

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: PRIVATE INDIVIDUAL WELLS

WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

THE STATE OF TEXAS  
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner

THE STATE OF TEXAS  
COUNTY OF PARKER

I, TERRY J. CIPHER, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

THE STATE OF TEXAS  
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.  
Texas Registered Professional Land Surveyor, No. 2074

November 2021



STATE OF TEXAS  
COUNTY OF PARKER

202213359 PLAT Total Pages: 1

WHEREAS TERRY J. CIPHER AND GINGER L. CIPHER (Lot 120R, Doc No. 202038799 and Lot 127, Doc No. 202113218) are the sole owners of Lot 120R and Lot 127, QUAIL SPRINGS RANCH, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 272 and Plat Cabinet C, Slide 57, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the south right of way line of Sandpiper Drive at the northwest corner of said Lot 120R and the northeast corner of Lot 121, said Quail Springs Ranch;

THENCE S 71°55'23" E, with the south right of way line of said Sandpiper Drive, 161.41 feet to an iron rod found at the northwest corner of said Lot 120R and the northwest corner of Lot 119, said Quail Springs Ranch;  
 THENCE S 30°57'43" W, with the common line of said lots, 507.54 feet to an iron rod found at the most westerly southwest corner of said Lot 119;  
 THENCE S 31°01'28" E, with the south line of said Lot 119, 133.68 feet to the northwest corner of Lot 141, said Quail Springs Ranch to an iron rod found;  
 THENCE S 01°59'34" E, with the west line of said Lot 141, 117.11 feet to a point at the southeast corner of said Lot 127 and the northeast corner of Lot 128, said Quail Springs Ranch;  
 THENCE S 86°30'59" W, with the common line of said lots at 98.50 feet passing a point on line and in all 484.59 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the right of way line of a chul-de-sac (White Wing Court) and a non-tangent curve to the left with a radius of 60.0 feet and whose chord bears N 37°49'47" W, 48.57 feet;  
 THENCE with said chul-de-sac and curve to the left through a central angle of 47°45'03" and a distance of 50.0 feet to an iron rod found at the most southerly southeast corner of Lot 126R, said Quail Springs Ranch;  
 THENCE with the line of said Lot 126R the following courses and distances:  
 N 55°17'56" E, 306.19 feet to an iron rod found;  
 N 32°56'39" W, 396.28 feet to an iron rod found in the southeast line of Lot 125R, said Quail Springs Ranch;  
 THENCE N 50°29'02" E, with the southeast line of said Lot 125R, 125.77 feet to an iron rod found in the west line of Lot 122, said Quail Springs Ranch;  
 THENCE S 27°12'30" E, 296.25 feet to an iron rod found at the most southerly corner of said Lot 121;  
 THENCE N 36°00'29" E, with the east line of said Lot 121, 475.39 feet to the POINT OF BEGINNING and containing 5.06 acres (220646 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TERRY J. CIPHER AND GINGER L. CIPHER does hereby adopt this plat designating the hereinabove described real property as LOT 120R-1, QUAIL SPRINGS RANCH, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 120R and Lot 127, Quail Springs Ranch, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 272 and Plat Cabinet C, Slide 57, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at \_\_\_\_\_, Parker County, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Terry J. Cipher Ginger L. Cipher

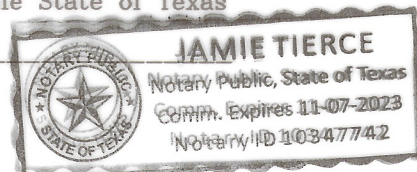
STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared TERRY J. CIPHER, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

My Commission Expires On:



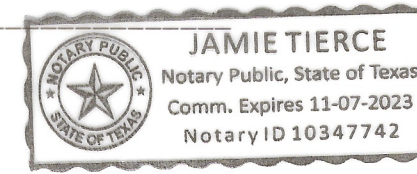
STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared GINGER L. CIPHER, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

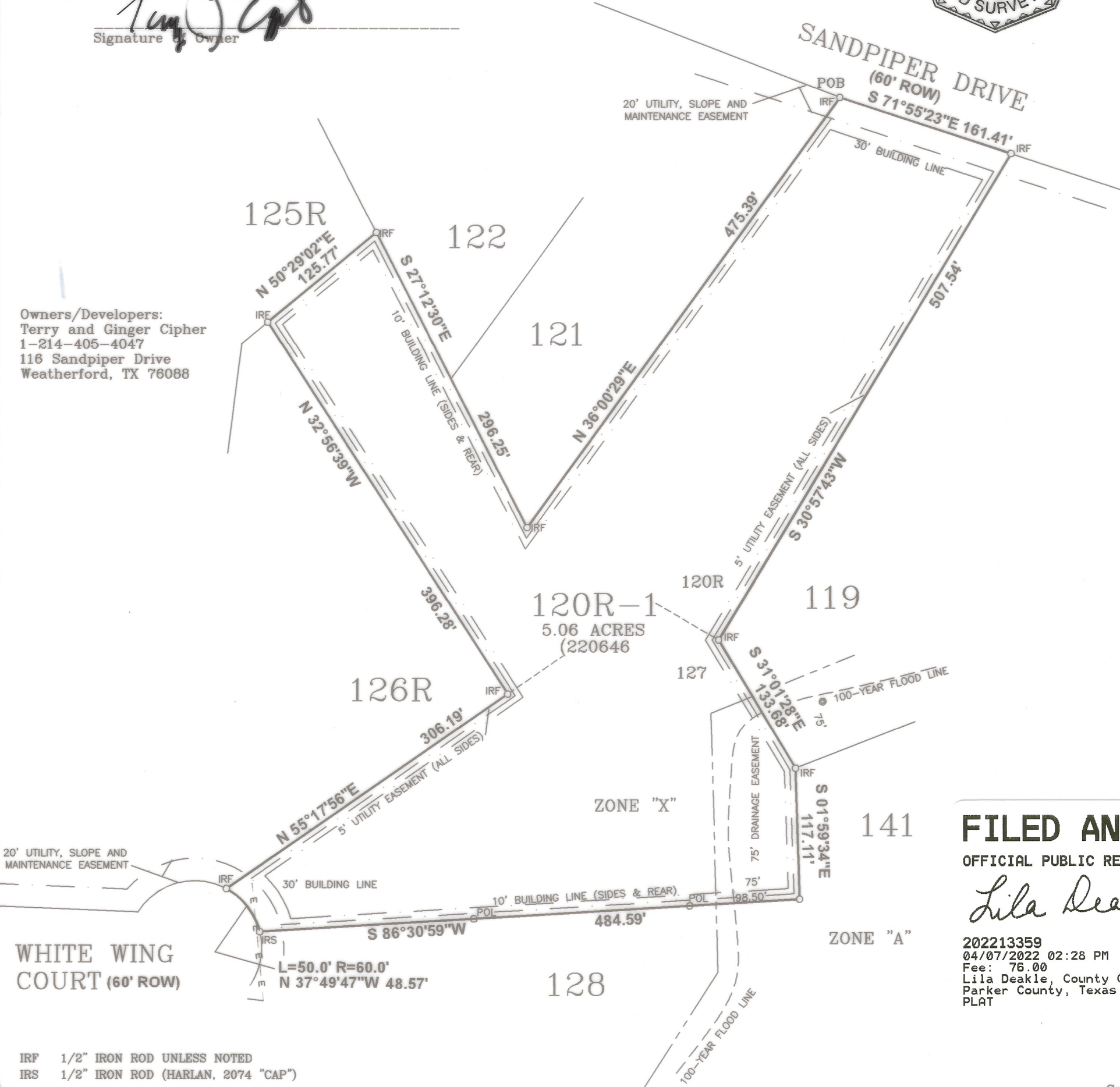
My Commission Expires On:



THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

George A. Conley, Commissioner Precinct #1  
 Larry Walden, Commissioner Precinct #3  
 Pat Deen, County Judge  
 Craig Peacock, Commissioner Precinct #2  
 Steve Dugan, Commissioner Precinct #4



Owners/Developers:  
Terry and Ginger Cipher  
1-214-405-4047  
116 Sandpiper Drive  
Weatherford, TX 76088

WHITE WING COURT (60' ROW)

IRF 1/2" IRON ROD UNLESS NOTED  
 IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

FILED AND RECORDED

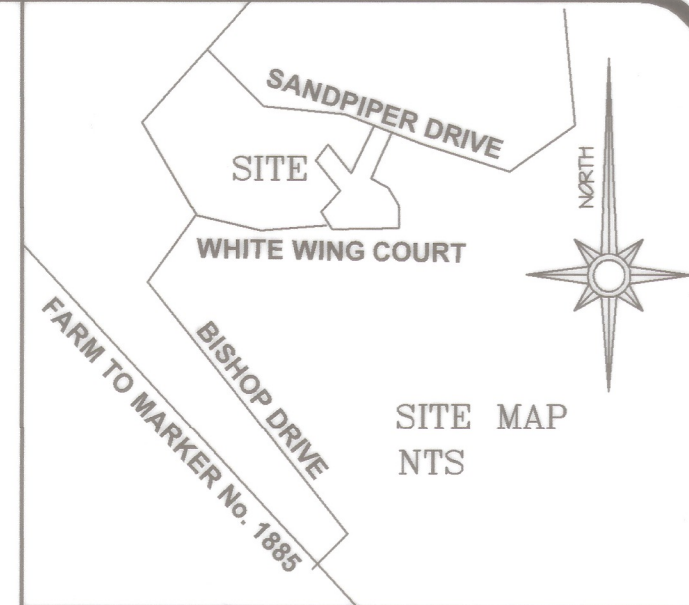
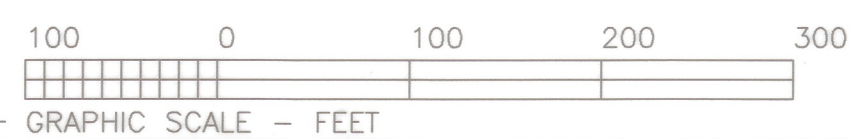
OFFICIAL PUBLIC RECORDS  
 Lila Deakle  
 202213359  
 04/07/2022 02:28 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

LOT 120R-1  
 QUAIL SPRINGS RANCH  
 AN ADDITION IN PARKER COUNTY, TEXAS  
 Being a replat of Lot 120R and Lot 127, Quail Springs Ranch, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 272 and Plat Cabinet C, Slide 57, Parker County, Texas

Cabinet/Instrument# F Slide 201

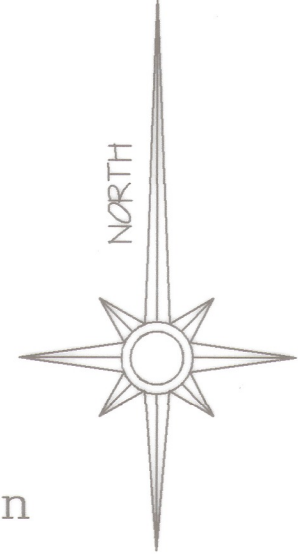
16480.001.120.00  
 16480.001.127.00

16480  
 PE  
 E-9



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0125 F EFFECTIVE DATE: APRIL 05, 2019 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A"; INSIDE A 100-YEAR FLOOD HAZARD AREA ZONE "X"; OUTSIDE THE FLOOD HAZARD AREA. NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

LIENHOLDER  
 N/A  
 Signature of Lien holder  
 This the \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
 Notary Public, State of Texas



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.  
 106 EUREKA STREET  
 WEATHERFORD, TX 76086  
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 FIRM #10086500 harlanland@yahoo.com