

State of Texas
County of Parker

Whereas Dakota Bond and Brystal Bond, being the sole owners of a 5.024 acres tract of land, being all of Lot 50R-1, Quail Springs Ranch, an addition to Parker County, Texas, according to the plat as recorded in Cabinet F, Slide 8, Plat Records, Parker County, Texas; being all of those tracts described in Clerk's File No.'s 202007267 and 202133884, conveyed to Bond, Real Property Records, Parker County, Texas; 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 a set 1/2" capped iron rod "Texas Surveying, Inc." at the northwest corner of said Lot 50R-1, Quail Springs Ranch, being in the south line of Sandpiper Drive, for the northwest and beginning corner of this tract.

THENCE along a curve to the left having a radius of 330.00 feet, a chord that bears N 65°10'31" E 172.98 feet, and an arc distance of 175.03 feet to a set 1/2" iron rod capped "Texas Surveying, Inc.", for a corner of this tract.

THENCE N 49°58'43" E 153.35 feet along the south line of said Sandpiper Drive to a set 1/2" iron rod capped "Texas Surveying, Inc." for a corner of this tract.

THENCE along a curve to the left having a radius of 330.00 feet, a chord that bears N 49°32'40" E 5.00 feet, an arc distance of 5.00 feet to a found 5/8" capped iron rod at the northerly common corner of said Lot 50R-1 and Lot 49R, Quail Springs Ranch (Cab. C, Sl. 148), for the northeast corner of this tract.

THENCE S 40°01'17" E at 353.90 feet pass a found 5/8" capped iron rod, in all 444.25 feet to a point in the north line of Lot 39, Quail Springs Ranch (Cab. C, Sl. 57), at the southeast corner of said Lot 50R-1, for the southeast corner of this tract.

THENCE S 35°28'22" W 195.27 feet to a point in the north line of Lot 37R-1, Quail Springs Ranch (Cab. E, Sl. 291), the south line of said Lot 50R-1, for a corner of this tract.

THENCE S 78°14'29" W 195.52 feet to a point in the north line of Lot 36R, said QUAIL SPRINGS RANCH (Cab. E, Sl. 291), the south line of said Lot 50R-1, for a corner of this tract.

THENCE along the common line of said Lots 36R & 50R-1 the following courses and distances: S 28°19'11" W 172.22 feet to a point, for a corner of this tract; S 55°46'11" W 86.23 feet to a point at the southeast corner of Lot 53R-1, Quail Springs Ranch (Cab. F, Sl. 8), for the southwest corner of this tract.

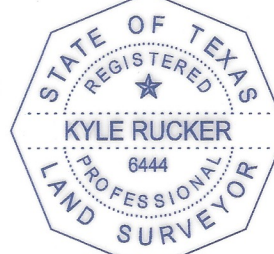
THENCE N 10°39'02" W 574.61 feet along the common line of said Lots 50R-1 and 53R-1 to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: May 18, 2021 - W2104036-RP2



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Special Flood Hazard Area, Shaded Zone "X" - 0.2% annual chance flood hazard (500-year) areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 483670025F, dated April 4, 2019; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - 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) 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.

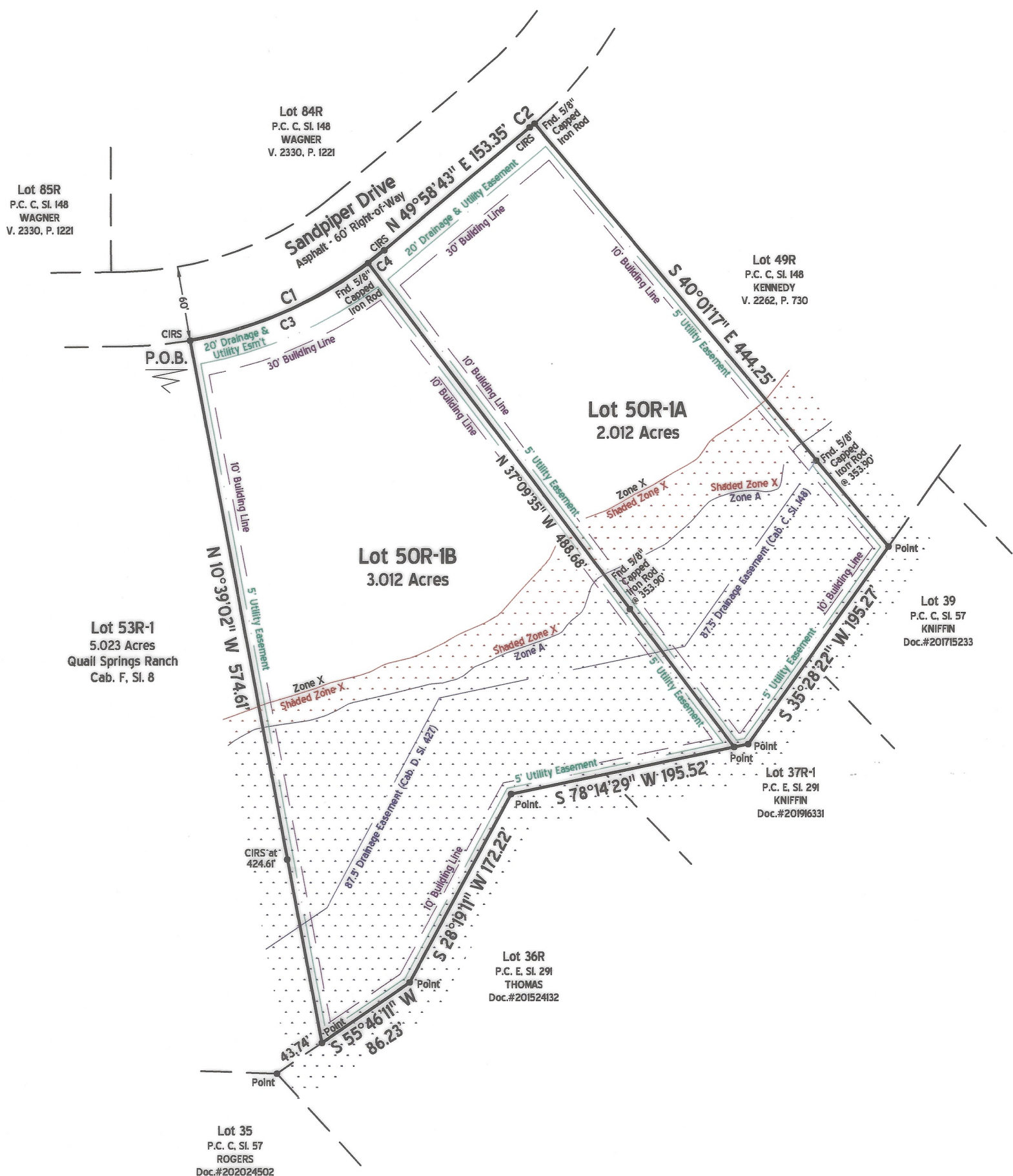
6) Before construction please consult all applicable governing entities regarding rules and regulations, that may affect construction on this property. (i.e. architectural control committees, municipal departments, home owners assoc., etc.)

7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

8) No abstract of title or title commitment was provided to this surveyor, record research done 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.

9) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

10) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



CURVE	RADIUS	ARC	CHORD BRG	CHORD LENGTH
C1	330.00'	175.03'	N 65°10'31" E	172.98'
C2	330.00'	5.00'	N 49°32'40" E	5.00'
C3	330.00'	158.55'	N 66°36'21" E	157.03'
C4	330.00'	16.48'	N 5°24'41" E	16.48'

16480.001.050.00

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

Absent
County Judge
Hose A. Carley
Commissioner Precinct #1
Tommy Walden
Commissioner Precinct #3
Chris Jewell
Commissioner Precinct #2
Alexis Dizon
Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202241568
11/28/2022 03:17 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet F Slide 382

Now, Therefore, Know All Men By These Presents:
That Dakota Bond and Brystal Bond
acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 50R-1A and 50R-1B, 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 16th day of November, 2022.

By: *Dakota Bond*
Dakota Bond
Brystal Bond
Brystal Bond

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 Dakota Bond 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 16th day of November, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas
TERESA JO MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2023
Notary ID 132132208

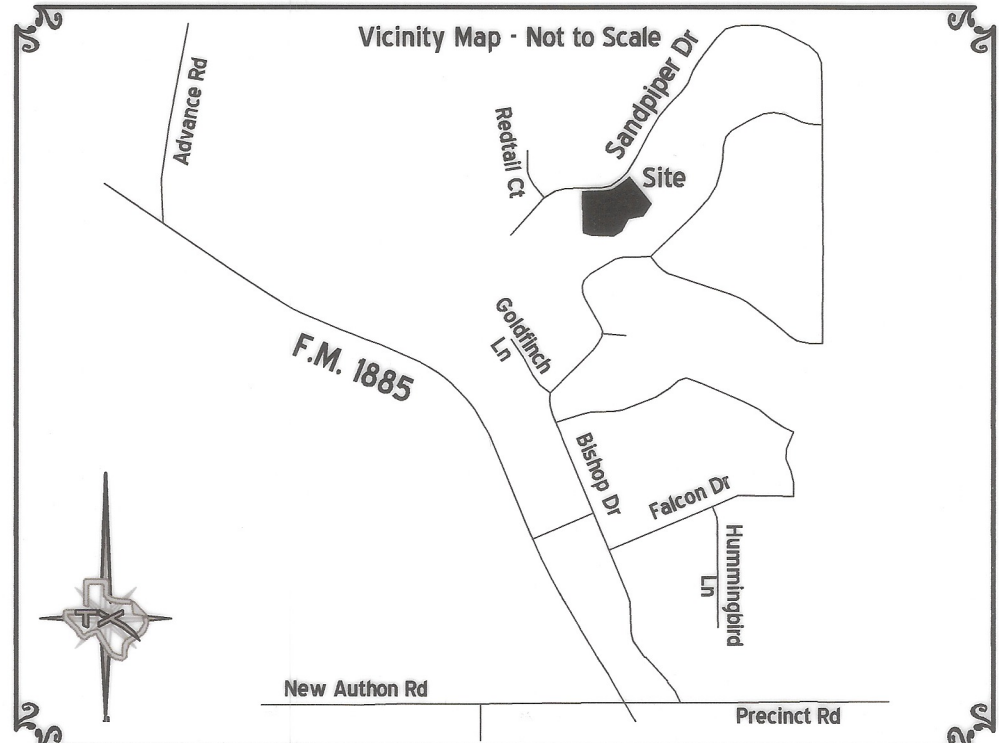
State of Texas
County of Parker
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Brystal Bond known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the 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 16th day of November, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas
TERESA JO MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2023
Notary ID 132132208

16480
PE
E-9
Replat
Lots 50R-1A and 50R-1B
Quail Springs Ranch
an addition in Parker County, Texas
Being a 5.024 acre replat of
Lot 50R-1, Quail Springs Ranch,
as recorded in Cabinet F, Slide 8,
Plat Records, Parker County, Texas

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



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400
Owners:
Dakota & Brystal Bond
437 Sandpiper Dr
Weatherford, TX 76088
1" = 100'