract.  
 Thence N. 00 deg. 16 min. 00 sec. E. 306.31 feet to the place of beginning.



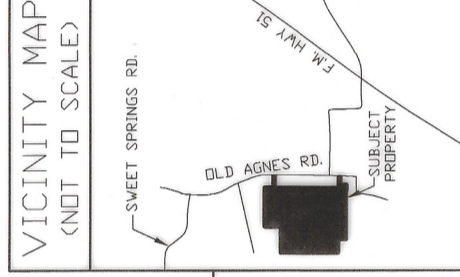
BEARING BASIS:  
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
 NORTH CENTRAL TX ZONE, US SURVEY FOOT  
 NOTE: ALL DISTANCES ARE SURFACE DISTANCES  
 NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0275E, DATED SEPTEMBER 26, 2008  
 NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

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 PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232C.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.  
 NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS  
 NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

LENGTHS OF COUNTY ROADS:  
 LATTIGO WAY - 4727'  
 ROSAL LANE - 2257'  
 PORNEL COURT - 774'  
 CANTLE COURT - 421'  
 HARKAMORE COURT - 719'  
 LATTIGO COURT - 1189'

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 788  
 DATE 6-22-21



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

FINAL PLAT  
**SADDLECREST  
 ESTATES, PHASE 2**  
 BEING A SUBDIVISION OF 225.786 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  
 PARKER COUNTY, TX  
 PLAT DATE: JUNE 7, 2021

OWNER'S 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 2. This plat being a subdivision of 183.665 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 17<sup>th</sup> DAY OF June, 2021

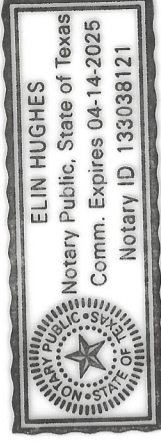
BY: [Signature]  
 C. RYAN VOORHEES, Managing Member

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 17 day of June, 2021

[Signature]  
 Signature



ACCT NO: 17233  
 SCH DIST: WE

21520.005.000.00  
 22325.003.000.00

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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 171184.crd FN210621



THE STATE OF TEXAS  
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,  
 ON THIS THE 14 DAY OF June, 2021.

[Signature]  
 COUNTY JUDGE

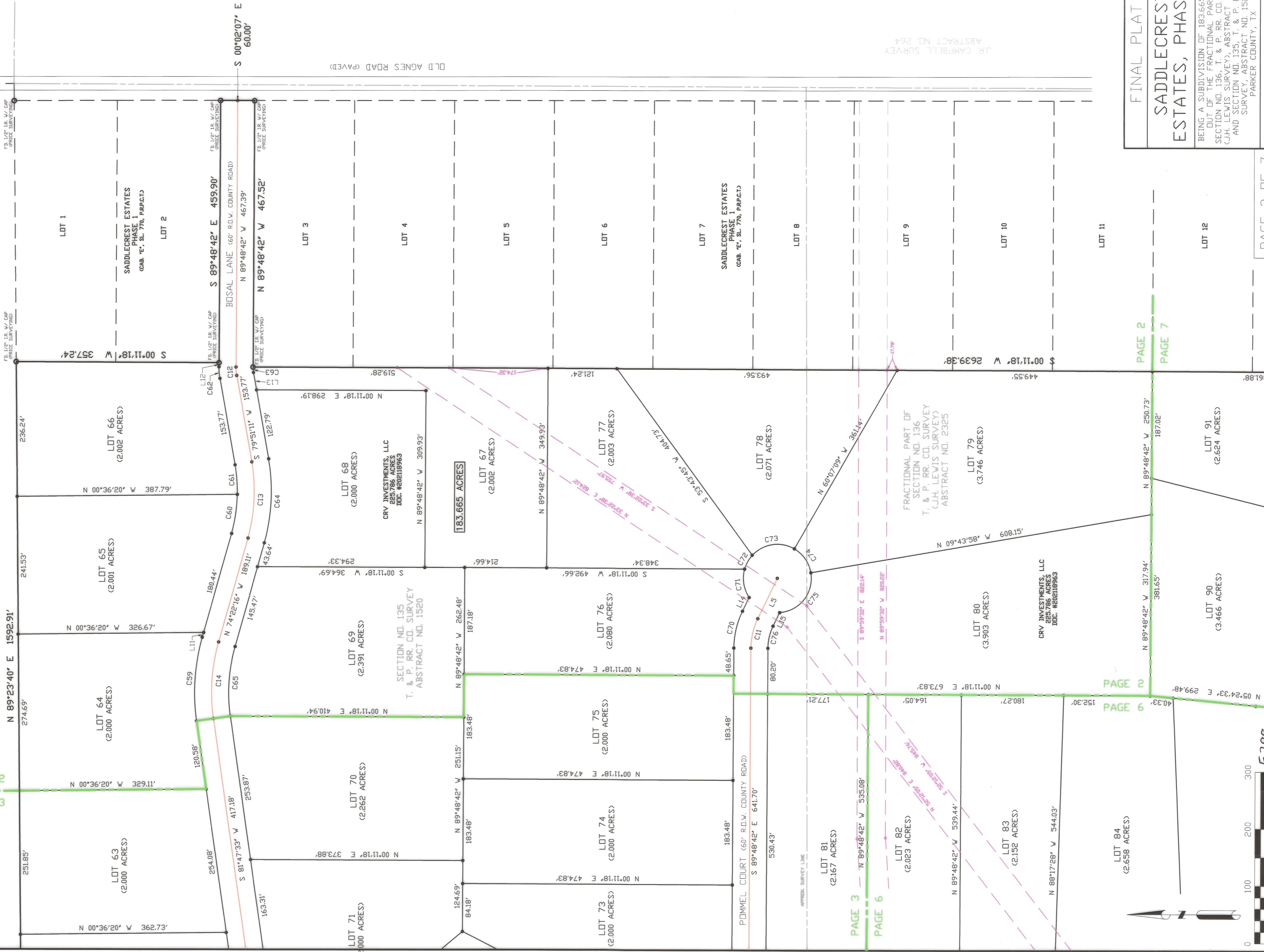
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 COMR. PRECINCT #2

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 COMR. PRECINCT #3

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 COMR. PRECINCT #4





J.R. CAMPBELL SURVEY  
ABSTRACT NO. 264

FINAL PLAT  
**SADDLECREST ESTATES, PHASE 2**  
 BEING A SUBDIVISION OF 183.665 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 PARKER COUNTY, TX



G.S. BRUNER  
DDC. #201324779

FB 1/2" = 100' PLAN  
APPROX. SURVEY

SECTION NO. 135  
T. & P. RR. CO. SURVEY  
ABSTRACT NO. 1520

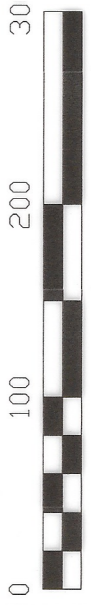
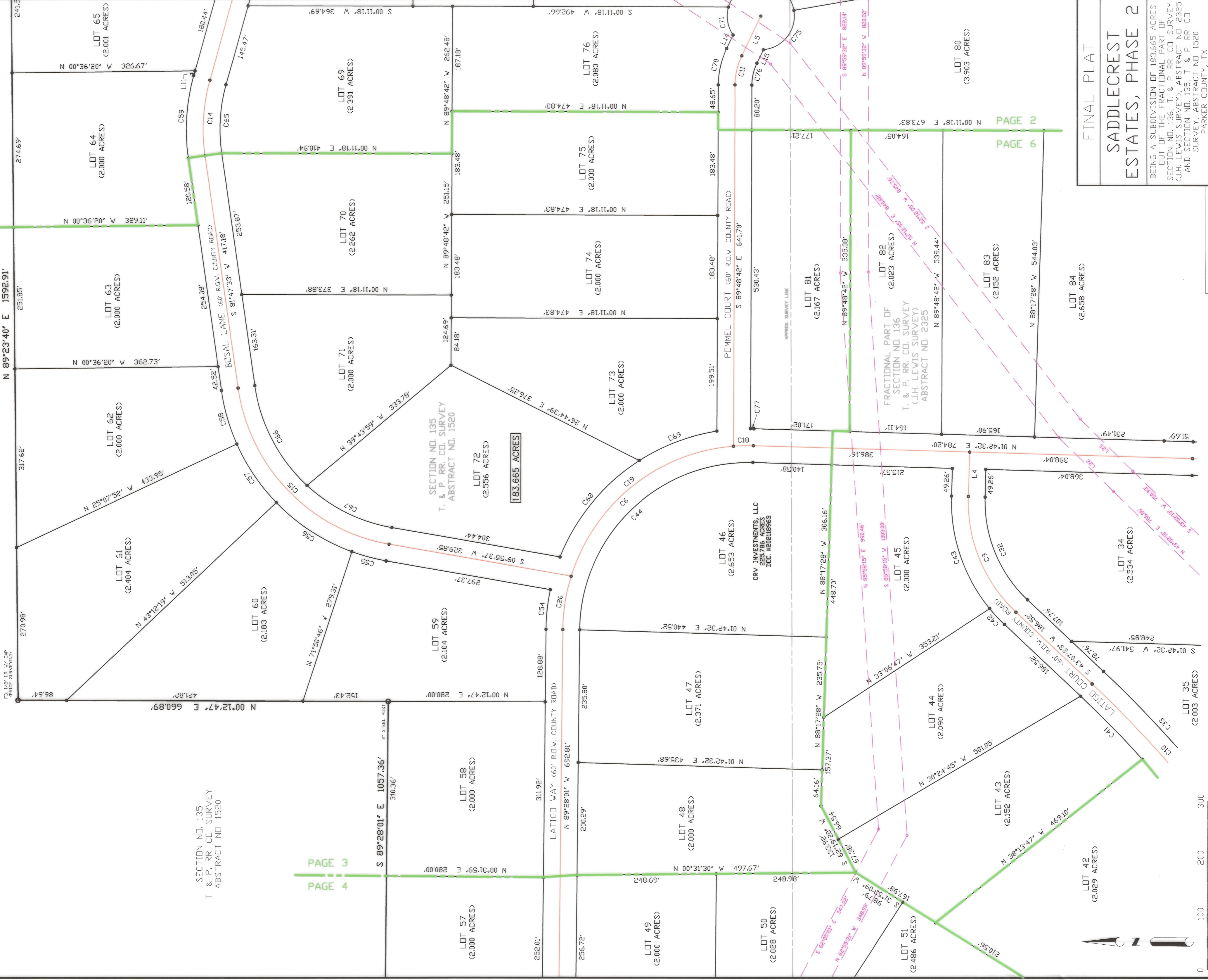
S 89°28'01" E 1057.36'  
310.36'

183.665 ACRES

PAGE 3  
PAGE 4

PAGE 2  
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PAGE 6



E 788

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ABSTRACT NO. 2325

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J.E. TRACY  
11,000 ACRES  
DOC. #201308872

SECTION NO. 145  
T. & P. RR. CO. SURVEY  
ABSTRACT NO. 1459

J.B. SMITH, ET UX  
10 ACRES  
V. 1498, P. 965

G.S. BRUNER  
DOC. #201324779

PAGE 3  
PAGE 4

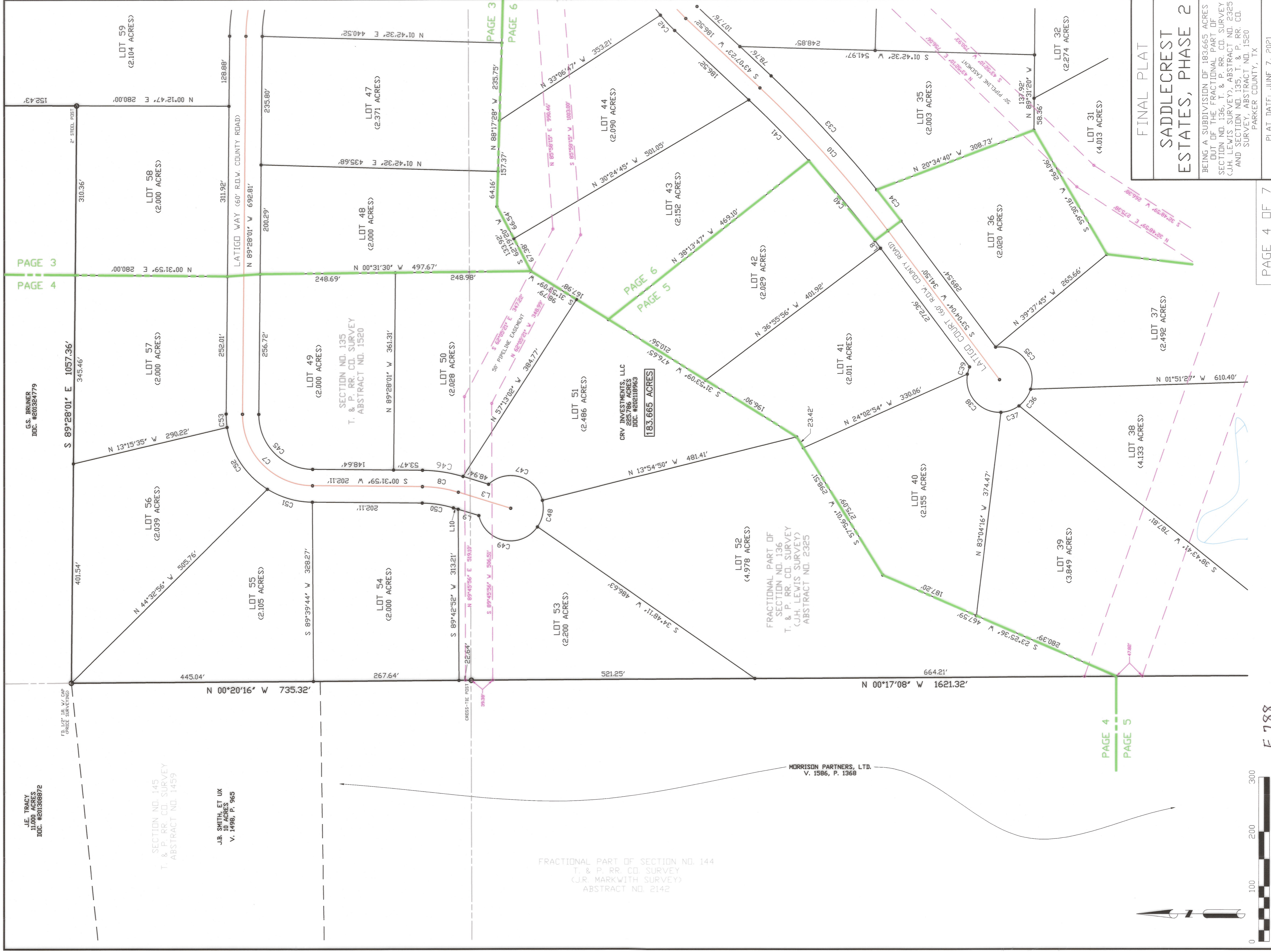
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T. & P. RR. CO. SURVEY  
(J.R. MARKWITH SURVEY)  
ABSTRACT NO. 2142

MORRISON PARTNERS, LTD.  
V. 1586, P. 1368

PAGE 4  
PAGE 5



E 788



FINAL PLAT  
**SADDLECREST  
ESTATES, PHASE 2**  
BEING A SUBDIVISION OF 183.665 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  
PARKER COUNTY, TX











