

Z:\MBO\_RPLS\Saddleback Estates North\Final Plat2.dwg modified by mbd at Feb 11, 2022 - 8:07am

STATE OF TEXAS §  
COUNTY OF WISE §

That, TA DFW Residential, LLC, through the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a 36.75 acre tract of land out of BLOCK 93 & BLOCK 102, VAN ZANDT COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1182, and being a portion of the tract of land conveyed to TA DFW Residential, LLC, per the deed recorded as County Clerk's Number 202014561, Official Records of Wise County, Texas (ORWCT) and being more particularly described as follows:

BEGINNING at a MAG Nail found for the northeast corner of Briar Creek Estates as recorded in Cabinet E, Slide 299, Plat records, Wise County, Texas (PRWCT), from which a 1/2" iron rod with an orange cap stamped "MDH SURVEYING RPLS 5947" found for the northeast corner of Lot 12, Block 1, bears South 24°59'06" West at a distance of 37.42 feet;

THENCE North 89° 30' 11" East, with the center line of Wise County Road 4598, a distance of 148.17 feet to an angle point;

THENCE North 61° 50' 52" East, a distance of 13.82 feet to the northwest corner a tract of land conveyed to Robert Ratliff & Linda Ratliff per the deed recorded as clerk's number 201902961, ORWCT;

THENCE South 6° 48' 50" East, with the westerly line of said Ratliff tract, a distance of 986.96 feet to a 4 inch metal post found for an angle point;

THENCE South 0° 18' 59" West, with the westerly line of said Ratliff tract, a distance of 292.98 feet to a 4 inch metal post found for an angle point;

THENCE South 2° 16' 15" West, with the westerly line of said Ratliff tract, a distance of 455.91 feet to a 2 inch metal post found for an angle point;

THENCE South 5°01'36" West, with the westerly line of said Ratliff tract, a distance of 381.15 feet to a 2 inch metal post found for an angle point;

THENCE South 32° 11' 13" East, with the westerly line of said Ratliff tract, a distance of 286.41 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for an angle point at the projected center line of County Road 4598;

THENCE South 0° 04' 44" East, with the center line of County Road 4598, a distance of 954.97 feet to a MAG Nail with a washer stamped RPLS 5094 found for an angle point on the northerly line of State Highway 114;

THENCE North 65° 30' 35" West, with the northwesterly right of way of State Highway 114, passing the remnants of a displaced 1/2" iron rod with a purple cap stamped "Harold Ballard RPLS 6329" at a distance of 50.10 feet; in all a total distance of 438.99 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for an angle point on the northerly of said State Highway 114;

THENCE North 15° 57' 42" East, departing the northeasterly right of way of State Highway 114, a distance of 168.83 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for an angle point;

THENCE North 10° 21' 18" West, a distance of 91.15 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for an angle point;

THENCE North 13° 42' 47" West, a distance of 488.46 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for an angle point;

THENCE North 0° 03' 25" West, a distance of 394.63 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for a corner;

THENCE North 90° 00' 00" West, a distance of 293.38 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for an angle point;

THENCE North 0° 00' 00" West, a distance of 1049.78 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for a corner;

THENCE North 90° 00' 00" West, a distance of 39.51 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for an angle point on the easterly line of the remainder of the north tract conveyed to Sheryl Ann Roberts Gross per the deed recorded as 201811583, ORWCT;

THENCE North 24° 59' 06" East, with the Easterly line of said Gross tract, passing a 1/2" iron rod with an orange cap stamped "MDH SURVEYING RPLS 5947" found for the southeast corner of Lot 11, Block 1, Briar Creek Estates, per the plat recorded in Cabinet E, Slide 299, Plat Records, Wise County, Texas (PRWCT) at a distance of 195.75 feet, in all, a total distance of 1042.38 feet to the POINT OF BEGINNING and containing a calculated area of 36.75 Acres of land.  
Bearings based on Grid North, NAD 83, North Central Texas Zone, 4202.

Designated herein as SADDLEBACK ESTATES NORTH, PHASE 1, a subdivision to Wise County, Texas, and whose name is subscribed hereto, does hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

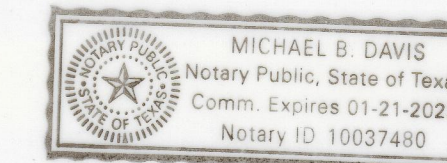
Owner Partner  
Title

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared, Ben Tilley, 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 considerations therein stated.

Given under my hand and seal of office this 11<sup>th</sup> day of February, 2022.

NOTARY PUBLIC



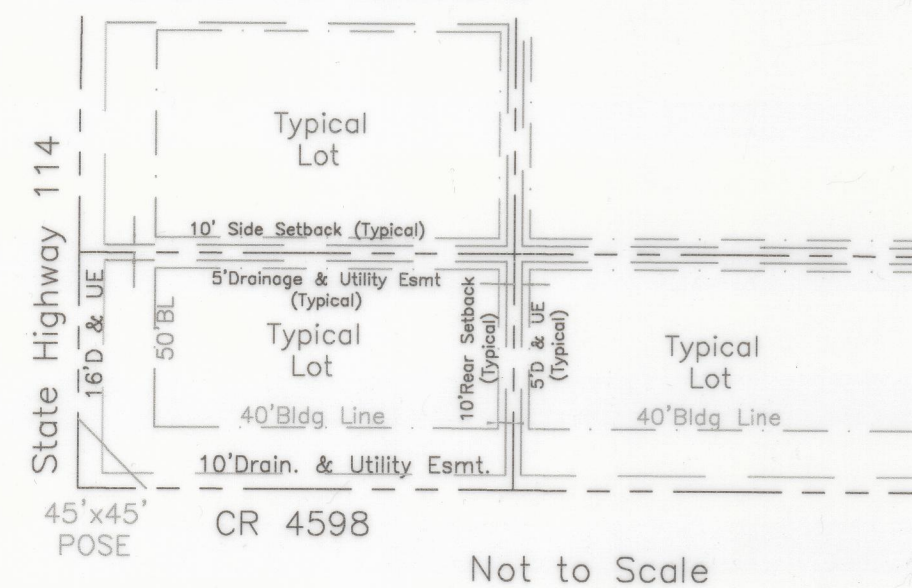
ALPHA LAND SURVEYING, INC.  
969 Elkin Lane  
Keller, Texas 76262-4941  
Phone (817) 614-8017  
Fax - 817-379-5696  
SURVEY DATE: May 7, 2021  
mbd7@gte.net

Developer  
TA DFW Residential, LLC,  
Ben Tilley  
700 W Harwood Suite G2  
Hurst, Texas 76054  
Phone: 817-305-3817

Revision Date: February 11, 2022

Sheet 1 of 1

TYPICAL LOT LAYOUT WITH BLDG LINES,  
EASEMENTS & SETBACKS

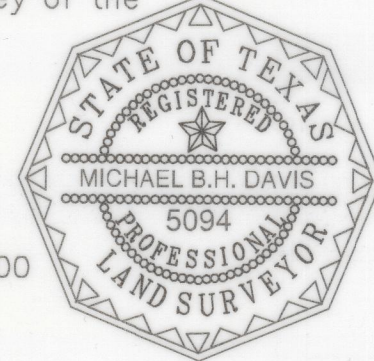


Not to Scale

STATE OF TEXAS §  
COUNTY OF WISE §

CERTIFICATE OF SURVEYOR  
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, does hereby certify that this plat is an accurate representation and was prepared from an actual on the ground survey of the property made under my supervision.

Michael B. Davis  
Texas R.P.L.S. Number 5094  
Firm Registration Certificate Number: 10135300



THE COMMISSIONER'S COURT OF WISE COUNTY, TEXAS  
ON Feb 14, 2022, VOTED  
AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT  
FOR FILING OF RECORD.

BY: WISE COUNTY JUDGE  
ATTEST: Sherry Lemon, County Clerk  
Chief Deputy

15 Lots  
Gross Area  
34.75 Acres  
ROW Dedication  
4.08 Acres  
Net Area  
30.67 Acres