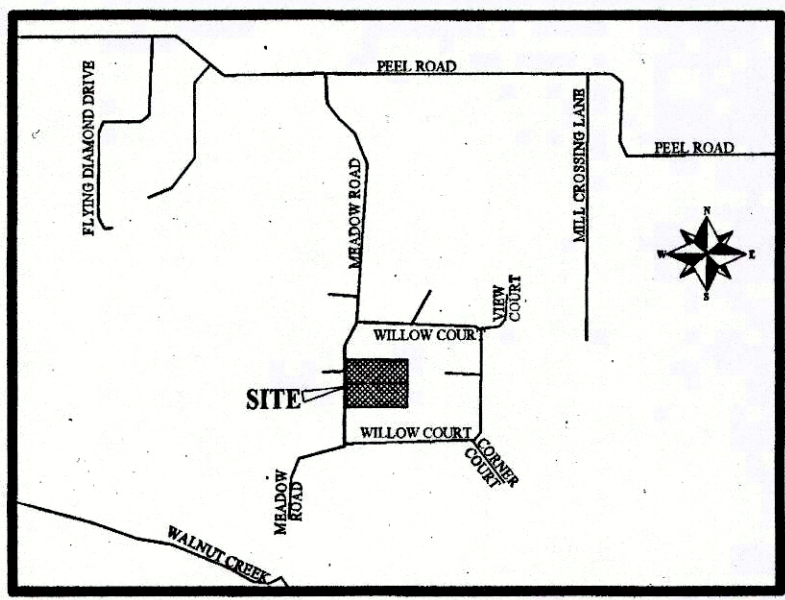


LEGEND

- IRON ROD FND.
- × "X" IN CONC.
- CAPPED I.R. SET
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ ELEC. MANHOLE
- ⊕ SAN. SEW. M.H.
- ⊕ GAS RISER
- ⊕ TEL. PED.
- ⊕ FENCE CORNER
- ⊕ UNDERG. CABLE
- ⊕ FIRE HYDRANT
- CLEAN OUT



VICINITY MAP NOT TO SCALE

PROPERTY DESCRIPTION:

BEING ALL OF LOT 38, QUAIL HAVEN, SITUATED IN PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 421, PLAT RECORDS, PARKER COUNTY, TEXAS.

BEING A 1.972 Acre tract of land out of the T. & P. R.R. Company Survey, Section Number 69, Abstract Number 1480, and being all of Lot 38, Quail Haven, an addition to Parker County, Texas, as recorded in Cabinet A, Page 421, Plat Records, Parker County, Texas. Bearings for this survey are as they appear in Cabinet A, Page 421, Plat Records, Parker County, Texas. Said 1.972 Acre tract being described by metes and bounds as follows:

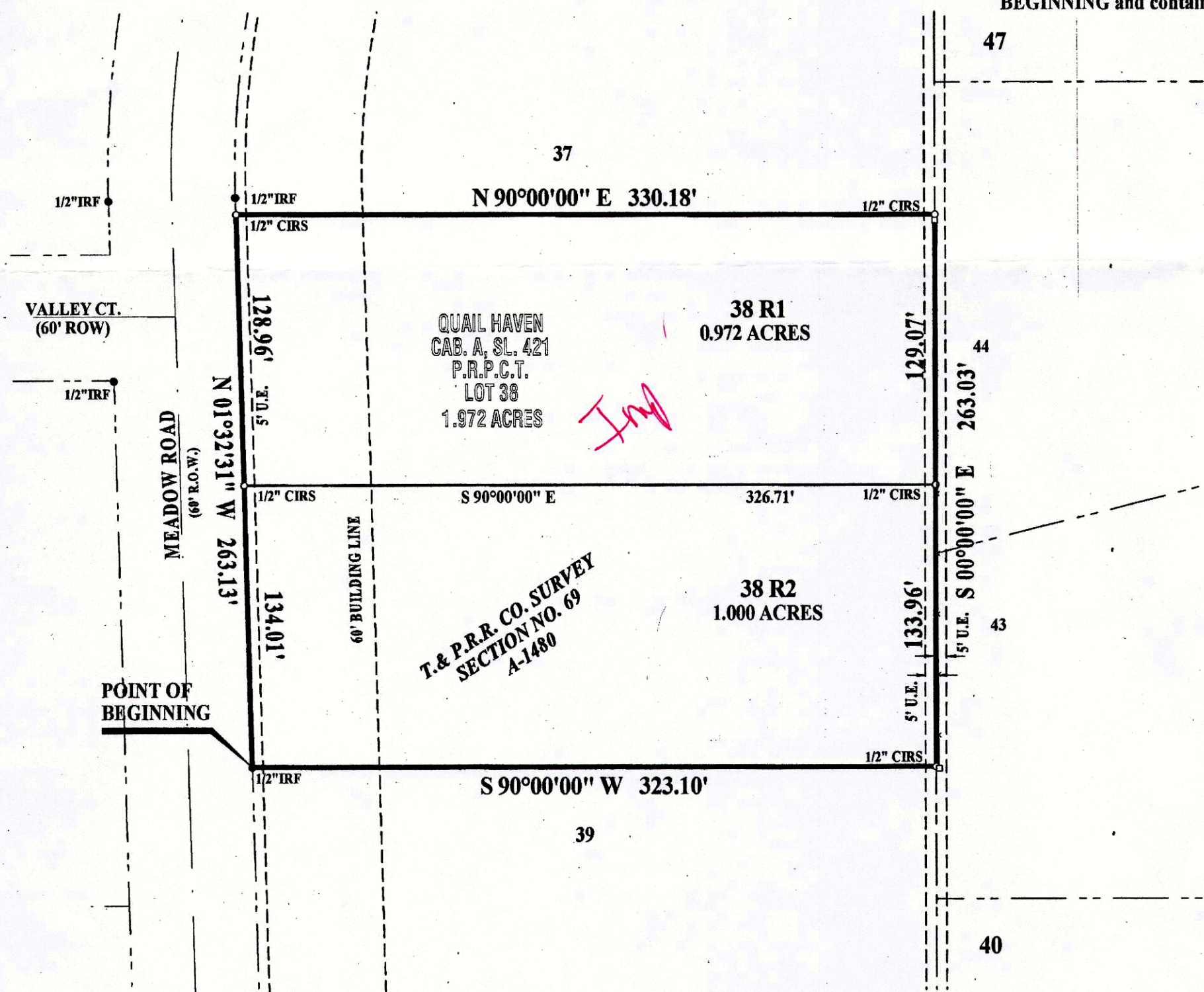
BEGINNING at a 1/2" iron rod found at the southwest corner of said Lot 38, and being the northwest corner of Lot 39, of said Quail Haven, and in the east right-of-way line of Meadow Road, a 60 Foot public right-of-way;

THENCE North 01°32'31" West, along said east right-of-way line, and the west line of said Lot 38, a distance of 263.13 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the northwest corner of said Lot 38, and the southwest corner of Lot 37, of said Quail Haven;

THENCE North 90°00'00" East, departing said east right-of-way line and said west line and continuing along the common line of said Lots 37 and 38, a distance of 330.18 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the northeast corner of said Lot 38, and the southeast corner of said Lot 37;

THENCE South 00°00'00" East, departing said common line and continuing along the east line of said Lot 38, a distance of 263.03 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the southeast corner of said Lot 38 and the northeast corner of said Lot 39;

THENCE South 90°00'00" West, departing said east line and continuing along the common line of said Lots 38 and 39, a distance of 323.10 Feet to the POINT OF BEGINNING and containing a computed area of 1.972 Acres, more or less.

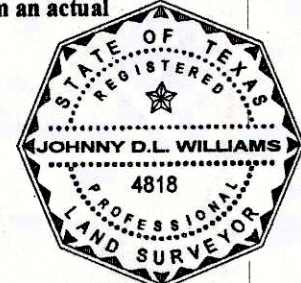


- NOTES:**
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN CABINET A, SLIDE 421, PLAT RECORDS, PARKER COUNTY, TEXAS.
 - THE PROPERTY DEPICTED IN THIS SURVEY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, COMMUNITY-PANEL 48367C0175 E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
 - THIS PROPERTY IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR COUNTY.
 - ALL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL COMPLY WITH STATE AND LOCAL REQUIREMENTS.
 - WATER WILL BE SUPPLIED BY WALNUT CREEK SPECIAL UTILITY DISTRICT.

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.

Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
T.B.P.L.S. Firm Reg. No. 10138500



DATE: NOVEMBER 20, 2018

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson
Jeane Brunson
County Clerk
Parker County, Texas
PLR

201829667
11/26/2018 10:05 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLR

THE STATE OF TEXAS §
COUNTY OF Parker §

201829667 PLAT Total Pages: 1

THAT AMERICAN CREDIT CORPORATION, ACTING THROUGH ITS AUTHORIZED REPRESENTATIVE, IS THE OWNER OF LOTS 38 R1 AND 38 R2, QUAIL HAVEN, 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. AND DOES HEREBY ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE DEVELOPER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, THE CLEAN WATERS ACT, AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES WATER SUPPLY.

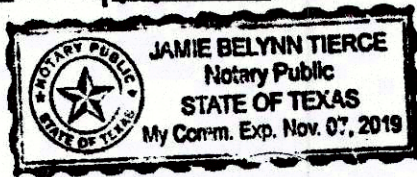
Ron Crabtree
AMERICAN CREDIT CORPORATION
RON CRABTREE - PRESIDENT

THE STATE OF TEXAS §
COUNTY OF Parker §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RON CRABTREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 20 DAY OF November, 2018.

Jamie Tierce
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS §
COUNTY OF Parker §

AMERICAN CREDIT CORPORATION, ACTING THROUGH IS AUTHORIZED REPRESENTATIVE IS OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION DOES HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

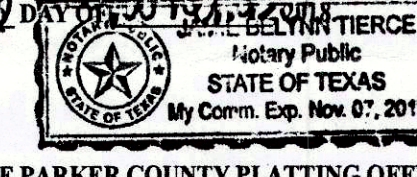
Ron Crabtree
AMERICAN CREDIT CORPORATION
RON CRABTREE
PRESIDENT

THE STATE OF TEXAS §
COUNTY OF Parker §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RON CRABTREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 20 DAY OF November, 2018.

Jamie Tierce
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, RON CRABTREE, HEREBY MAKE APPLICATION TO THE PARKER COUNTY PLATTING OFFICE FOR A REVISION OF A PLAT OF A SUBDIVISION KNOWN AS QUAIL HAVEN ADDITION, LOCATED ON MEADOW ROAD IN PRECINCT #1, PARKER COUNTY, TEXAS PER SECTION #232.041 OF THE LOCAL GOVERNMENT CODE. THE PROPOSED REVISION IS OUTLINED BELOW:

DIVIDE LOT 38 BEING 1.972 ACRES INTO TWO LOTS. THE FIRST LOT WILL BE KNOWN AS LOT 38 R1 CONSISTING OF 0.972 ACRES AND THE SECOND LOT WILL BE KNOWN AS LOT 38 R2 CONSISTING OF 1.000 ACRES.

I UNDERSTAND THAT ALL COSTS RELATED TO THE REVISION PROCESS (BASE FEE, ADVERTISING COSTS, ETC.) MUST BE PAID IN FULL BEFORE ANY ACTION WILL BE TAKEN BY COMMISSIONERS COURT.

DATED THIS 20 DAY OF November, 2018.

Ron Crabtree
RON CRABTREE
PRESIDENT-AMERICAN CREDIT CORP.
112 NW 24th STREET, SUITE 407
FORT WORTH, TEXAS 76114
817-625-9974

ACCT. NO.: 16450
SCH. DIST.: SP
CITY: J-4
MAP NO.:

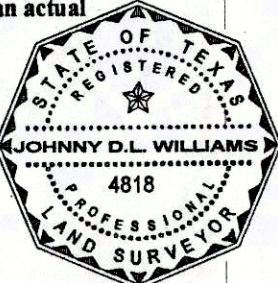
Approved by a variance on November 26, 2018 by Commissioner's Court from the Subdivision Rules and Regulations for Revision of Lots 38R1 being 0.972 acres and Lot 38R2 being 1.00 Acres of Quail Haven.

Approved by a variance on November 26, 2018 by Commissioner's Court from the Parker County Permitting Procedures for On-Site Sewage Facilities for the Revision of Lots 38R1 being 0.972 acres and Lot 38R2 being 1.00 Acres of Quail Haven.

ACKNOWLEDGED
Jamie Tierce
JAMIE TIERCE
PLATTING COORDINATOR

THE STATE OF TEXAS §
COUNTY OF PARKER §
APPROVED BY THE Commissioners Court of Parker County, Texas, on this the 20 day of November, 2018.

Johnny D.L. Williams
Johnny D.L. Williams
Commissioner Precinct #1
George Conley
George Conley
Commissioner Precinct #1
Steve Dugan
Steve Dugan
Commissioner Precinct #4
Craig Peacock
Craig Peacock
Commissioner Precinct #2



FINAL PLAT OF LOTS 38 R1 AND 38 R2 QUAIL HAVEN

1.972 ACRES
IN THE T. & P. RR. Co. SURVEY
SECTION No. 69, A-1480

BEING A RE-PLAT OF LOT 38, QUAIL HAVEN,
AN ADDITION TO PARKER COUNTY,
RECORDED IN CABINET A, SLIDE 421, PLAT RECORDS,
PARKER COUNTY, TEXAS

OWNER
AMERICAN CREDIT CORP.
112 NW 24th STREET, SUITE 407
FORT WORTH, TEXAS, 76114
RON CRABTREE
817-625-9974

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916

THIS PLAT RECORDED IN CABINET E, SLIDE 190, DATE NOVEMBER 20, 2018 JOB NO. 18-078

P.C.S. 2018118-078 QUAIL HAVEN 18-078 REPLAT.FCS