

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367CD175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL, FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

25' BUILDING LINE ALONG ALL ROADS.

20' DRAINAGE/UTILITY EASEMENT ALONG ALL ROADS.

10' DRAINAGE/UTILITY EASEMENT/BUILDING LINE INSIDE ALL REAR LOT LINES.

5' DRAINAGE/UTILITY EASEMENT/BUILDING LINE ALONG ALL SIDE LOT LINES.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

27 RESIDENTIAL LOTS.

TRIAD LAND & DEVELOPMENT, LLC, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Ty Beauchamp
TY BEAUCHAMP

202136210 PLAT Total Pages: 1

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 1st DAY OF SEPTEMBER 2021.

George A. Conley
COMMISSIONER PRECINCT #1

Chad Deane
COMMISSIONER PRECINCT #2

Sam Walker
COMMISSIONER PRECINCT #3

Steve Dyer
COMMISSIONER PRECINCT #4

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Triad Land & Development, LLC being the owners of that certain 50.16 acre tract of land more particularly described as follows:

Description for a 50.16 acres of land situated in the JOHN CULWELL SURVEY, Abstract No. 279, Parker County, Texas, said tract being the same tract of land described in deed to Triad Land & Development, LLC., recorded in Clerks File No. 202123444, Real Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING by deed call from a 1/2" iron for the Northwest corner of the JAMES CULWELL SURVEY, Abstract No. 261, Parker County, Texas, thence by deed call, the following calls:

S 89°10'34" E, 279.69 feet;
N 68°17'58" E, 488.21 feet;
N 67°38'45" E, 200.17 feet;
N 68°51'50" E, 461.59 feet;
N 62°52'09" E, 331.02 feet;
N 54°28'06" E, 141.33 feet;
N 48°27'37" E, 433.88 feet to a 1/2" iron found in the Northerly line of J.E. Woody Road, said iron being for the Southwest corner of Lot 1, Rocky Creek Estates, recorded in Cabinet E, Slide 213, Plat Records, Parker County, Texas and being for the POINT OF BEGINNING;

THENCE S 47°54'46" W. with the North line of said J.E. Woody Road, 81.76 feet to a 1/2" iron found;

THENCE N 00°42'14" E, 343.75 feet to a 1/2" iron found;

THENCE S 89°27'22" W, 1295.18 feet to a 1/2" iron found;

THENCE N 00°01'02" E, 326.13 feet to a 1/2" iron found;

THENCE S 89°31'09" W, with a North line of said Clerks File No. 201302898, 587.11 feet to a 1/2" iron found at an ell corner of said Clerks File No. 201302898;

THENCE N 03°27'58" E, with the most Northerly East line of said Clerks File No. 201302898, 949.74 feet to a 1/2" iron found at the Northeast corner of said Clerks File No. 201302898 and being in the South line of that certain tract of land described in deed to David Wayne Chilcutt, recorded in Volume 1482, Page 809, Real Records, Parker County, Texas;

THENCE S 89°38'30" E, with the South line of said Volume 1482, Page 809, 630.75 feet to a metal fence post at the Southeast corner of said Volume 1482, Page 809 and the Southwest corner of that certain tract of land described in deed to Louis G. Gutierrez and Judy A. Gutierrez, recorded in Volume 1659, Page 1489, Real Records, Parker County, Texas;

THENCE N 89°47'02" E, with the South line of said Volume 1659, Page 1489, 649.54 feet to a metal fence post at the Southeast corner of said Volume 1659, Page 1489 and at the Southwest corner of Lot 15 of said Rocky Creek Estates;

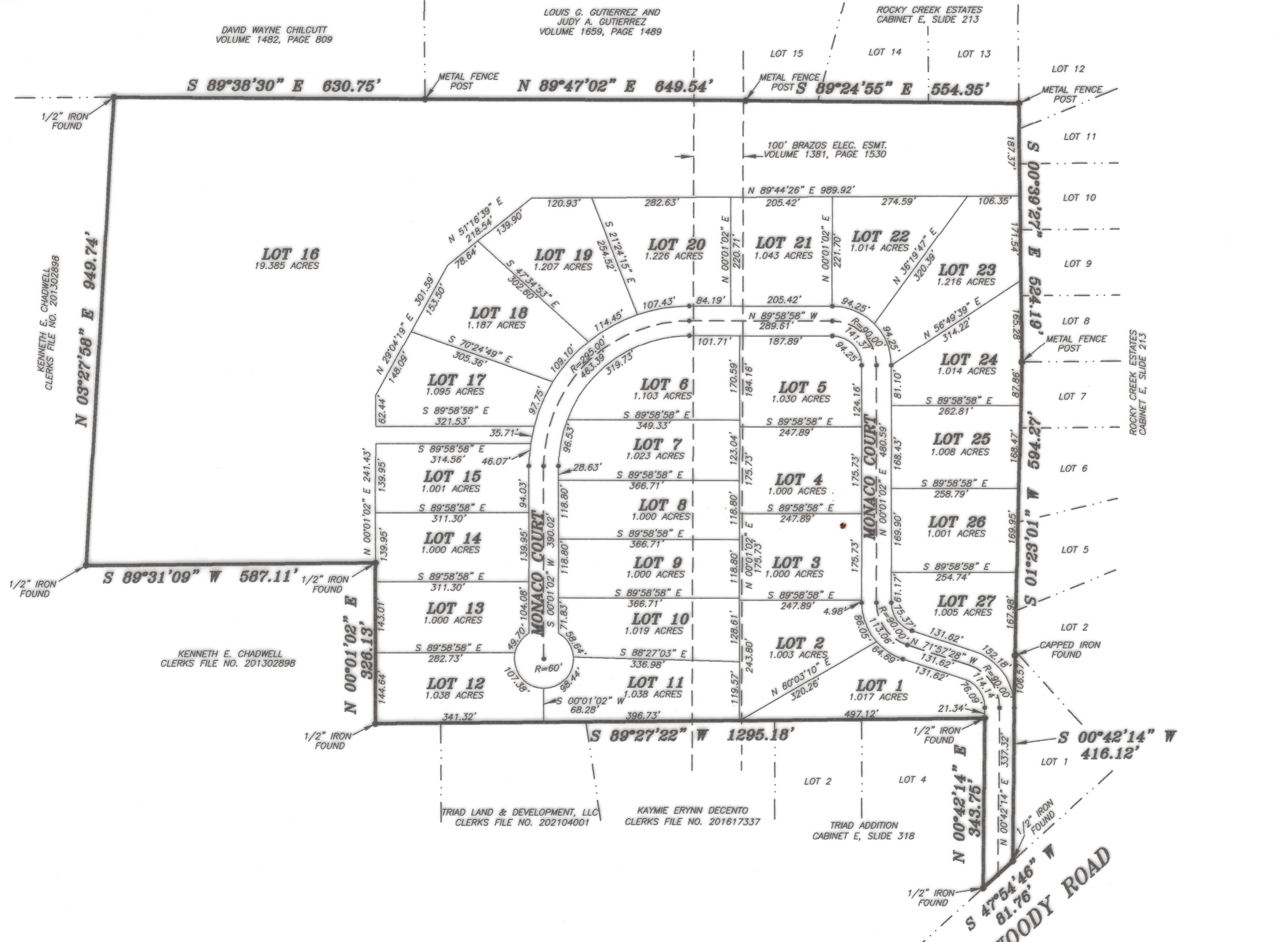
THENCE S 89°24'55" E, with the most Westerly South line of said Rocky Creek Estates, 554.35 feet to a metal fence post;

THENCE with the West line of said Rocky Creek Estates, the following calls:

S 00°39'27" E, 524.19 feet to a metal fence post;

S 01°23'01" W, 594.27 feet to a capped iron found;

S 00°42'14" W, 416.12 feet to the POINT OF BEGINNING and containing 50.16 acres of land.



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Triad Land & Development, LLC acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 27,
THE RESERVE AT QUAIL POINT,
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 1st day of September, 2021.

Ty Beauchamp
Ty Beauchamp
Vice President of Triad Land & Development, LLC

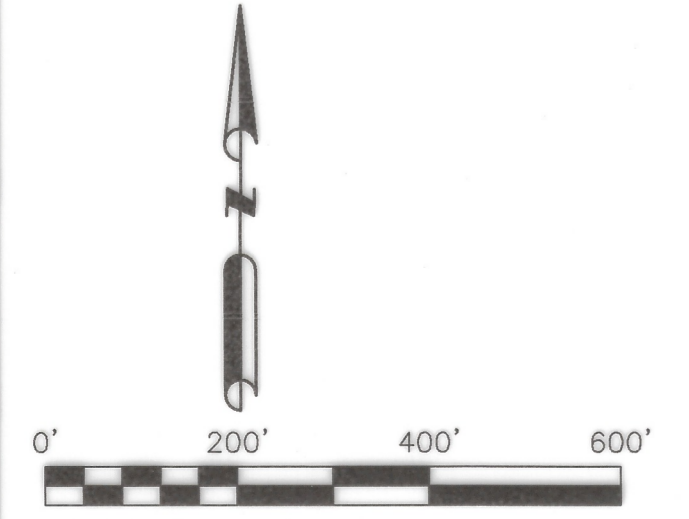
STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Ty Beauchamp, 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 purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of September, 2021.

Jamie Tierce
Notary Public State of Texas

JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
Notary ID 10347742



SCALE 1" = 200'
HORIZON LAND SURVEYING
582 Bolboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

ROAD TABLE

MONACO COURT=2,461.12 FT.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202136210
09/14/2021 02:34 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

F 52



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MARCH 12, 2021

OWNER/DEVELOPER
TRIAD LAND & DEVELOPMENT, LLC
162 P.R. 3590,
BOYD, TEXAS 76023

Final Plat Showing
Lots 1 thru 27,
THE RESERVE AT QUAIL POINT
an Addition to Parker County, Texas
and being 50.16 acres of land situated in the
JOHN CULWELL SURVEY, Abstract No. 279, Parker
County, Texas.