

735 N. Saddle Mountain Rd.

SOLID ROCK
REAL ESTATE



**PRICE
IMPROVEMENT**

ABOUT THE PROPERTY

- Built in 2014
- Two-Story Home
- 2,760 Sq.Ft. (per RCAD)
- 2.8 Acres
- Saddle Mountain Estates



NOW PRESENTED AT
\$650,000

PROPERTY FEATURES



4 Bedrooms



2 1/2 Baths



Pool



830.275.3727



CarrieChisum@outlook.com



 Gate  House  Boundary

AREA BEING AMENDED



SCALE 1"=200'



VICINITY MAP (NOT TO SCALE)

AMENDING PLAT



STATE OF TEXAS
COUNTY OF REAL

THE OWNED OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OF THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE USE OF THE PUBLIC THROUGH ALL ALLEYS, STREETS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON CONVEYED.

David J. Davison
DAVID J. DAVISON
CLERK OF REALTY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2ND DAY OF FEBRUARY 2011

Carrie J. Shancutt
CARRIE J. SHANCUIT
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

1. THE COUNTY JUDGE OF REAL COUNTY, TEXAS HEREBY DENOTES APPROVAL OF THIS PLAT AND SUPPORTING MATERIAL OF THE COMMISSIONERS' COURT OF REAL COUNTY, TEXAS.

REVIEWED AND APPROVED THIS 12TH DAY OF February 2011

[Signature]
REAL COUNTY JUDGE

1. THE UNDERSIGNED REAL ESTATE COMMISSIONER, AFTER HAVING REVIEWED THIS PLAT AND ALL SUPPORTING MATERIALS, FIND THAT SAME IS SUFFICIENT AND THAT IT SATISFIES THE REAL COUNTY SUBDIVISION REGULATIONS.

REVIEWED AND APPROVED THIS 04TH DAY OF February 2011

[Signature]
REAL COUNTY COMMISSIONER, TITLE 2

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

THIS 07TH DAY OF February 2011

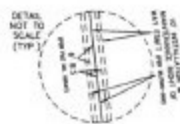
MARK J. EWALD, REALS #0000

LINE	BEARING	DISTANCE
1	N 89°20'00" E	120.00
2	S 89°20'00" W	120.00
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4	S 89°20'00" W	120.00
5	N 89°20'00" E	120.00
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AMENDING PLAT OF
LOTS W8A, W8B, W8C & W8H, SADDLE MOUNTAIN LAKES SUBDIVISION

A VACATE AND RESUBDIVISION PLAT OF LOTS W8A, W8B, W8C & W8H, SADDLE MOUNTAIN LAKE SUBDIVISION, A SUBDIVISION LYING AND BEING SITUATED IN REAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGES 43-44, PLAT RECORDS OF REAL COUNTY, TEXAS AND ALSO COMMONLY KNOWN AS SADDLE MOUNTAIN LAKE ESTATES AND SADDLE MOUNTAIN LAKE.

AMENDED FEBRUARY 2, 2011 (REMOVED DAVID RANKIN ROAD)



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LEGEND
 O=1/2" IRON ROD TO BE SET
 ●=3/4" IRON ROD
 [] = RECORD INFORMATION
 — = BUILDING SETBACK
 Δ = POINT IN ROADWAY
 --- = MEASUREMENT



UNDERGROUND ELECTRIC COOP EASEMENTS

IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THAT INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES HERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') OF THE REAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARD, LANES AND ROADS OF THIS SUBDIVISION, AND TEN FEET (10') ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARD, LANES AND ROADS WHERE SUBDIVISION LOTS OR TRACTS OR INDIVIDUAL TRACTS ARE BOUND TO THE CENTERLINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL APPURTENANCES THEREIN SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONSENT FOR THE FULL ENJOYMENT OF THE RIGHT HERETO GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF ACCESS TO AND EGRESS FROM THE RIGHT OF WAY AND EASEMENT AND THE RIGHT TO TIE TO CUT ALL TREES, UNDERGROUNDS AND OTHER OBSTRUCTIONS THAT MAY INJURE (DAMAGE OR INTERFERE WITH THE OPERATION OF THE UTILITY FACILITIES). THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PERMITS OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITH SAID EASEMENT AND THE RIGHT TO INSTALL WIRE AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT AS LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACT OF THIS SUBDIVISION.

THIS PLAT AND SUPPORTING MATERIALS WERE PREPARED BY WESTAR ALAMO LAND SERVICES, L.L.C. A TEXAS LIMITED LIABILITY COMPANY. THE SURVEY WAS PERFORMED BY WESTAR ALAMO LAND SERVICES, L.L.C. A TEXAS LIMITED LIABILITY COMPANY. THE SURVEY WAS PERFORMED BY WESTAR ALAMO LAND SERVICES, L.L.C. A TEXAS LIMITED LIABILITY COMPANY. THE SURVEY WAS PERFORMED BY WESTAR ALAMO LAND SERVICES, L.L.C. A TEXAS LIMITED LIABILITY COMPANY.