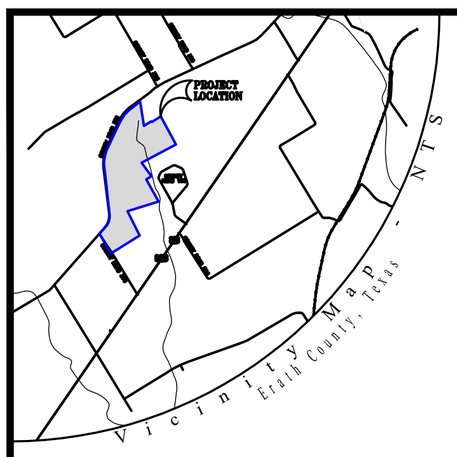

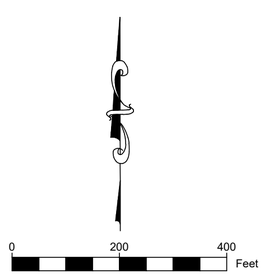

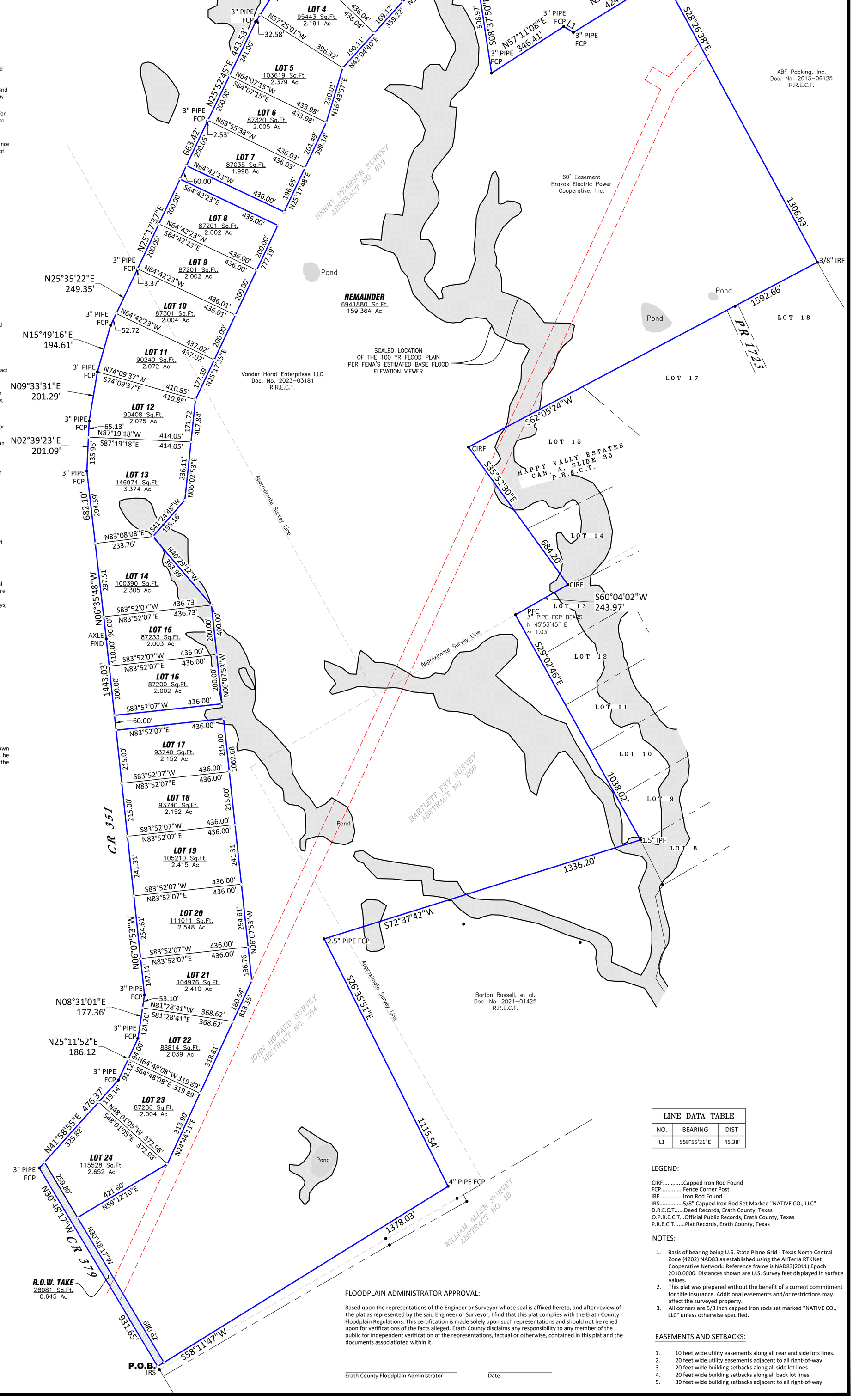

OWNERS CERTIFICATION:

§ STATE OF TEXAS
§ COUNTY OF ERATH

BEING a tract of situated within the Henry Pearson Survey, Abstract No. 613, the John Howard Survey, Abstract No. 354, and the Bartlett Fry Survey, Abstract No. 266, Erath County, Texas, and being all of that tract of land described in the deed to Vander Horst Enterprises, LLC, as recorded in Document No. 2023-03181, Official Public Records, Hood County, Texas (OPRHCT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) in the occupied east line of County Road 379 for the south corner of said Vander Horst tract and the westernmost northwest corner of a tract of land described in the deed to Barton Russell, et al., as recorded in Document No. 2021-01425, OPRECT, from which a 3/8 inch iron rod found for the apparent southwest corner of said John Howard Survey bears South 30°48'37" East, a distance of 15.17 feet;

THENCE North 30°48'17" West, with the occupied east line of County Road 379, a distance of 931.65 feet to a 3 inch pipe fence corner post at the intersection of the east line of County Road 379 and the southeast line of County Road 351, for a corner of said Vander Horst tract;

THENCE with the occupied southeast line of County Road 351, the following courses and distances:

North 41°58'55" East, a distance of 476.37 feet to a 3 inch pipe fence corner post;
North 25°11'52" East, a distance of 186.12 feet to a 3 inch pipe fence corner post;
North 08°31'01" East, a distance of 177.36 feet to a 3 inch pipe fence corner post;
North 06°07'53" West, a distance of 1,443.03 feet to an axle found;
North 06°35'48" West, a distance of 682.10 feet to a 3 inch pipe fence corner post;
North 02°39'23" East, a distance of 201.09 feet to a 3 inch pipe fence corner post;
North 09°33'31" East, a distance of 201.29 feet to a 3 inch pipe fence corner post;
North 15°49'16" East, a distance of 194.61 feet to a 3 inch pipe fence corner post;
North 25°35'22" East, a distance of 249.35 feet to a 3 inch pipe fence corner post;
North 25°17'37" East, a distance of 663.42 feet to a 3 inch pipe fence corner post;
North 25°52'45" East, a distance of 443.53 feet to a 3 inch pipe fence corner post;
North 32°35'17" East, a distance of 305.15 feet to a 3 inch pipe fence corner post;
North 43°50'22" East, a distance of 235.98 feet to a 3 inch pipe fence corner post;
North 52°40'03" East, a distance of 594.37 feet to a 3 inch pipe fence corner post for the north corner of said Vanderhorst tract and the northwest corner of a tract of land described in the deed to Nicholas Pernokas, et ux., as recorded in Volume 815, Page 120, Deed Records, Erath County, Texas (DRECT);

THENCE departing the occupied southeast line of County Road 351 and with the common line of said Vander Horst tract and said Pernokas tract, the following courses and distances:

South 08°37'50" East, a distance of 1,006.05 feet to a 3 inch pipe fence corner post;
North 57°11'08" East, a distance of 346.41 feet to a 3 inch pipe fence corner post;
South 58°55'21" East, a distance of 45.38 feet to a 3 inch pipe fence corner post;
North 58°26'18" East, a distance of 424.88 feet to a 3 inch pipe fence corner post for a corner of said Vander Horst tract and the northwest corner of a tract of land described in the deed to ABF Packing, Inc., as recorded in Document No. 2013-06125, OPRECT;

THENCE South 28°26'38" East, with the easternmost line of said Vander Horst tract, a distance of 1,306.63 feet to a 3/8 inch iron rod found for the easternmost corner of said Vander Horst tract and the northeast corner of Lot 18, Happy Vally Estates, as shown per the plat recorded in Cabinet A, Slide 35, Plat Records, Erath County, Texas;

THENCE with the common line of said Vander Horst tract and said Happy Vally Estates, the following courses and distances:

South 62°05'24" West, a distance of 1,592.66 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for an inner corner of said Vander Horst tract and the northwest corner of Lot 15 of said Happy Vally Estates;
South 35°52'30" East, a distance of 684.20 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for an ell corner of said Vander Horst tract and the southwest corner of Lot 14 of said Happy Vally Estates, also being in the north line of Lot 13;
South 60°04'02" West, a distance of 243.97 feet to a point for an inner corner of said Vander Horst tract and the northwest corner of said Lot 13, from which a 3 inch pipe fence corner post bears North 45°53'45" East, a distance of 1.03 feet;
South 29°02'46" East, a distance of 1,038.02 feet to a 1.5 inch iron pipe found for an ell corner of said Vander Horst tract and the southwest corner of Lot 9 of said Happy Vally Estates, also being the northeast corner of the aforementioned Russell tract;

THENCE with the common line of said Vander Horst tract and said Russell tract, the following courses and distances:

South 72°37'42" West, a distance of 1,336.20 feet to a 2.5 inch pipe fence corner post;
South 26°35'51" East, a distance of 1,115.54 feet to a 4 inch pipe fence corner post;
South 58°11'47" West, a distance of 1,378.03 feet to the **POINT OF BEGINNING** and containing 213.561 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **VANDER HORST ENTERPRISES, LLC,** does hereby adopt this plat designating the herein above described real property as **LOTS 1 THRU 24, SADDLE RIDGE,** an addition to Erath County, Texas and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public spaces shown hereon for such public purposes as Erath County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

By:_____
Owner/Representative - Vander Horst Enterprises, LLC

§ STATE OF TEXAS
§ COUNTY OF ERATH

BEFORE ME, the undersigned authority, on this day personally appeared, _____, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2024.

_____ Notary Public in and for the State of Texas

_____ My commission expires

SURVEYOR'S CERTIFICATION:

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Erath County, Texas.

_____
N. Zane Griffin, RPLS No. 6810
Date: October 31, 2024

UTILITY SERVICE PROVIDERS:

Water Service is to be provided by private water wells

Wastewater Service is to be provided by on-site sewage facilities

OWNER'S RESPONSIBILITIES:

It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.

STORMWATER MANAGEMENT NOTES:

This development is considered exempt from on-site stormwater detention controls based on Erath County Subdivision Regulation B11.1.

ROAD WIDENING EASEMENTS:

There is a 30' Road Widening Easement from the centerline of pavement on County Road 428. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.

The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and hold the County, its officers, and employees harmless from any liability owning to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the County and that the Owner of the improvement shall be responsible for the relocation and/or replacement of the improvement.

ROAD NOTES:

All roads are 60' right-of-ways unless otherwise shown.

FLOODPLAIN NOTES:

According to the scaled location of FEMA Firm Map No. 48143C0550D, effective date November 16,2011, a portion of the subject property lies within Zone X - Areas determined to be outside the floodplain, and a portion lies within Zone A - Special flood hazard areas.

ON-SITE SEWAGE FACILITY APPROVAL:

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of the Erath County On-Site Sewage Facility (OSSF) Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Erath County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

_____ Keith Bailey, Erath County OSSF Administrator

_____ Date

FLOODPLAIN ADMINISTRATOR APPROVAL:

Based upon the representations of the Engineer or Surveyor whose seal is affixed hereto, and after review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the Erath County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Erath County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associatioted within it.

_____ Erath County Floodplain Administrator

_____ Date

LINE DATA TABLE		
NO.	BEARING	DIST
L1	S58°55'21"E	45.38'

LEGEND:

CIRF.....Capped Iron Rod Found
FCP.....Fence Corner Post
IRF.....Iron Rod Found
IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
D.R.E.C.T.....Deed Records, Erath County, Texas
O.P.R.E.C.T...Official Public Records, Erath County, Texas
P.R.E.C.T.....Plat Records, Erath County, Texas

NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. This plat was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.
3. All corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC" unless otherwise specified.

EASEMENTS AND SETBACKS:

1. 10 feet wide utility easements along all rear and side lots lines.
2. 20 feet wide utility easements adjacent to all right-of-way.
3. 20 feet wide building setbacks along all side lot lines.
4. 20 feet wide building setbacks along all back lot lines.
5. 30 feet wide building setbacks adjacent to all right-of-way.

NATIVE CO. LLC LAND SURVEYING
P.O. Box 2465 Stephenville, Tx 76401
zane@nativelandsurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572

ENGINEER

Warrick Engineering & Associates, LLC
409 Magnolia St., Hico, TX 76457
PH #: 254-263-3550
EMAIL: twarrick@warrickengineering.com

OWNER/DEVELOPER

Vander Horst Enterprises, LLC
P.O. Box 500
Dublin, TX 76446
PH #: 254-445-1887
EMAIL:

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this _____day of _____, 2024, at _____o'clock, _____, in the Official Public Records of Erath County, Texas in Document No. _____, Cabinet _____, Slide _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath County, Texas, the date last shown above written.

_____ Gwinda Jones, Clerk County Court of Erath County, Texas

_____ Deputy

I, Brandon Huckabee, County Judge of Erath County, Texas, do hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioners Court of Erath County, Texas, and by the said Court duly considered, were on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Erath County, Texas.

_____ Date:_____
Brandon Huckabee - County Judge of Erath County, Texas

FINAL PLAT

SADDLE RIDGE

24 SINGLE FAMILY LOTS

A SUBDIVISION OF A 213.561 ACRE TRACT IN THE HENRY PEARSON SURVEY, ABSTRACT NO. 613,THE JOHN HOWARD SURVEY, ABSTRACT NO. 354, AND THE BARTLETT FRY SURVEY, ABSTRACT NO. 266

ERATH COUNTY, TEXAS