

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.

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: PRIVATE WATER WELLS

WASREWATER: PRIVATE SEPTIC SYSTEMS

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 therein shown for the purpose and consideration therein expressed.

Karen J Shifflett
Signature of Owner

"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."

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, KAREN SHIFFLETT, 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 in Parker County, Texas.

Karen J Shifflett

STATE OF TEXAS)
COUNTY OF PARKER)

201628226 PLAT Total Pages: 1

WHEREAS, KAREN SHIFFLETT (Volume 2920, Page 41 and Volume 2949, Page 1129), being the sole owner of 9.024 acres situated in and being all of Lots 177, 178 and 179, QUAIL SPRINGS RANCH, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 57, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the west right of way line of Hummingbird Lane (60' ROW) at the northeast corner of Lot 176, said Quail Springs Ranch and the southeast corner of said Lot 177;

THENCE S 89°55'36" W, with said common line, 541.84 feet to a 5/8" iron rod found at the southwest corner of said Lot 177 and the northwest corner of said Lot 176 in the east line of Lot 183, said Quail Springs Ranch;
THENCE N 00°04'33" W, 363.73 feet to a 5/8" iron rod found at an angle corner in the east line of Lot 181, said Quail Springs Ranch and said Lot 178;
THENCE N 22°50'47" W, 220.64 feet to a 5/8" iron rod found at the northwest corner of said Lot 179 and the northeast corner of Lot 180, said Quail Springs Ranch in the south right of way line of Falcon Drive (60' road);
THENCE N 67°12'18" E, with the south right of way line of said Falcon Drive, 614.87 feet to an iron rod found in the west right of way line of said Hummingbird Lane;
THENCE with the west right of way line of said Hummingbird Lane the following courses and distance;
S 22°51'58" E, 99.60 feet to an iron rod found at the beginning of a curve to the right with a radius of 270.00 feet and whose chord bears S 11°41'49" E, 106.23 feet;
With said curve to the right through a central angle of 22°41'27" and a distance of 106.93 feet to an iron rod found;
S 00°05'08" E, 608.80 feet to the POINT OF BEGINNING and containing 9.024 acres (393,101 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KAREN SHIFFLETT, does hereby adopt this plat designating the hereinabove described real property as LOT 178R, QUAIL SPRINGS RANCH, AN ADDITION IN PARKER COUNTY, TEXAS, Being a replat Lots 177, 178 and 179, Quail Springs Ranch, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 57, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 17 day of December, 2016.

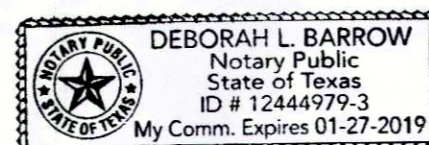
Karen J Shifflett
Karen Shifflett

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared KAREN SHIFFLETT, known to me by the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17 day of December, 2016

Deborah L. Barron
Notary Public in and for the State of Texas
1-27-2019
My Commission Expires On:



THE STATE OF TEXAS)
COUNTY OF PARKER)

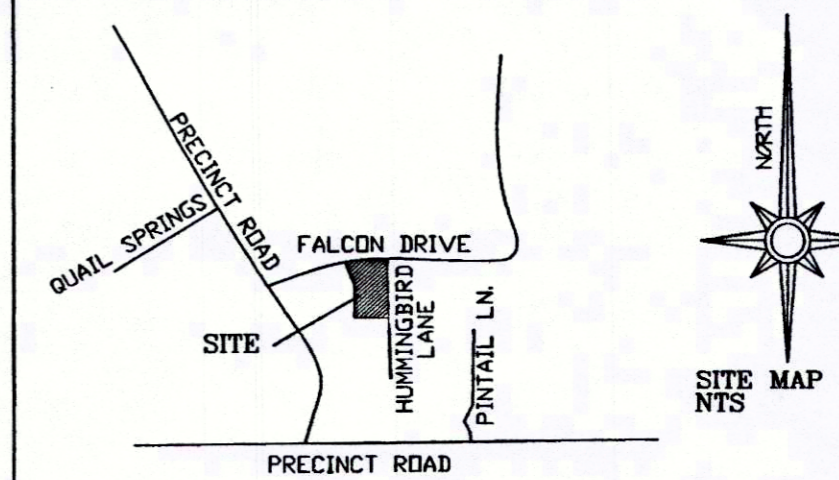
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
OCTOBER, 2016



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 00250 E EFFECTIVE DATE: SEPTEMBER 26, 2008 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



LIENHOLDER

N/A

Signature of Lien holder

This the ___ day of _____, 2016.

Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201628226
12/12/2016 10:35 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this 17 day of December, 2016.

George A. Conley
George A. Conley
Commissioner Precinct #1

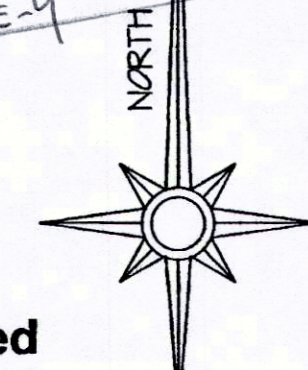
Larry Wilden
Larry Wilden
Commissioner Precinct #3

Mark Riley
Mark Riley, County Judge

Craig Peacock
Craig Peacock
Commissioner Precinct #2

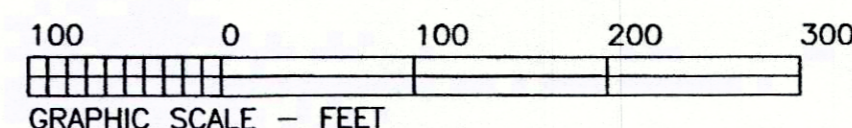
Steve Dugan
Steve Dugan
Commissioner Precinct #4

ACCT. NO.: 16480
SCH. DIST.: PE
CITY: E-9
MAP NO.: E-9

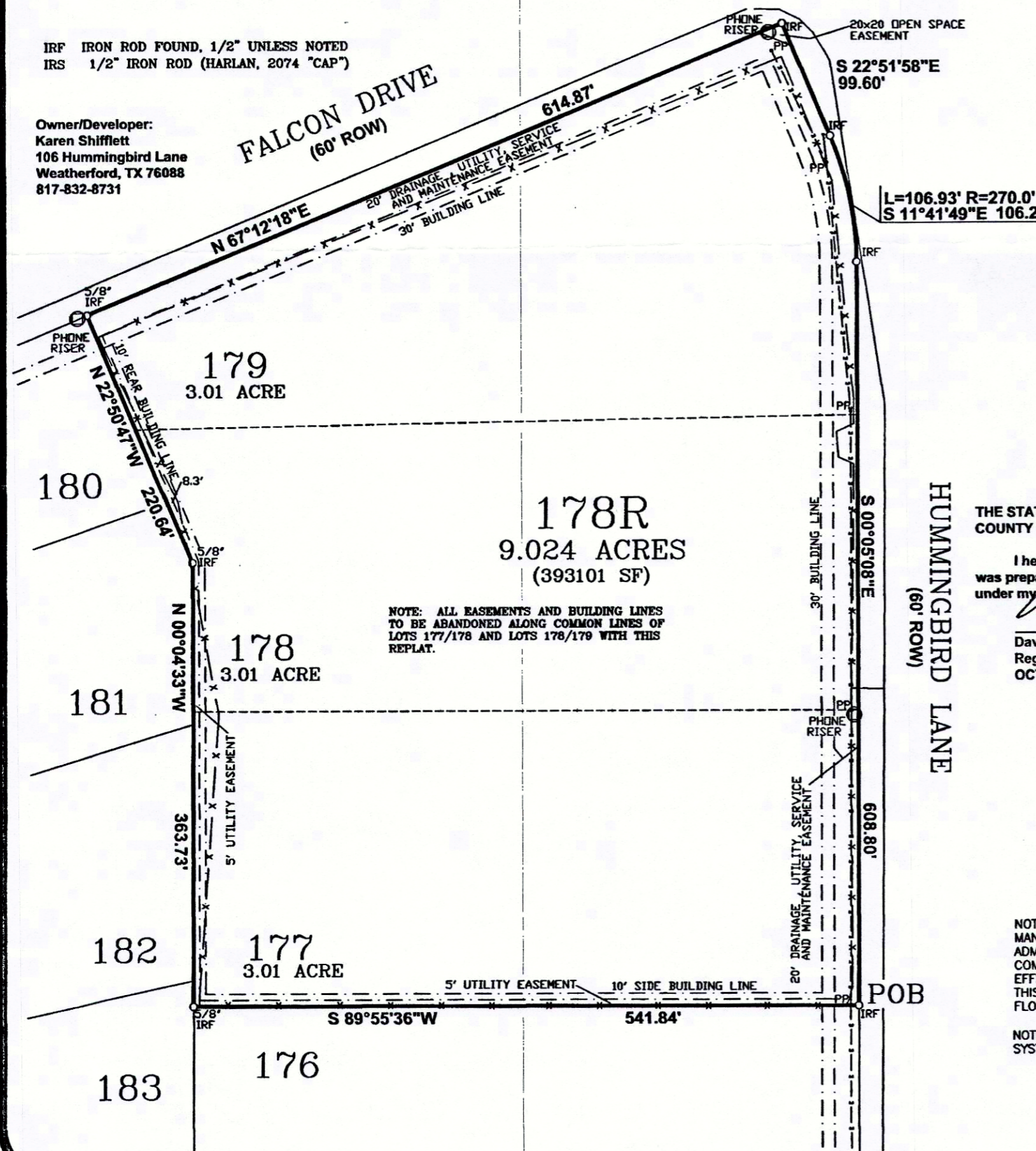


SCALE: 1" = 100'

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106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
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FIRM# 10088500



Cabinet/Instrument# D Slide 650



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