NOTES:

1. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

3. UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.

4. WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

5. SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS

FLOOD INFORMATION

MAP NUMBER: 48367C0200E
EFFECTIVE DATE: 09/26/2008
FIRM: 480520 PANEL: 0200 E
ZONE: "NON-SHADED X"

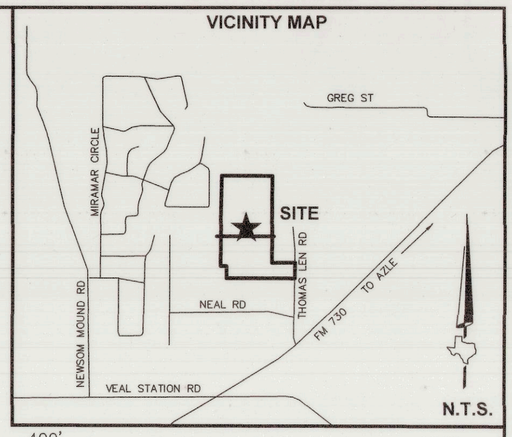
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

LEGEND

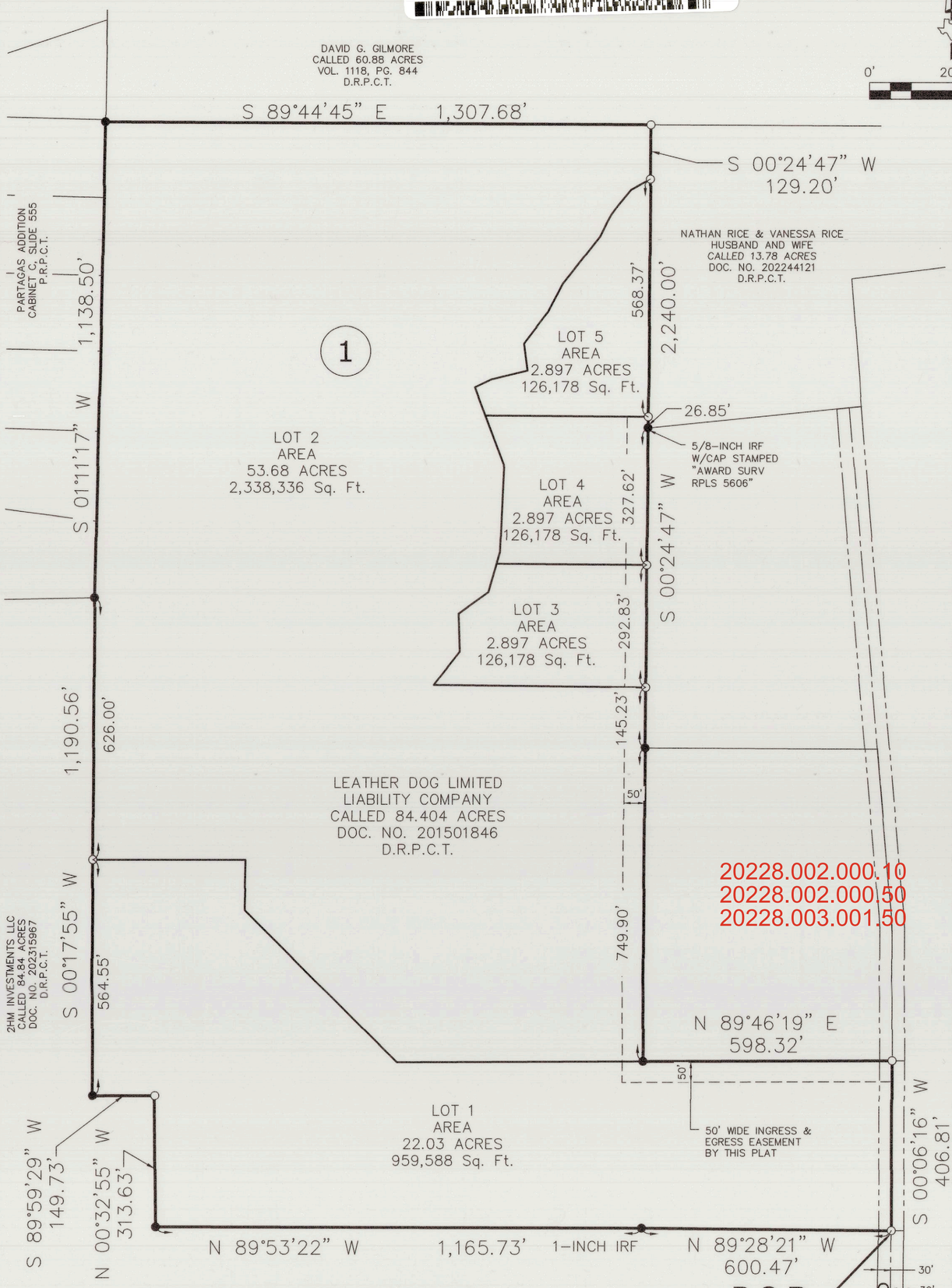
●	1/2-INCH IRF (UNLESS OTHERWISE NOTED)
○	1/2-INCH IRON ROD W/CAP STAMPED "APEX LAND SURVEYING" SET
———	CENTERLINE
IRF	IRON ROD FOUND
N.T.S.	NOT TO SCALE
P.O.B.	POINT OF BEGINNING
D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS, PARKER COUNTY, TEXAS

202428457 PLAT Total Pages: 3

VICINITY MAP



0' 200' 400'



ACCT. NO: 17210
SCH. DIST: AZ
CITY:
MAP NO: M-9

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Leather Dog Limited Liability Company, acting by and through Dave Munson, managing member, authorized to so act are the owner of that certain tract of land more particularly described by metes and bounds as follows:

84.40 Acres (3,676,457 Square Feet)
William D. Callaway Survey, Abstract Number 228
Parker County, Texas.

BEING a 84.40 Acres (3,676,457 Sq. Ft.) tract of land situated in the William D. Callaway Survey, A-228, Parker County, Texas; being all of that called 84.404 acres tract of land conveyed to Leather Dog Limited Liability Company of record in Doc. No. 201501846, Deed Records, Parker County, Texas, (D.R.P.C.T.) and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the centerline of Thomas Len Road (60 feet wide ingress and egress easement of record in Doc. No. 201501846, D.R.P.C.T.; Volume 2786, Page 1750, D.R.P.C.T.) and marking the southeast corner of the herein described tract;

THENCE, North 89°28'21" West, at 30.00 feet passing a northeast corner of that called 84.84 acres tract conveyed to 2HM Investments LLC, by deed of record in Doc. No. 202315967, D.R.P.C.T., for a total distance of 600.47 feet to a 1-inch iron rod found marking an angle point of the herein described tract;

THENCE, with the north and east lines of said 2HM tract the following four (4) courses;

1. North 89°53'22" West, 1,165.73 feet to a 1/2-inch iron rod found marking a southwest corner of the herein described tract;

2. North 00°32'55" West, 313.63 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

3. South 89°59'29" West, 149.73 feet to a 1/2-inch iron rod found marking a southwest corner of the herein described tract;

4. North 00°17'55" East, 1,190.56 feet to a 1/2-inch iron rod found marking the southeast corner of Partagas Addition, of record in Cabinet C, Slide 555, Plat Records, Parker County, Texas, and marking an angle point of the herein described tract;

THENCE, North 01°11'17" East, 1,138.50 feet with the east line of said Partagas Addition to a 1/2-inch iron rod found marking the southwest corner of that called 60.88 acres tract conveyed to David G. Gilmore by deed of record in Volume 1118, Page 844, D.R.P.C.T., and marking the northwest corner of the herein described tract;

THENCE, South 89°44'45" East, 1,307.68 feet with the south line of said 60.88 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 13.78 acres tract conveyed to Nathan Rice & Vanessa Rice, husband and wife by deed of record in Doc. No. 202244121, D.R.P.C.T., and a northeast corner of the herein described tract;

THENCE, South 00°24'47" West, at 724.42 feet passing a 5/8-inch iron rod with cap stamped "AWARD SURV RPLS 5606" marking the southwest corner of said called 13.78 acres tract and the northwest corner of that called 9.63 acres tract conveyed to Thomas R. Ludwig and wife, Kimberly A. Ludwig by deed of record in Volume 2904, Page 525, D.R.P.C.T., at 1,490.10 feet passing a 1/2-inch iron rod found marking the southwest corner of said called 9.63 acres tract and the northwest corner of that called 10.06 acres tract conveyed to Thomas R. Ludwig and wife, Kimberly Ludwig by deed of record in Volume 2786, Page 1750, D.R.P.C.T., for a total distance of 2,240.00 feet to a 1/2-inch iron rod found marking the southwest corner of said 10.06 acres tract and an interior corner of the herein described tract;

THENCE, North 89°46'19" East, 598.32 feet with the south line of said 10.06 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the centerline of the aforementioned Thomas Len Road and marking a northeast corner of the herein described tract;

THENCE, South 00°06'16" West, 406.81 feet with the centerline of said Thomas Len Road to the **POINT OF BEGINNING** and **CONTAINING** 84.40 Acres (3,676,457 Sq. Ft.) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Leather Dog Limited Liability Company, acting by and through Dave Munson, managing member, does hereby adopt this plat as

Saddleback Ranch
City of Azle Extra Terrestrial Jurisdiction, Parker County, Texas, and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 24 day of September, 2024.

Dave Munson (Managing Member)

DEBORAH CHAMBERLAIN
Notary Public, State of Texas
Comm. Expires 04-24-2026
Notary ID 131541535

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Dave Munson, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of September, 2024.

Notary Public State of Texas

STATE OF TEXAS REGISTERED
RODRIC R. REESE
5883
PROFESSIONAL LAND SURVEYOR

I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.

Rodric R. Reese, R.P.L.S. No. 5883 — Date 08/20/2024

CITY OF AZLE, PARKER COUNTY, TEXAS.
PLANNING & ZONING COMMISSION

WHEREAS The City of Azle

Approved on this the 15 day of August, 2024

Chairman

Melinda Novell
Secretary

THIS PLAT DOES NOT REQUIRE PARKER COUNTY COMMISSIONER COURT SIGNATURES PER ETJ AGREEMENT FILED IN BOOK 2800, PAGE 446.

OWNED AND DEVELOPED BY:
LEATHER DOG LIMITED LIABILITY COMPANY
5500 EGG FARM ROAD, SUITE 820
FORT WORTH, TEXAS 76244

G-005

FINAL PLAT OF
LOTS 1-5, BLOCK 1
SADDLEBACK RANCH
AN ADDITION TO THE CITY OF AZLE, E. T. J., PARKER COUNTY, TEXAS AND BEING 84.40 ACRES OF LAND SITUATED IN THE WILLIAM D. CALLAWAY SURVEY, ABSTRACT NO. 228, PARKER COUNTY, TEXAS

APEX
APEX Land Surveying
TBPLS Firm Registration No. 101941-30

Main Office:
214 Wapiti Drive
Azle,TX 76020
(817) 565-6681

Lubbock Office:
5313 50th St. Ste. D-8
Lubbock, TX 79414

Midland Office:
3409 Caldera Blvd.
Midland, TX 79705

REV	DATE	BY	DESCRIPTION	PROJECT THOMAS LEN ROAD	
				DRAWN BY: BM/BC	DATE: 08/08/24
				FIELD CREW: JM	DATE: 05/02/24
				SCALE: 1"=200'	PAGE: 1 OF 3