

D-459

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 28th DAY OF August, 2015.

COUNTY CLERK

Signatures of Commissioners for Precincts #1, #2, #3, and #4.

NOTES

- 1) AT THE TIME OF THIS SURVEY THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS...
2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED...
3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY...
4) WATER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES...
5) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES...
6) ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED...
7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION...
8) BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS...
9) THIS TRACT DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

LIEN HOLDER

THE UNDERSIGNED AS LIEN HOLDER ON THE PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION.

KRISTIAN GRIMLAND
650 SILVER SPUR DRIVE
WEATHERFORD, TX, 76087

Signature of Kristian Grimland
DATE 8/31/15

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 KRISTIAN GRIMLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 31st DAY OF August, 2015.

Signature of Notary Travis Zinn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 46R AND LOT 47R, QUAIL SPRINGS RANCH, AS RECORDED IN P.C.C.S.L. 148, P.R.P.C.T., INTO ONE CONTIGUOUS LOT AND ABANDON AND/OR ADJUST ALL UTILITY EASEMENTS AND BUILDING LINES ACCORDINGLY.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Signature of Jeane Brunson
201520431
09/28/2015 10:44 AM
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Signature of Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO 6444
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX, 76086.
JN150403 - AUGUST, 2015.



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, KEITH A. RICE AND MARLA S. RICE (OWNERS), BEING THE SOLE OWNERS OF A 4.022 ACRES TRACT OF LAND BEING ALL OF LOT 46R AND LOT 47R, QUAIL SPRINGS RANCH, AN ADDITION TO PARKER COUNTY, TEXAS AS RECORDED IN PLAT CABINET C, SLIDE 148, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO KEITH AND MARLA RICE IN DOCUMENT NO. 201517202, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CAPPED 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 46R AND IN THE EAST RIGHT OF WAY LINE OF SANDPIPER DRIVE (A PAVED SURFACE) FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 61°02'05" E 301.91 FEET ALONG THE NORTH BOUNDARY LINE OF SAID LOT 46R TO A FOUND CAPPED 5/8" IRON ROD FOR THE NORTH-EAST CORNER OF THIS TRACT.

THENCE S 02°18'08" W 187.29 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 46R TO A POINT AT THE NORTH-EAST CORNER OF SAID LOT 47R FOR A CORNER OF THIS TRACT.

THENCE S 18°21'31" W 187.29 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 47R TO A POINT AT THE SOUTH-EAST CORNER OF SAID LOT 47R FOR THE SOUTH-EAST CORNER OF THIS TRACT.

THENCE N 61°02'05" W ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 47R PASSING A SET CAPPED 1/2" IRON ROD AT 89.32 FEET AND IN ALL 520.74 FEET TO A FOUND CAPPED 5/8" IRON ROD AT THE SOUTH-WEST CORNER OF SAID LOT 47R AND IN THE EAST RIGHT OF WAY LINE OF SAID SANDPIPER DRIVE FOR THE SOUTH-WEST CORNER OF THIS TRACT.

THENCE N 28°57'55" E 372.00 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID SANDPIPER DRIVE TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KEITH A. RICE AND MARLA S. RICE (OWNERS), DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 46R2, QUAIL SPRINGS RANCH, AN ADDITION TO PARKER COUNTY, TEXAS.

WITNESS MY HAND AT PARKER COUNTY, TEXAS THIS THE DAY OF 2015.

Signature of Keith A. Rice
KEITH A. RICE

Signature of Marla S. Rice
MARLA S. RICE

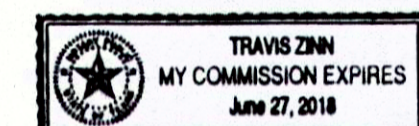
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEITH A. RICE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 31st DAY OF August, 2015.

Signature of Notary Travis Zinn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



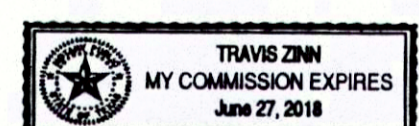
STATE OF TEXAS

COUNTY OF PARKER

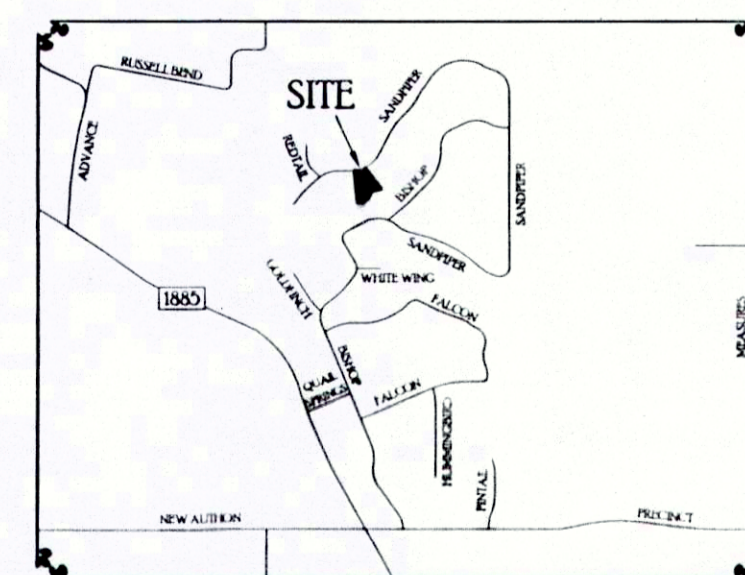
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARLA S. RICE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 31st DAY OF August, 2015.

Signature of Notary Travis Zinn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

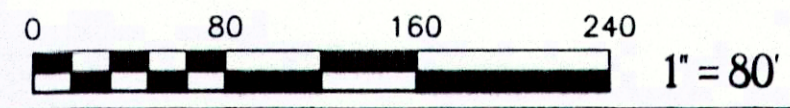


ACCT. NO.: 16480
SCH. DIST.: PE
CITY:
MAP NO.: E-9



FINAL REPLAT
LOT 46R2
QUAIL SPRINGS RANCH
BEING A REPLAT OF LOT 46R AND LOT 47R, QUAIL SPRINGS RANCH, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN PLAT CABINET C, SLIDE 148, PLAT RECORDS, PARKER COUNTY, TEXAS.

AUGUST 2015
CARTER SURVEYING & MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(972) 594-0400 - (972) 594-0403



16480.001.046.00 16480.001.047.00