

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.

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

LINEAR FEET OF ROADS: NO NEW ROADS

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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

March 2019



THE 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 thereon shown for the purpose and consideration therein expressed.

*Billy James Thomas Susan Lorene Thomas*  
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 }

*Billy James Thomas* 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, Parker County, Texas.

*Susan Lorene Thomas*

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, BILLY JAMES THOMAS AND SUSAN LORENE THOMAS (Doc No. 201524132 & 201702475), being the sole owners of Lot 36, QUAIL SPRINGS RANCH, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 57 and Lot 37R, QUAIL SPRINGS RANCH, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 433, 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 north right of way line of Bishop Drive at the southeast corner of said Lot 37R in the southwest corner of Lot 39, said Quail Springs Ranch (C-57);

THENCE with the north right of way line of said Bishop Drive the following courses and distances; S 46°15'21" W, 249.28 feet to a 5/8" iron rod found at the beginning of a curve to the right with a radius of 270.00 feet and whose chord bears S 8°57'30" W, 208.73 feet;

With said curve to the right through a central angle of 45°28'46" and a distance of 214.32 feet to a 5/8" iron rod found;

N 88°16'53" W, 150.64 feet to a 5/8" iron rod found at the southwest corner of said Lot 36 and the southeast corner of Lot 35, said Quail Springs Ranch (C-57);

THENCE N 42°39'48" W, with the common line of said lots at 297.13 feet passing an iron rod set (iron rods set are 1/2" with cap Harlan 2074) and in all 346.13 feet to a point in a creek at the northwest corner of said Lot 36;

THENCE with the northwest line of said Lot 36 and said Lot 37R the following courses and distances;

N 55°48'06" E, 129.97 feet to a point;

N 28°20'18" E, 172.33 feet to a point;

N 78°16'17" E, 195.52 feet to a point;

N 35°30'10" E, 84.52 feet to a point at the northeast corner of said Lot 37R and the northwest corner of said Lot 39;

THENCE S 43°44'41" E, with the common line of said lots, 477.58 feet to the POINT OF BEGINNING and containing 6.03 acres (262,953 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BILLY JAMES THOMAS AND SUSAN LORENE THOMAS, does hereby adopt this plat designating the hereinabove described real property as LOT 36R AND LOT 37R-1, QUAIL SPRINGS RANCH, AN ADDITION IN PARKER COUNTY, TEXAS, being Lot 36, Quail Springs Ranch, according to the plat recorded in Plat Cabinet C, Slide 57 and Lot 37R, Quail Springs Ranch, according to the plat recorded in Plat Cabinet D, Slide 433, Plat Records, additions in Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at *Weatherford, Texas*, Parker County, Texas this *11* day of *April*, 2019.

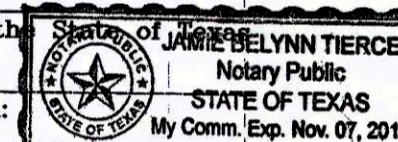
*Billy James Thomas Susan Lorene Thomas*  
Billy James Thomas Susan Lorene Thomas

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared BILLY JAMES THOMAS, 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 *11* day of *April*, 2019.

*James Lynn Tierce*  
Notary Public in and for the State of Texas  
My Commission Expires On: *11/7/19*



STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared SUSAN LORENE THOMAS, 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 *11* day of *April*, 2019.

*Susan Lorene Thomas*  
Notary Public in and for the State of Texas  
My Commission Expires On: *11/7/19*

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
201911435  
05/13/2019 12:07 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

THE STATE OF TEXAS )  
COUNTY OF PARKER )

THE STATE OF TEXAS )  
COUNTY OF PARKER )

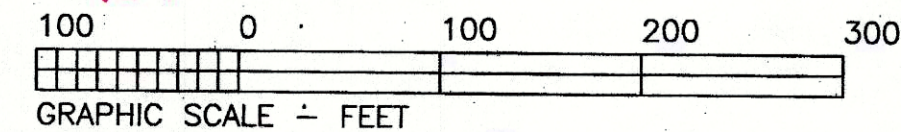
APPROVED by the Commissioners Court of Parker County, Texas, this *15* day of *April*, 2019.

*George A. Couley* Pat. Comm. County Judge  
*George Couley* Commissioner Precinct #1  
*Jim Wald* Commissioner Precinct #3  
*Craig Peacock* Commissioner Precinct #2  
*Steve Dugan* Commissioner Precinct #4

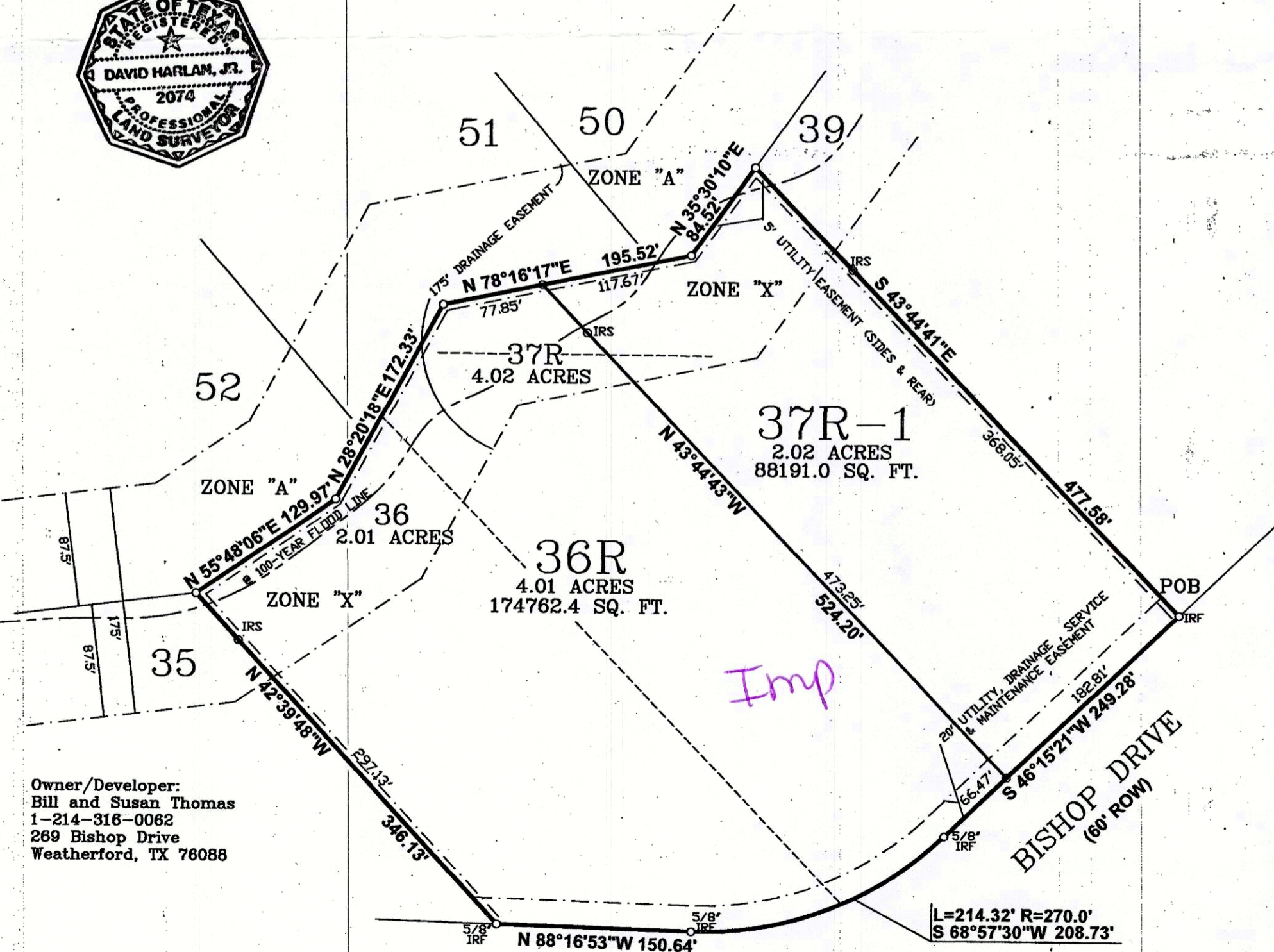
ACCT. NO.: *110480*  
SCH. DIST.: *PE*  
CITY: *E-9*  
MAP NO.:

LOT 36R AND LOT 37R-1  
QUAIL SPRINGS RANCH  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being Lot 36, Quail Springs Ranch, according to the plat recorded in Plat Cabinet C, Slide 57 and Lot 37R, Quail Springs Ranch, according to the plat recorded in Plat Cabinet D, Slide 433, Plat Records additions in Parker County, Texas

*110480.001-036.00*



HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM# 10088500



IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

Cabinet/Instrument# *E* Slide *291*