

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: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

THE STATE OF TEXAS
COUNTY OF PARKER

I, Peter Oliver and Cynthia Oliver 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.

[Signature]

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]
Signature of Owner

STATE OF TEXAS
COUNTY OF PARKER

202202905 PLAT Total Pages: 1

WHEREAS, PETER OLIVER AND CYNTHIA OLIVER (Lot 242 Doc No. 201611748 and Lot 243 Doc No. 201700503) are the sole owners of Lot 242 and Lot 243, QUAIL SPRINGS RANCH, according to the plat recorded in Plat Cabinet C, Slide 148, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southwest corner said Lot 242 and the southeast corner of Lot 241, said Quail Springs Ranch in the north right of way line of Bishop Drive;

THENCE N 00°55'23" E, with the common line of said lots, 565.16 feet to an iron rod set at the northwest corner of said Lot 242 and the northeast corner of said Lot 241 in the south line of Lot 77R, said Quail Springs Ranch;

THENCE S 58°21'27" E, with the north line of said Lots 242 and 243, 314.88 feet to an iron rod set in the north line of said Lot 243 and the south line of Lot 75R, said Quail Springs Ranch;

THENCE S 62°03'29" E, 134.41 feet to an iron rod set at the northeast corner of said Lot 243 and the northwest corner of Lot 244, said Quail Springs Ranch;

THENCE S 18°19'27" W, with the common line of said lots, 451.26 feet to an iron rod found (iron rods found are 1/2" unless noted) in the north right of way line of said Bishop Drive in a non-tangent curve to the left with a radius of 530.00 feet and whose chord bears N 83°24'38" W 216.19 feet;

THENCE with the north right of way line of said Bishop Drive the following courses and distances;

With said curve to the left through a central angle of 23°32'08" and a distance of 217.71 feet to a 5/8" iron rod found at the beginning of a non-tangent curve to the left with a radius of 60.00 feet and whose chord bears N 40°19'40" W 61.20 feet;

With said curve to the left through a central angle of 61°19'23" and a distance of 64.22 feet to the POINT OF BEGINNING and containing 4.02 acres (174,982 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PETER OLIVER AND CYNTHIA OLIVER does hereby adopt this plat designating the hereinabove described real property as LOT 243R, QUAIL SPRINGS RANCH, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 242 and Lot 243, Quail Springs Ranch, according to the plat recorded in Plat Cabinet C, Slide 148, Plat Records, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 23rd day of December, 2021.

[Signature] Peter Oliver
[Signature] Cynthia Oliver

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 PETER OLIVER, 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 23rd day of December, 2021.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires On: 7-28-2025



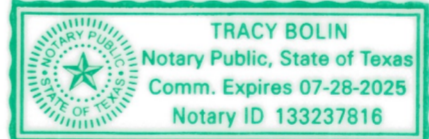
STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared CYNTHIA OLIVER, 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 23rd day of December, 2021.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires On: 7-28-2025



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.

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

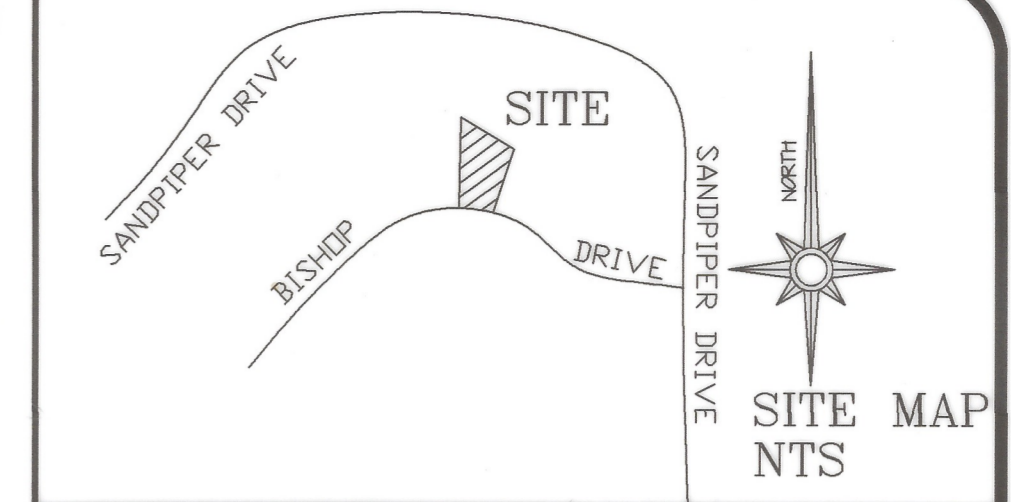
February 2021

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

Cabinet/Instrument# F Slide 146



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 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature] Lila Deakle

202202905
01/24/2022 02:03 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

LIENHOLDER
[Signature] Jeremy Morris on VP
Weatherford Mortgage Corporation
3511 W. 59th Street, Suite 100
Weatherford, TX 76088

Signature of Lien holder
This the 6 day of January, 2021.

[Signature]
Notary Public, State of Texas



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 24th day of January, 2021.

[Signature] Pat Deen, County Judge

[Signature] George Conley
Commissioner Precinct #1

[Signature] Larry Walden
Commissioner Precinct #3

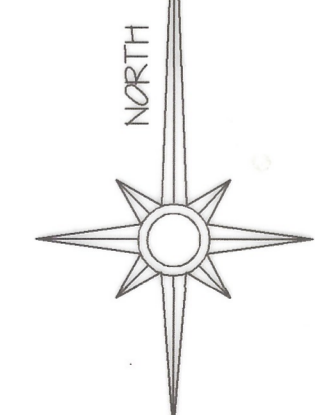
[Signature] Absent
Commissioner Precinct #2

[Signature] Steve Dugan
Commissioner Precinct #4

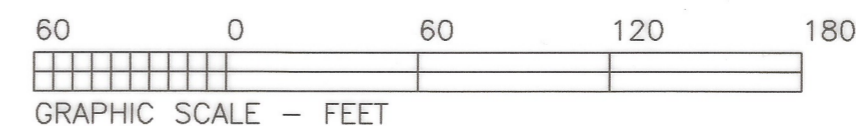
16480
PE
E-9

16480.001.242.00
16480.001.243.00

LOT 243R
QUAIL SPRINGS RANCH
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Lot 242 and Lot 243
Quail Springs Ranch according to the plat
recorded in Plat Cabinet C, Slide 148
Plat Records, Parker County, Texas



SCALE: 1" = 60'



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