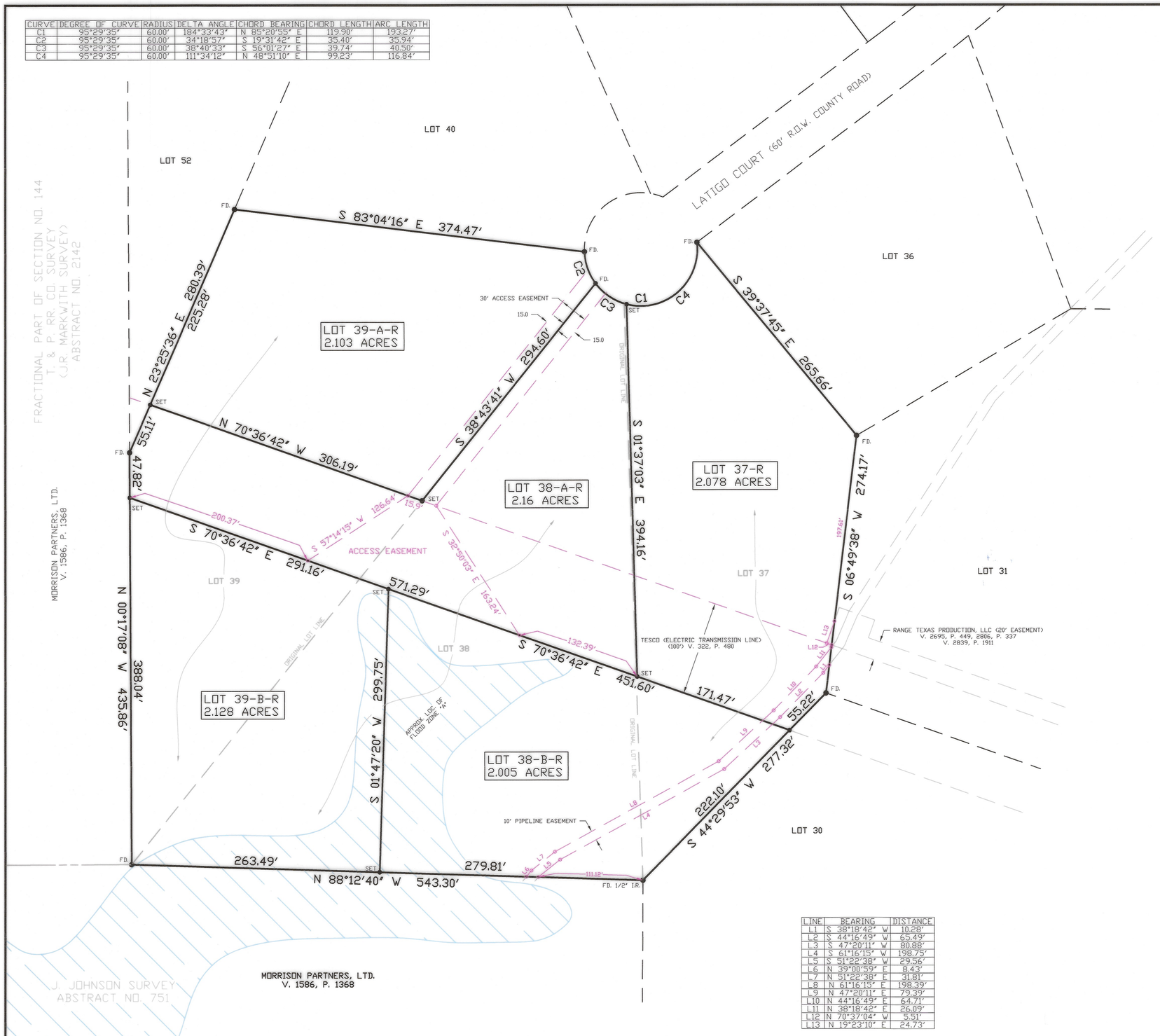
202209607 PLAT Total Pages: 1

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	184°33'43"	N 85°20'55" E	119.90'	193.27'
C2	95°29'35"	60.00'	34°18'57"	S 19°31'42" E	35.40'	35.94'
C3	95°29'35"	60.00'	38°40'33"	S 56°01'27" E	39.74'	40.50'
C4	95°29'35"	60.00'	111°34'12"	N 48°51'10" E	99.23'	116.84'



LINE	BEARING	DISTANCE
L1	S 38°18'42" W	18.28'
L2	S 44°16'49" W	65.49'
L3	S 47°20'11" W	80.88'
L4	S 61°16'15" W	198.75'
L5	S 51°22'38" W	29.56'
L6	N 39°08'59" E	8.43'
L7	N 51°22'38" E	31.81'
L8	N 61°16'15" E	198.39'
L9	N 47°20'11" E	79.39'
L10	N 44°16'49" E	64.71'
L11	N 38°18'42" E	26.09'
L12	N 70°37'04" W	5.51'
L13	N 19°23'10" E	24.73'

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 replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 37-R, LOT 38-A-R, LOT 38-B-R, LOT 39-A-R and LOT 39-B-R, SADDLECREST ESTATES, PHASE 2, Parker County, Texas. I, by the recordation of this plat, do hereby replat 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 1 DAY OF March, 2022

BY: _____
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 15th day of March, 2022

Signature

BROOKE C. ELMS
Notary Public, State of Texas
Comm. Expires 10-27-2025
Notary ID 133416025

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 14th DAY OF March, 2022.

COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

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 JANUARY 11, 2022.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN211599 171184.crd

STATE OF TEXAS REGISTERED PHILIP E. COLVIN, JR. 6258 PROFESSIONAL LAND SURVEYOR

0 80 160 240

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: 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

FD. = FOUND 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING"

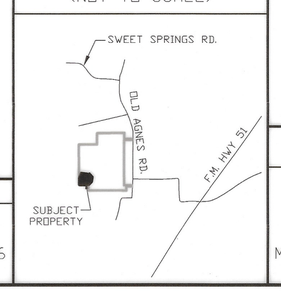
SET = SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING"

F 183

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202209607
03/14/2022 12:00 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

17233
WE
H-11

VICINITY MAP
(NOT TO SCALE)



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

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

REPLAT

SADDLECREST ESTATES PHASE 2

LOT 37-R, LOT 38-A-R, LOT 38-B-R, LOT 39-A-R, LOT 39-B-R

BEING A REPLAT OF ALL OF LOT 37, LOT 38 AND LOT 39 OF SADDLECREST ESTATES, PHASE 2, ACCORDING TO PLAT RECORDED IN PLAT CABINET E, SLIDE 788 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS

PLAT DATE: FEBRUARY 3, 2022