I, 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.

BEAUCHAMP

202106828 PLAT Total Pages: 1

THIRD TRACT KEVIN CHADWELL CLERKS FILE NO. 201302834

THE EASEMENTS RECORDED IN VOLUME 231, PAGE 462, VOLUME 279, PAGE 349, VOLUME 2328, PAGE 292, VOLUME 2328, PAGE 298, AND VOLUME 1663, PAGE 262, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR

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

THE EASEMENTS RECORDED IN VOLUME 1464, PAGE 1743, VOLUME 2624, PAGE 962, VOLUME 2624, PAGE 974 AND VOLUME 2712, PAGE 821, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT TRI—COUNTY ELECTRIC

RELEASE OF RICHT-OF-WAY, RECORDED IN CLERKS FILE NO. 201909121, R.R.P.C.T., DOES AFFECT.

THE EASEMENT RECORDED IN VOLUME 1036, PAGE 605, R.R.W.C.T., WAS RELEASED IN CLERKS FILE NO. 201909121, R.R.P.C.T.

CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES AND GAS PIPELINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175—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 WALL ON 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.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO. SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

THE STATE OF TEXAS COUNTY OF PARKER APPROVED BY THE COMMISSIONERS TOURT OF PARKER COUNTY TEXAS, THIS THE DAY OF LOWER PARKER COUNTY COUNTY JUDGE COMMISSIONER PRECINCT #3

N 89°27'08" E 293.48' _____<u>227</u>.8<u>8'</u>____ 10' U.E./D.E./B.L 10" WOOD FENCE POST LOT 4 LOT 3 1.202 ACRES 50.51 DECEN 20161 10' U.E./D.E./B.L_1 N 84 35 19 E 129.31 10' U.E./D.E./B.L 10' U.E./D.E./B.L LOT 2 1.005 ACRES CARLO TT 10' U.E./D.E./B.L CO #81 S 13°15'58" E LOT 6 75.04 LOT 1 . 1.006 ACRES J.E. WOODY ROAD POINT OF BEGINNING 1/2" IRON FOUND

1/2" IRON FOUND

STATE OF TEXAS ? COUNTY OF PARKER

WHEREAS Triad Land & Development, LLC being the owners of that certain 5.11 acre tract of land more particularly described as follows:

Description for a 7.489 acre tract of land situated in the JOHN CULWELL SURVEY, Abstract No. 279, Parker County, Texas, said tract being The same tract of land descriped in Deed to Triad Land & Development LLC, recorded in Clerks File No. 202104001, Real Records, Parker County, Texas; And being more particularly described as

BEGINNING at a ½" iron found in the North line of J.E. Woody Road, said iron being by deed call, S 89°10'34" E, 279.69 feet, N 68°17'58" E, 488.21 feet and N 67°38'45" E, 200.17 feet from the Northwest corner of the JAMES CULWELL SURVEY, Abstract No. 261, Parker County, Texas;

THENCE N 00°02'59" W, 975.69 feet to a 10" wood fence post;

THENCE N 89°27'08" E, 293.48 feet to a 1/2" iron set;

THENCE S 09*11'34" E, 745.50 feet to a metal fence post;

THENCE S 13*15'58" E, 75.04 feet to a $\frac{1}{2}$ " iron set in the North line of said J.E. Woody

THENCE S 68°26'01" W, with the North line of said J.E. Woody Road, 461.23 feet to the

POINT OF BEGINNING and containing 7.489 acres of land.

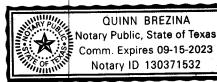
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Triad Land & Development, LLC acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as

Lots 1−6, QUAIL POINT Parker County, Texas

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

day of February

y Beauchamp Vice President of Triad Land & Development, LLC



2021.

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 day of February, 2021.

20279.002.001.00 20279.001.006.00

> 16467 SP J-6

FILED AND RECORDED

202106828 02/23/2021 10:25 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

OWNER/DEVELOPE! RIAD LAND & DEVELOPMENT, LLC 162 P.R. 3590, BOYD, TEXAS 76023 Final Plat Showing Lots 1-6, QUAIL POINT

an Addition to Parker County, Texas and being 7.489 acres of land situated in the JOHN CALDWELL SURVEY, Abstract No. 279, Parker County, Texas.

202144 RSB

HORIZON LAND SURVEYING

582 Balboa Trail Azle, Texas 76020 817–584–9027 horizonlandtx**@**gmail.com FIRM NO. 10194616

200' 300' SCALE 1"=100"



REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 2023 JANUARY 15, 2021

E 669