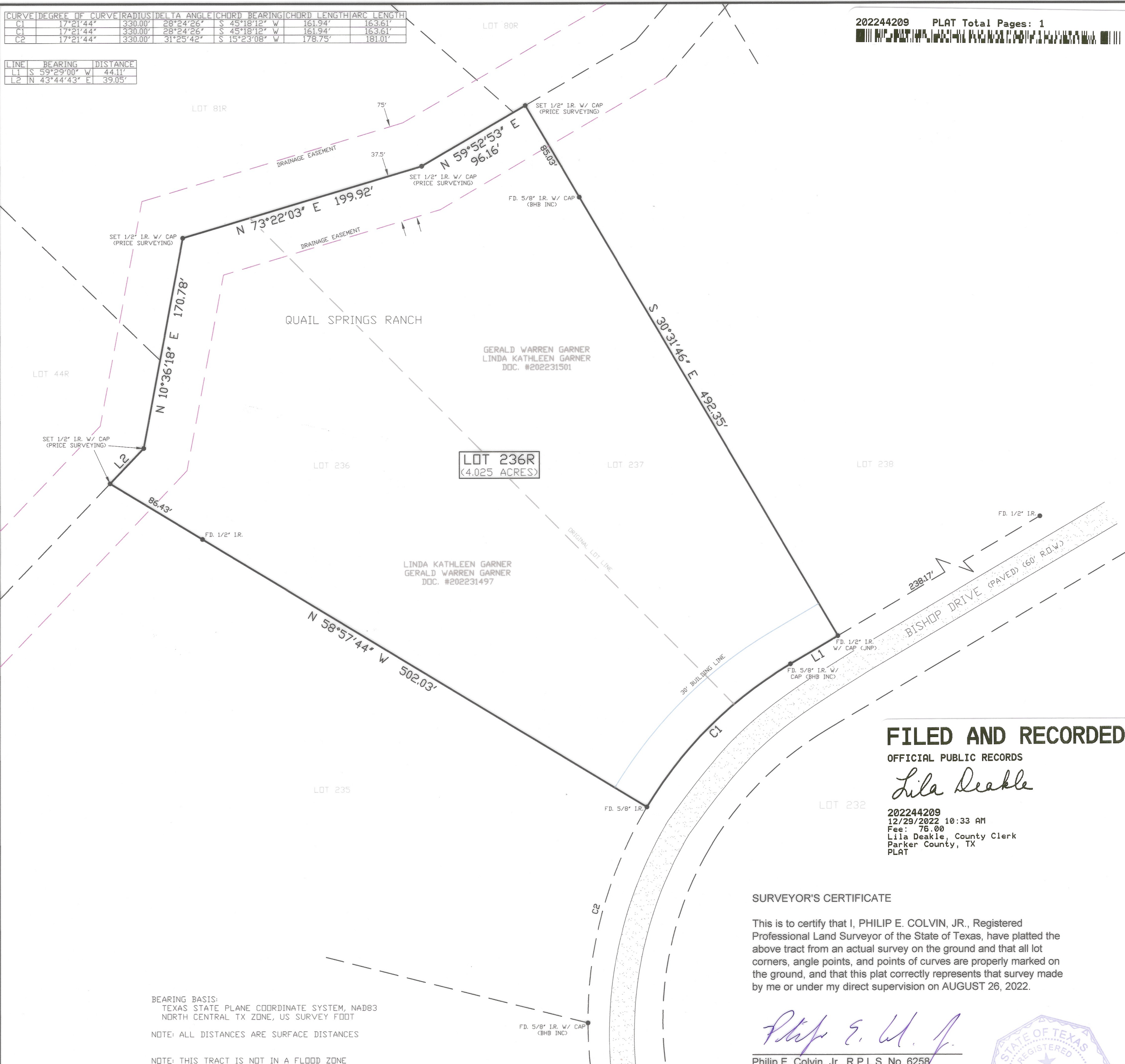


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°21'44"	330.00'	28°24'26"	S 45°18'12" W	161.94'	163.61'
C2	17°21'44"	330.00'	28°24'26"	S 45°18'12" W	161.94'	163.61'
C3	17°21'44"	330.00'	31°25'42"	S 15°23'08" W	178.75'	181.01'

LINE	BEARING	DISTANCE
L1	S 59°29'00" W	44.11'
L2	N 43°44'43" E	39.05'



202244209 PLAT Total Pages: 1

OWNER'S CERTIFICATE

That I, LINDA KATHLEEN GARNER AND GERALD WARREN GARNER, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for replating the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 236R, QUAIL SPRINGS RANCH, Parker County, Texas. I, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot number as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 5 DAY OF November, 2022

BY: Linda Kathleen Garner
LINDA KATHLEEN GARNER

BY: Gerald Warren Garner
GERALD WARREN GARNER

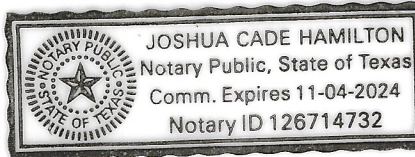
STATE OF TEXAS

COUNTY OF Dewitt

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LINDA KATHLEEN GARNER and GERALD WARREN GARNER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 5 day of November, 2022

Joshua Cade Hamilton
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 27 DAY OF December, 2022.

Lu-Ju
COUNTY JUDGE

George A Corley
COMR. PRECINCT #1

Chapman
COMR. PRECINCT #2

Sam Walker
COMR. PRECINCT #3

DeLoe
COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202244209
12/29/2022 10:33 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on AUGUST 26, 2022.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN221117 16965.crd



16480
PE
E-9

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0125F, DATED APRIL 5, 2019

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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.

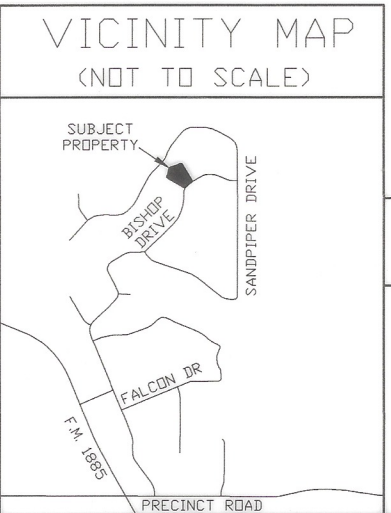
NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

16480.001.236.00
16480.001.237.00

OWNER INFORMATION
LINDA KATHLEEN GARNER
513 AMBER GATE DRIVE
SHADY SHORES, TX 76208
PH. 303-250-3319

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 405
DATE 12/29/2022



SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

REPLAT
QUAIL SPRINGS RANCH
LOT 236R
BEING A REPLAT OF ALL OF LOT 236 AND LOT 237 IN QUAIL SPRINGS RANCH, ACCORDING TO PLAT RECORDED IN CABINET C, SLIDE 148 OF THE PLAT RECORDS OF PARKER COUNTY, TX
PLAT DATE: SEPTEMBER 30, 2022

