

D-433

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
CI	21°13'14"	270.00'	20°13'18"	S 56°19'23" W	94.80'	95.29'

OWNER'S CERTIFICATE

That we, JOSHUA PETERS and JOANNA PETERS, the owners of the land shown hereon do hereby adopt this plan for replating the same according to the lines, lots, streets and easements shown, and designate said replat as Lot 37R, Quail Springs Ranch, an addition to Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 16 DAY OF July, 2015

BY: Joshua Peters
JOSHUA PETERS

BY: Joanna Peters
JOANNA PETERS

STATE OF TEXAS
COUNTY OF PARKER

We, JOSHUA PETERS and JOANNA PETERS, Dedicators and Owners of the attached replat of said addition, do hereby certify that this addition is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

Joshua Peters
JOSHUA PETERS

Joanna Peters
JOANNA PETERS

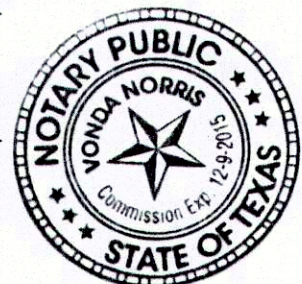
STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joshua & Joanna Peters, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 16 day of July, 2015

Wanda Morris
Signature

12-9-15
My Commission Expires On



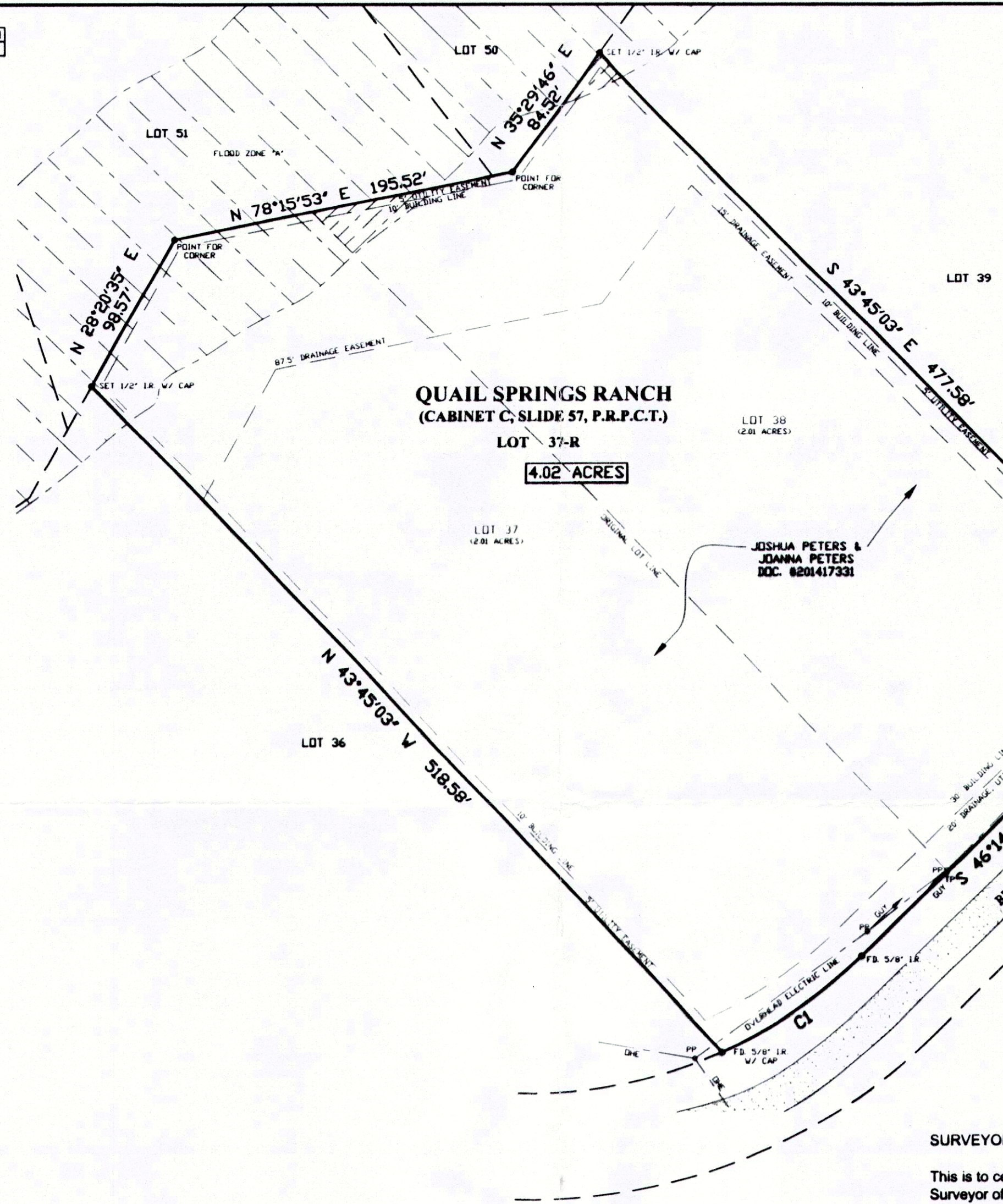
LIEN HOLDER STATEMENT

LONE STAR FLCA, as lien holder of this property, does hereby consent to the replating of this property as indicated hereon and for the purposes and consideration as stated.

[Signature]
(Signature)

LEAS HARTMAN
(Printed)

VP - General Manager
(Title)



BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS LOCATED IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0125E, DATED SEPTEMBER 26, 2008

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS SET OUT AND RESERVED IN RESTRICTIONS RECORDED IN V. 2166, P. 1036, D.R.P.C.T.

NOTE: UTILITY EASEMENTS AND BUILDING LINES ALONG ORIGINAL LOT LINE TO BE ABANDONED PER THIS REPLAT.

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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

NOTE: WATER SOURCE IS PRIVATE WATER WELLS

NOTE: SEWER WILL BE ON-SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY, TEXAS

That Joshua Peters and Joanna Peters, being the owners of the hereon described property as recorded in Document No. 201417331 of the Official Records of Parker County, Texas to wit: Being Lots 37 and 38 of Quail Springs Ranch, a Subdivision in Parker County, Texas, according to the plat recorded in Cabinet "C", Slide 57 of the Plat Records of Parker County, Texas.

JOSHUA PETERS & JOANNA PETERS
DOC. #201417331

SURVEYOR'S CERTIFICATE

This is to certify that I, MICHAEL PRICE, Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on AUGUST 2, 2014.

Michael Price
Michael Price, R.P.L.S. No. 5492
JN15197 14418.crd

ACCT. NO.: 16480
SCH. DIST.: PE
CITY:
MAP NO.: E-09

COUNTY CLERK

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Joanna Peters

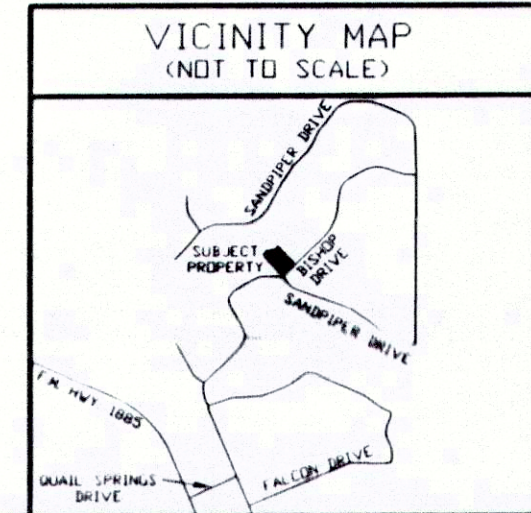
201515345
2/7/27/2015 10:40 AM
Folio: 78-00
Parker County, Texas
Plat

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 27 DAY OF July, 2015.

George A. Carley COMR. PRECINCT #1
Absent COMR. PRECINCT #2
Sam Welch COMR. PRECINCT #3
[Signature] COMR. PRECINCT #4

COUNTY JUDGE



SURVEYOR
MICHAEL PRICE
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

REPLAT

LOT 37R
QUAIL SPRINGS RANCH

BEING A REPLAT OF ALL OF LOT 37 AND LOT 38 OF QUAIL SPRINGS RANCH, ACCORDING TO PLAT RECORDED IN CABINET C, SLIDE 57 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS

16480.001-037.00 16480.001-038.00

