

CURVE	RADIUS	ARC	CHORD	CHORD
CI	60.00'	138.85'	N 24°07'51" W	109.88'

State of Texas
County of Parker

Whereas, John Mitchell & Codi Mitchell, being the owners of a 6.038 acres tract of land being all of Lot 193, Quail Springs Ranch, a subdivision in Parker County, Texas, as recorded in Plat Cabinet "C", Slide 57, Plat Records, Parker County, Texas, and all of Lot 194R, Quail Springs Ranch, a subdivision in Parker County, Texas, as recorded in Plat Cabinet "D", Slide 87, P.R.P.C.T.; being all of those certain tracts of land conveyed to Mitchell as Lot 193 in Volume 2907, Page 1629, Real Records, Parker County, Texas, and as Lot 194R in Volume 2432, Page 7, R.R.P.C.T.; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at found 5/8" iron rod at the southeast corner of said Lot 193, same being the northeast corner of Lot 192 of said subdivision, and in the west right of way line of Pintall Lane, a paved surface, for the southeast and beginning corner of this tract.

THENCE S 89°33'40" W passing a found 5/8" iron rod at 373.98 feet and in all 507.54 feet to a point in a pond at the southwest corner of said Lot 193, same being the northwest corner of said Lot 192, for the southwest corner of this tract.

THENCE N 00°04'33" W 762.84 feet to a found 1/2" iron rod at the northwest corner of said Lot 194R, for the northwest corner of this tract.

THENCE S 47°21'21" E 627.84 feet to a found 5/8" iron rod at the most northerly northeast corner of said Lot 194R and in the west right of way line of said lane, for the most northerly northeast corner of this tract.

THENCE along the arc of a curve to the left, having a radius of 60.00 feet, an arc length of 138.85 feet, and whose chord bears S 24°07'51" E 109.88 feet to a found 5/8" iron rod in the west right of way of said lane and at the most easterly northeast corner of said Lot 194R, for the most easterly northeast corner of this tract.

THENCE S 00°26'20" E 233.36 feet along the west right of way of said lane to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton
Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: August 15, 2022 - W2207044-RP

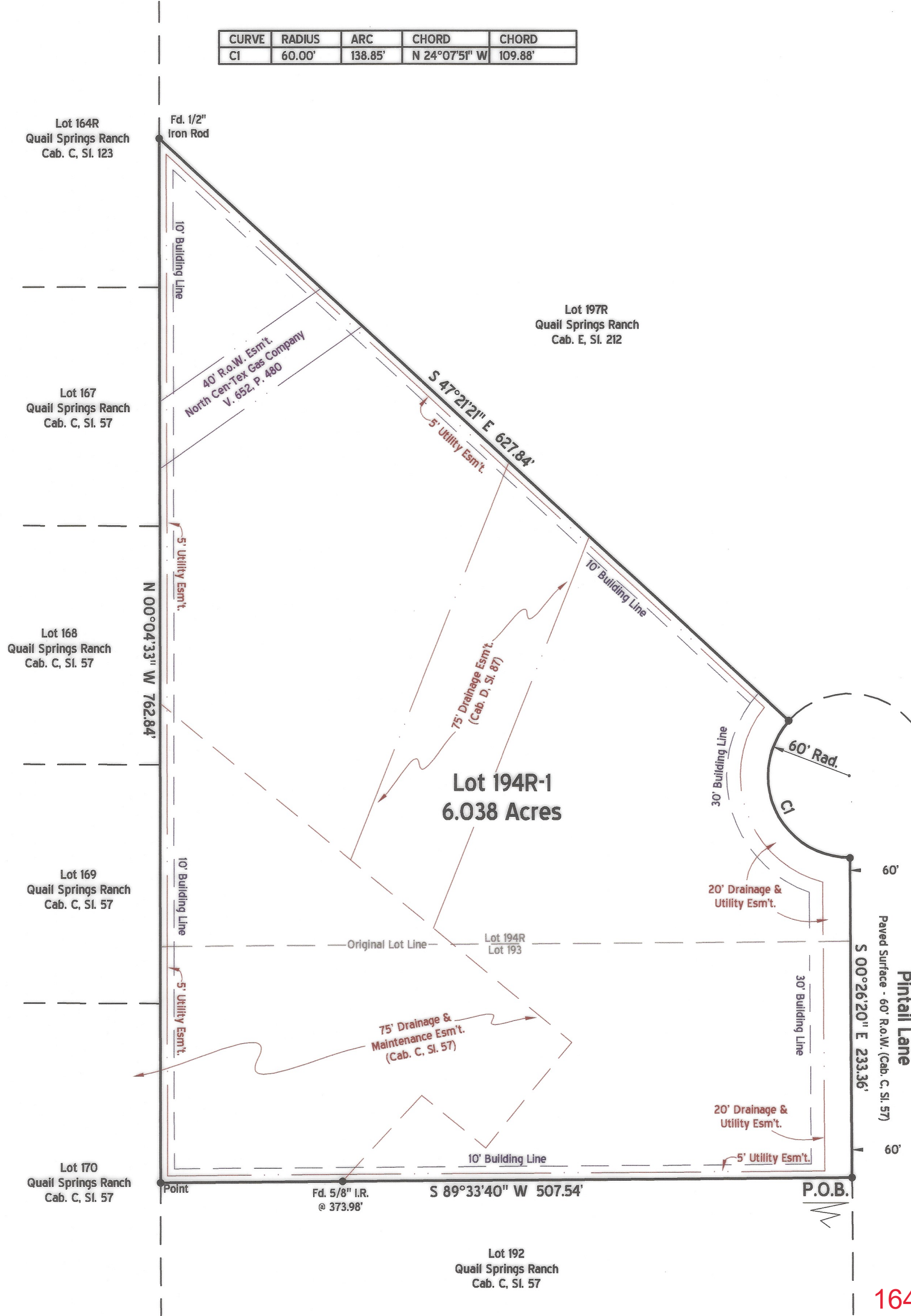


Surveyor's Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367C0250F, dated April 5, 2019. For up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- 2) All corners are found 5/8" iron rods unless otherwise noted.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
- 6) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Parker County Notes:

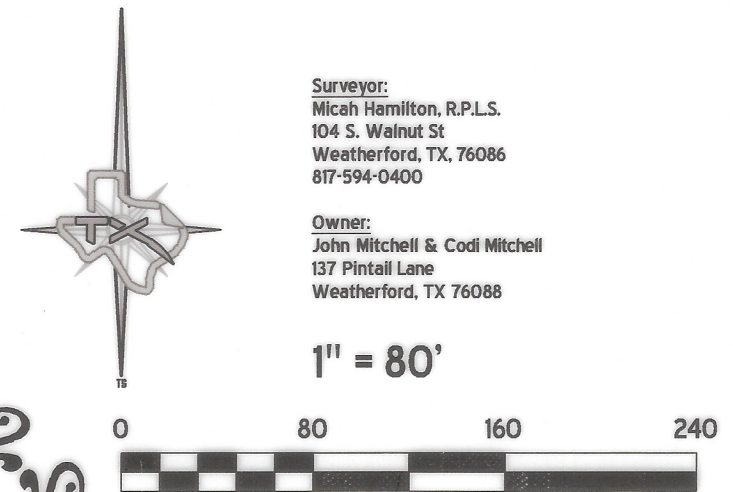
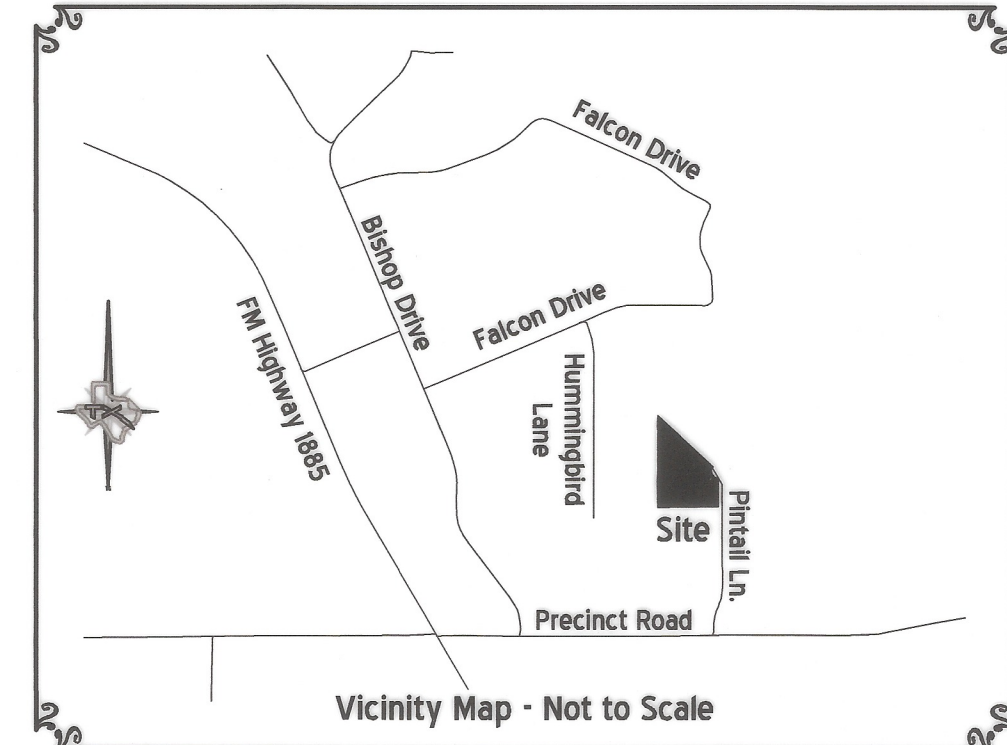
- 1) Water is to be provided by private water wells. Sanitary sewer is to be provided by an on-site septic facility.
- 2) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.
- 3) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- 4) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- 5) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



Scaling Rose Read Properties, LLC
Called 87.50 Acres
Doc. No. 202232548

16480.001.193.00
16480.001.195.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202241601
11/28/2022 04:38 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Plat Cabinet **F** Slide **387**

Now, Therefore, Know All Men By These Presents:

That John Mitchell and Codi Mitchell acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 194R-1, Quail Springs Ranch, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 18th day of November, 2022.

By: *John Mitchell*
John Mitchell

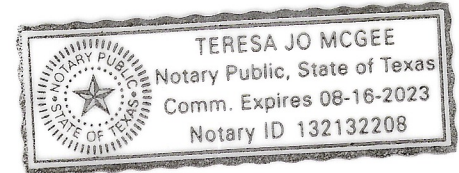
By: *Codi Mitchell*
Codi Mitchell

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 John Mitchell, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 18th day of November, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas

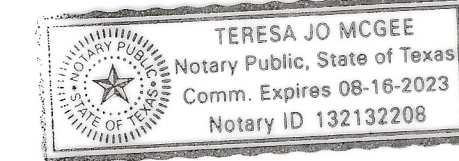


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Codi Mitchell, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 18th day of November, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 28 day of November, 2022.

Absent
County Judge

George A. Conley
Commissioner Precinct 1

Jan Walden
Commissioner Precinct 3

Christopher
Commissioner Precinct 2

Hans Cogen
Commissioner Precinct 4

16480
PE
E-9

Replat
Lot 194R-1
Quail Springs Ranch
an addition in Parker County, Texas
Being a 6.038 acres replat of Lot 193, Quail Springs Ranch, plat recorded in Plat Cabinet C, Slide 57, Plat Records, Parker County, Texas, and all of Lot 194R, Quail Springs Ranch, plat recorded in Plat Cabinet D, Slide 87, Plat Records, Parker County, Texas.
Being all of those certain tracts of land conveyed to Mitchell as Lot 193 in Volume 2907, Page 1629, Real Records, Parker County, Texas, and as Lot 194R in Volume 2432, Page 7, Real Property Records, Parker County, Texas.

November 2022
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM