

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.

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
AUGUST 2019



NOTICE: WE DO HEREBY WAIVER 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."

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.

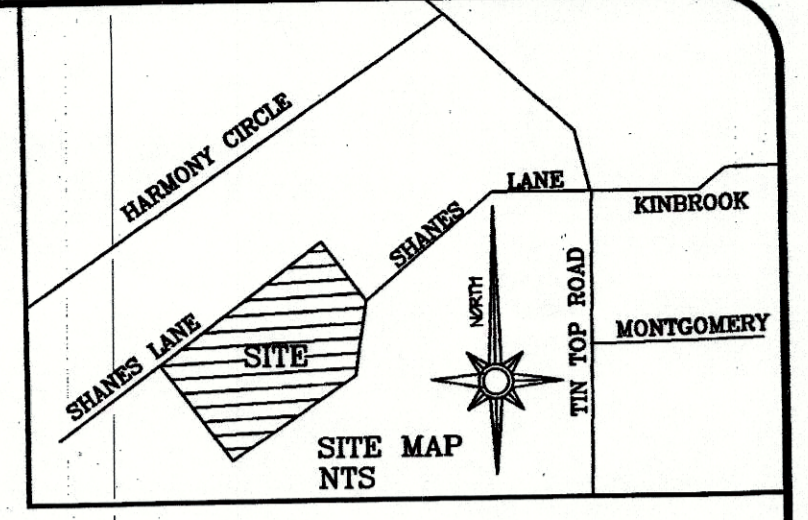
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY COUNTY STATUTES.

THE STATE OF TEXAS)
COUNTY OF PARKER)

Richard Green 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

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



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, CASTLEMONT HOMES & WDG-SILVER SADDLE, LLC. (DOC No. 201924313), ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF 74.585 ACRES SITUATED IN AND BEING A PORTION OF THE AARON OVERTON SURVEY, ABSTRACT NO. 1032, PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LIENHOLDER
Plains Capital Bank

BEGINNING AT AN IRON ROD SET (IRON RODS SET ARE 1/2" WITH CAP HARLAN 2074) IN THE SOUTH LINE OF SHANES LANE, AS IT EXISTS AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO THE MISSION TEXAS INTERNATIONAL TRAINING CENTER RECORDED IN VOLUME 2878, PAGE 1760, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; THENCE WITH THE LINE OF SAID SHANES LANE THE FOLLOWING COURSES AND DISTANCES:

SIGNATURE OF LIEN HOLDER
Stephanie Saldivar
THIS THE 1st DAY OF October, 2019.
NOTARY PUBLIC, STATE OF TEXAS



N 61°10'32" E, 1053.80 FEET TO AN IRON ROD SET;
N 61°17'36" E, 1667.64 FEET TO A NAIL FOUND IN SAID SHANES LANE;
THENCE S 30°01'38" E, 334.92 FEET TO A PIPE POST 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;
THENCE S 05°43'51" W, 1180.21 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED BY DEEDS TO JAMES IRVINE, JR. RECORDED IN VOLUME 510, PAGE 288 AND VOLUME 1120, PAGE 166, DEED AND REAL RECORDS, PARKER COUNTY, TEXAS;
THENCE S 60°07'28" W, WITH THE NORTH LINE OF SAID JAMES IRVINE, JR. TRACTS, 2011.21 FEET TO A STEEL POST IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED BY DEED TO RONNIE A. POWELL RECORDED IN VOLUME 2887, PAGE 300, OFFICIAL RECORDS, PARKER COUNTY, TEXAS;
THENCE N 35°53'01" W, 1114.48 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO BK LEGACY LLC RECORDED IN DOC NO. 201608418, OFFICIAL RECORDS, PARKER COUNTY, TEXAS;
THENCE WITH THE BK LEGACY LLC TRACT THE FOLLOWING COURSES AND DISTANCES:
N 26°56'57" W, 54.93 FEET TO AN IRON ROD SET;
N 29°20'18" W, 593.60 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID THE MISSION TEXAS INTERNATIONAL TRAINING CENTER TRACT;
THENCE N 31°50'15" W, WITH THE NORTH LINE OF SAID THE MISSION TEXAS INTERNATIONAL TRAINING CENTER TRACT, 588.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.585 ACRES (3,248,940 SQUARE FEET) OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CASTLEMONT HOMES & WDG-SILVER SADDLE, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERINABOVE DESCRIBED REAL PROPERTY AS LOTS 1 THROUGH 37, SILVER SADDLE RANCH, AN ADDITION IN PARKER COUNTY, TEXAS, BEING 74.585 ACRES SITUATED IN AND BEING A PORTION OF THE AARON OVERTON SURVEY, ABSTRACT NO. 1032, 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 1st DAY OF October, 2019.

RICHARD T. GREEN

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY OF October, 2019, PERSONALLY APPEARED RICHARD GREEN, 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 1st DAY OF October, 2019.
Stephanie Saldivar
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
0512312020
MY COMMISSION EXPIRES ON:

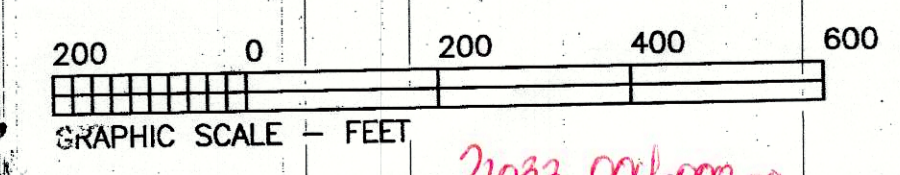


LOTS 1 THROUGH 37 SILVER SADDLE RANCH AN ADDITION IN PARKER COUNTY, TEXAS BEING 74.585 ACRES SITUATED IN AND BEING A PORTION OF THE AARON OVERTON SURVEY, ABSTRACT NO. 1032, PARKER COUNTY, TEXAS

ACCT. NO.: 17434
SCH. DIST.: WE
CITY: WEATHERFORD
MAP NO.: H-18

SCALE: 1" = 200'

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



ROADS

SADDLE SPUR TRAIL	2385'
SADDLE SPUR CT (N&S)	840'
SILVER SADDLE TRAIL	1113'
SADDLE HORN CT. (N&S)	878'
TOTAL	5216'

NOTE:
50' BUILDING LINE FROM RIGHT OF WAY OF ANY COUNTY ROAD
30' BUILDING LINE FROM RIGHT OF WAY OF INTERIOR ROADS
10' BUILDING LINE ON SIDES AND 15' BUILDING LINE ON REAR LOT LINES
10' DRAINAGE AND UTILITY EASEMENT ON ALL LOT LINES

OWNER/DEVELOPER:
RICHARD GREEN
CASTLEMONT HOMES & WDG-SILVER SADDLE, LLC
817-454-3972
127 SUNNY OAKS
WEATHERFORD, TX 76086

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

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 12 DAY OF November, 2019.

George A. Conley PAT DIEN, COUNTY JUDGE
GEORGE CONLEY COMMISSIONER PRECINCT #1
Steve Dugal CRAIG PEACOCK COMMISSIONER PRECINCT #2
George A. Conley LARRY WALDEN COMMISSIONER PRECINCT #3
Steve Dugal STEVE DUGAL COMMISSIONER PRECINCT #4

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.
SIGNATURE OF OWNER

ROAD CURVE TABLE

C1	L=483.85'	R=500.0'
	N 33°27'12"E	465.19'
C2	L=78.31'	R=100.0'
	S 52°30'11"E	76.32'

CABINET# INSTRUMENT# E 422