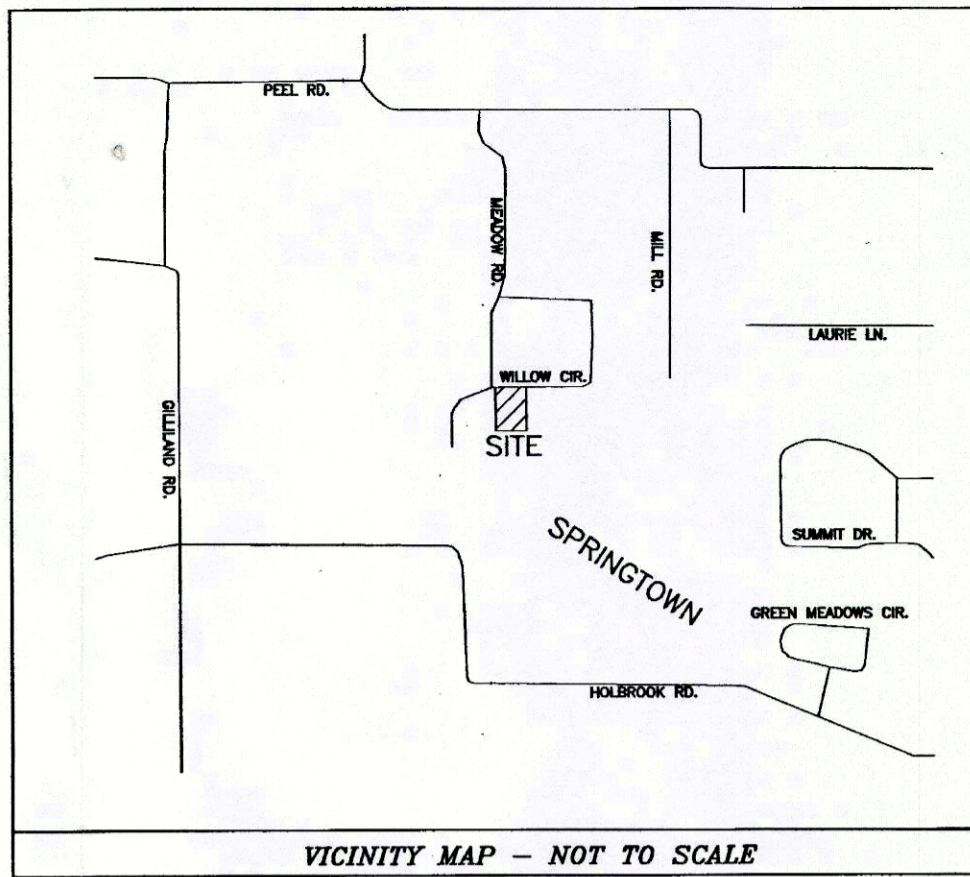
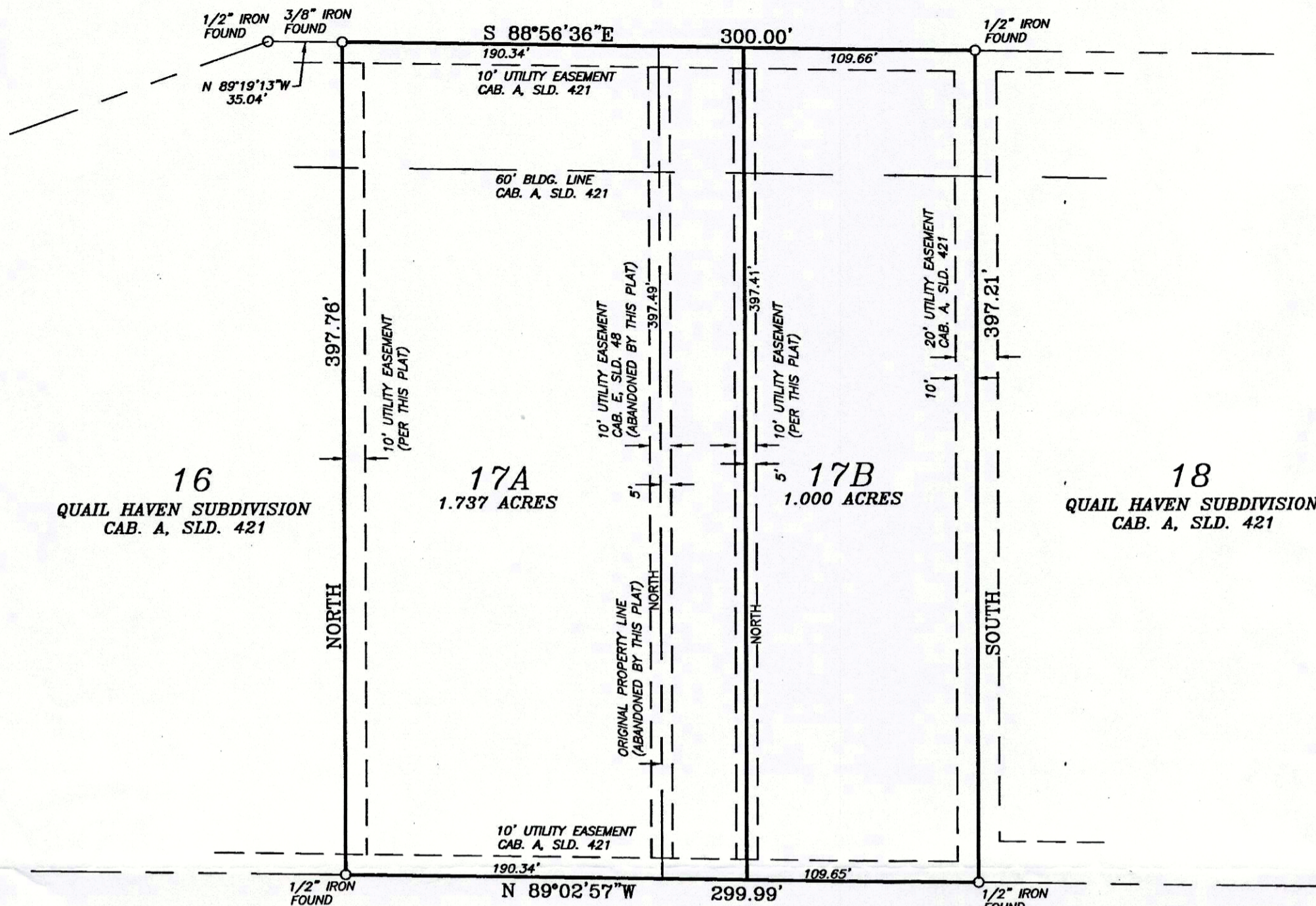


WILLOW CIRCLE

(60' R.O.W. - CAB. A, SLD. 421 - ASPHALT PAVEMENT)



Legal Description

Being all of Lot 17, QUAIL HAVEN SUBDIVISION, an addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet A, Slide 421, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron found in the south line of Willow Circle (a 60' r.o.w.) at the northwest corner of said Lot 17 and, the northeast corner of Lot 16, of said Subdivision;

THENCE along the south line of said Willow Circle, S 88°56'36"E, a distance of 300.00 feet, to a 1/2" iron found at the northeast corner of said Lot 17 and, the northwest corner of Lot 18, of said Subdivision;

THENCE S 00°00'00"E, a distance of 397.21 feet, to a 1/2" iron found at the southwest corner of said Lot 18 and, the southeast corner of said Lot 17, in the north line of that certain tract of land conveyed to Judy Michelle Ray by deed recorded in Volume 1835, Page 1356, Deed Records, Parker County, Texas;

THENCE along the northline of said Ray Tract, N 89°02'57"W, a distance of 299.99 feet, to a 1/2" iron found at the southwest corner of said Lot 17 and the southeast corner of said Lot 16;

THENCE N 00°00'00"W, a distance of 397.76 feet, to the POINT OF BEGINNING and containing 2.737 acres of land.

THE STATE OF TEXAS
COUNTY OF PARKER

I, Robert Peyton, being the dedicatory and owner of the attached plat of said subdivision do hereby certify it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

Rob Peyton, Mast Properties
Robert Peyton, Mast Properties LLC.

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Robert Peyton known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 27 day of April, 2018.

Donna Reed
Notary Public in and for The State of Texas

Donna Reed
My Commission Expires 08/15/2021
ID No. 6704694

THE STATE OF TEXAS
COUNTY OF PARKER

Now, Therefore, know all men by these present. That Mast Properties, LLC acting herein by and through it's duly authorized agent does hereby certify and adopt this plat designating the herein above described property as the Amended Plat of Lots 17A and 17B, QUAIL HAVEN SUBDIVISION, an addition to Parker County, Texas and do hereby dedicate to the public use forever, The streets, alleys, parks, watercourses, drains, easements and public places thereon show for the purpose and consideration therein expressed.

Rob Peyton
Robert Peyton

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Robert Peyton known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Donna Reed
Notary Public in and for The State of Texas

Donna Reed
My Commission Expires 08/15/2021
ID No. 6704694

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas on this 27 day of April, 2018.

George A. Conley County Judge
Steve Dugan Commissioner Precinct #4
Larry Walden Commissioner Precinct #3

SURVEYOR'S CERTIFICATE
I, DANIEL A. SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4645, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED EXHIBIT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY UNDER MY DIRECT SUPERVISION AND WAS PREPARED FROM PUBLIC RECORDS WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

Daniel A. Smith
DANIEL A. SMITH R.P.L.S. NO. 4645
04/19/18
DATE OF SIGNATURE



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

16450.001.017.00
16450.001.017.10

Amended Plat of
Lots 17A and 17B

QUAIL HAVEN SUBDIVISION

being an amendment to the re-plat of Lots 17A and 17B, QUAIL HAVEN SUBDIVISION, a subdivision in Parker County, Texas, according to the plat thereof recorded in Plat Cabinet E, Slide 48, Plat Records, Parker County, Texas.

E84

- GENERAL NOTES:**
- SEWER SERVICE PER INDIVIDUAL ON SITE SEWAGE SYSTEMS PER PARKER COUNTY REGULATIONS.
 - LAND USES ARE PROPOSED TO BE SINGLE FAMILY RESIDENTIAL LOTS.
 - THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
 - PROPERTY IS LOCATED IN PARKER COUNTY.
 - CAPPED "HARCROW TX - 4645" 1/2" IRONS SET AT ALL CORNERS UPON COMPLETION OF CONSTRUCTION ACTIVITIES UNLESS OTHERWISE NOTED.
 - ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 463 67C 0175 E EFFECTIVE SEPTEMBER 26, 2008 THIS PROPERTY LIES WITHIN ZONE X, OTHER AREAS AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - BASE OF BEARING: FOR THIS SURVEY IS DEED CALL NORTH ALONG THE WEST LINE OF SITE.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - CALL 811 BEFORE DIGGING !!!
 - DATE OF FIELD SURVEY: OCTOBER 27, 2017.
 - THERE ARE NO LIEN HOLDERS ON THIS PROPERTY.
 - THIS PROPERTY DOES NOT LIE WITHIN THE ETJ OF ANY MUNICIPALITY.

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TWO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PRODUCING THE PERMISSION OF ANYONE.

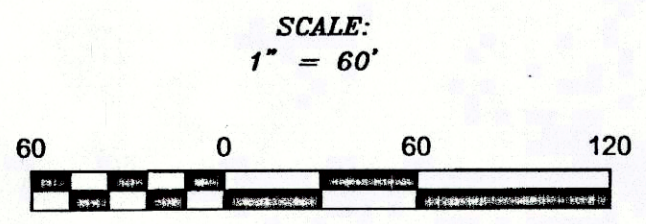
Texas 811
Know what's below.
Call before you dig.
(800) 545-6005 or 811

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

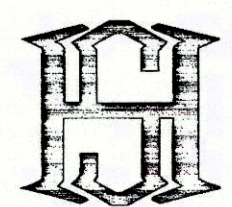
Jeanne Brunson
201811153
05/14/2018 11:56 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER
MAST PROPERTIES, LLC
P.O. BOX 270760
FLOWER MOUND, TX, 75027

PROJECT SURVEYOR
HARCROW SURVEYING, LLC
2314 W. MAIN ST
ARTESIA, N.M. 88210
575-746-2158



HARCROW SURVEYING, LLC
2314 W. MAIN ST, ARTESIA, N.M. 88210
PH: (575) 746-2158 FAX: (575) 746-2158
Texas Firm No. 10194089
c.harcrow@harcrowsurveying.com



SURVEY DATE: OCTOBER 27, 2017	PAGE 1 OF 1
DRAFTING DATE: APRIL 16, 2018	FILE: 18-342
APPROVED BY: DS	DRAWN BY: TF