

State of Texas
County of Parker

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	60.00'	47.02'	S 37°29'00" W	45.82'
C2	530.00'	105.32'	N 06°06'27" W	105.15'

LINE	BEARING	DISTANCE
L1	N 00°04'02" W	14.12'

Whereas Carolyn Harris, Charles Harris, Zachary Clay, and Emily Clay being the sole owners of a 12.041 acres tract of land; being all of Lots 174 & 175, QUAIL SPRINGS RANCH, an addition to Parker County, Texas, according to the plat as recorded in Cabinet C, Slide 57; Plat Records, Parker County, Texas and all of Lot 184R, QUAIL SPRINGS RANCH, an addition to Parker County, Texas, according to the plat as recorded in Cabinet C, Slide 255; Plat Records, Parker County, Texas; being all of those tracts described in Clerk's File No.'s 20214194 (Harris), 201310863 & 201406685 (Clay), Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 5/8" capped iron rod in the west line of Hummingbird Lane, at the northeast corner of said Lot 175, the southeast corner of Lot 176, said QUAIL SPRINGS RANCH (Cab. C. Sl. 57), for the northeast and beginning corner of this tract:

THENCE S 00°04'02" E, along the west line of said Hummingbird Lane, at 241.96 feet pass a found 1/2" iron rod at the southeast corner of said Lot 175 and northeast corner of said Lot 174, in all 448.59 feet to a found 3/8" iron rod, for the easterly southeast corner of this tract:

THENCE along a curve to the left having a radius of 60 feet, a chord that bears S 37°29'00" W 45.85 feet, at an arc distance of 47.02 feet to a found 3/8" iron rod for the southerly southeast corner of this tract:

THENCE S 89°55'58" W 513.95, feet along the north line of Lot 173, said QUAIL SPRINGS RANCH (Cab. C. Sl. 57) to a found 1/2" capped iron rod, being the northwest corner of said Lot 173, for an ell corner of this tract:

THENCE S 00°04'02" E 158.39 feet to a found 5/8" capped iron rod in the north line of Lot 186 (Cab. C. Sl. 57), being the southeast corner of said Lot 184R (Cab. C. Sl. 255), for the most southerly southwest corner of this tract.

THENCE N 71°50'50" W 569.02 feet with the south line of said Lot 184R to a found 1/2" iron rod in the east line of Bishop Drive, being the northwest corner of said Lot 186 (Cab. C. Sl. 57), the southwest corner of said Lot 184R (Cab. C. Sl. 255), for the most westerly southwest corner of this tract.

THENCE N 00°24'54" W 231.87 with the east line of said Bishop Drive to a found 1/2" iron rod for a corner of this tract.

THENCE with the east line of said Bishop Drive and along the arc of a curve to the left, having a radius of 530.00 feet, an arc length of 105.32 feet, and whose chord bears N 06°06'27" W 105.15 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc." being the southwest corner of Lot 183 (Cab. C. Sl. 57) for the northwest corner of said Lot 184R (Cab. C. Sl. 255) and this tract.

THENCE N 78°11'58" E 564.76 feet to a found 5/8" capped iron rod in the west line of said Lot 175 (Cab. C. Sl. 57), being the northeast corner of said Lot 184R (Cab. C. Sl. 255) for a corner of this tract.

THENCE N 00°04'02" W 14.12 feet to a found 1/2" iron rod being the northwest corner of said Lot 175 Cab. C. Sl. 57), for a corner of this tract.

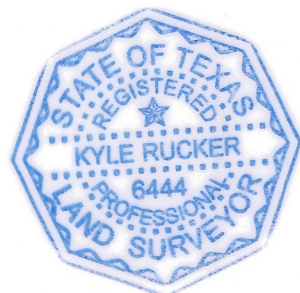
THENCE N 89°55'58" E 541.88 feet, with the north line of said Lot 175 Cab. C. Sl. 57), to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: September 22, 2021 - W2109002-P

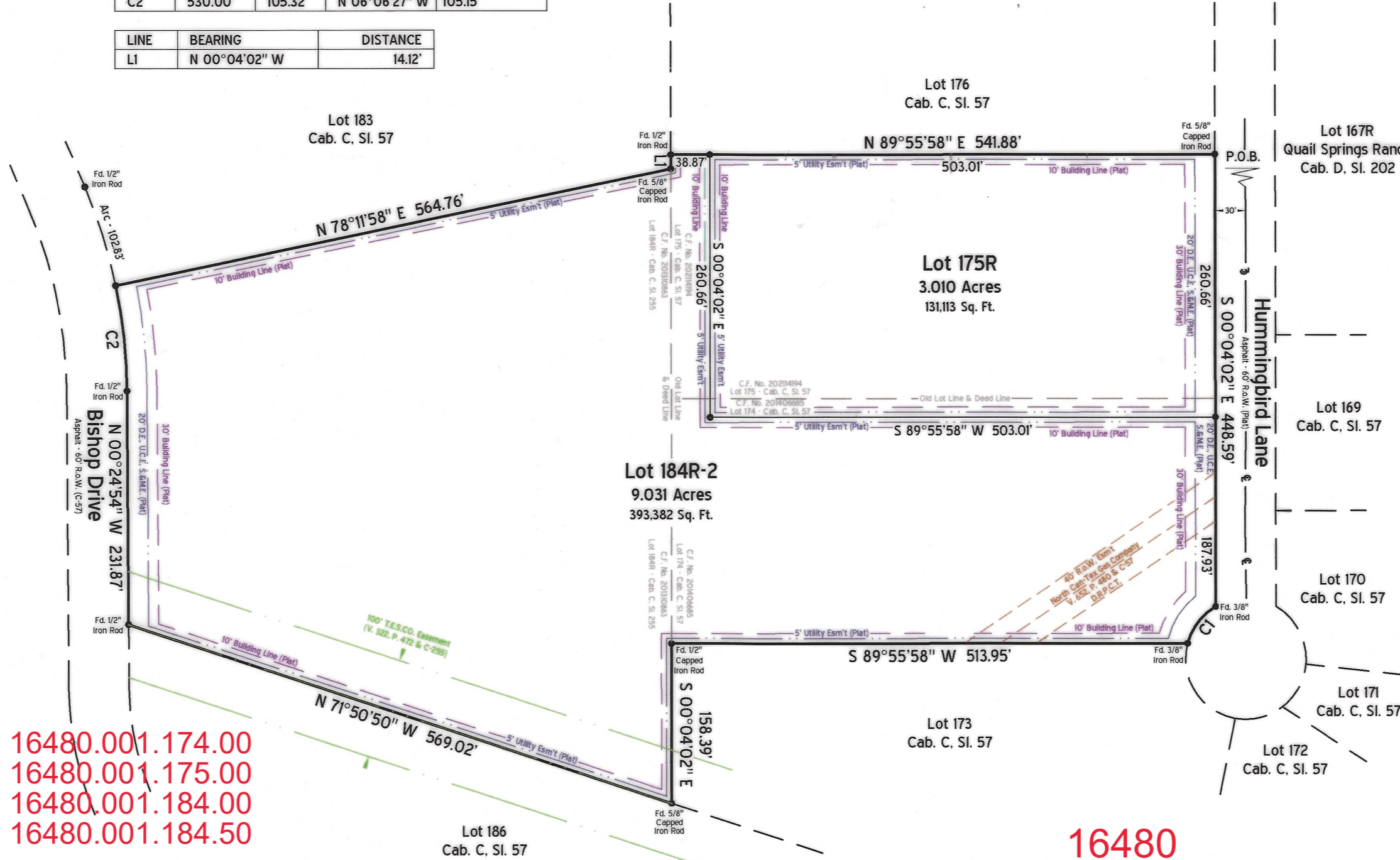


Surveyor:
Kyle Rucker, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086
817-594-0400

Owners:
Charles & Carolyn Harris
124 Hummingbird Ln
Weatherford, TX 76088

Owners:
Zachary & Emily Clay
122 Bishop Dr
Weatherford, TX 76088

1" = 120'



Notes:

- Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367C0250F, dated April 5, 2019; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).
- Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
- Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.
- Before construction begins consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc., etc)
- Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and encumber this property.
- 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 availability.
- No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- D.E., U.C.E., S.&M.E. - 20' Drainage Easement, Utility Construction Easement, Service & Maintenance Easement.

State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 14th day of February, 2022.

County Judge

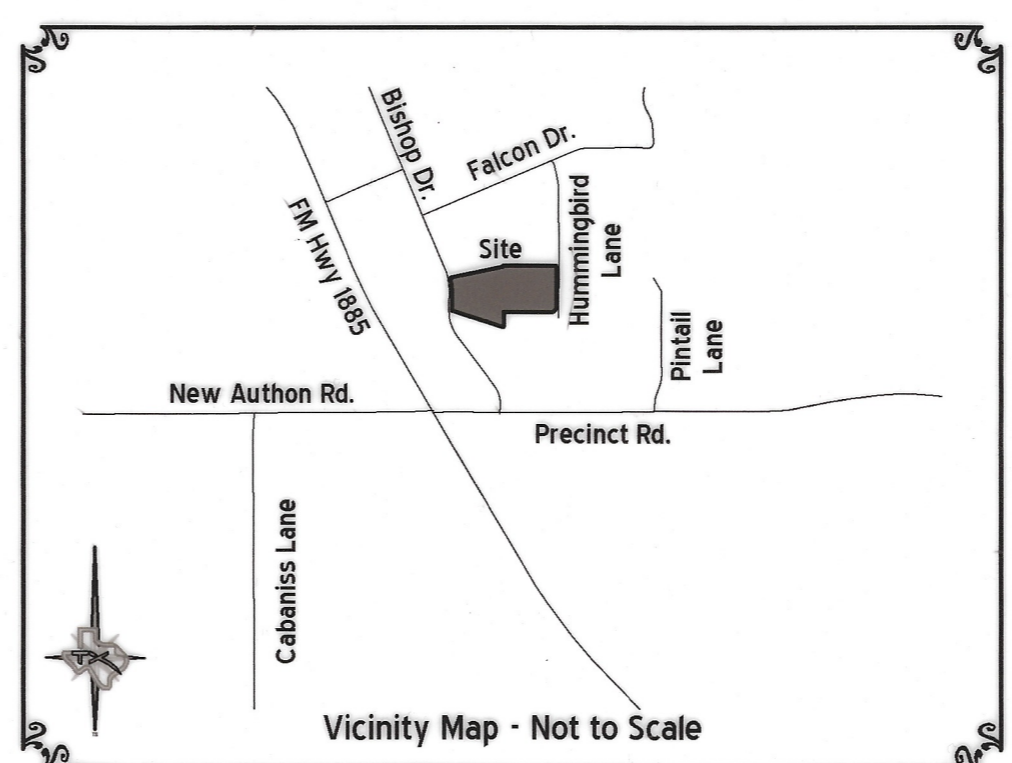
George A. Cooley
Commissioner Precinct 1

Graydon
Commissioner Precinct 2

Sam Walden
Commissioner Precinct 3

[Signature]
Commissioner Precinct 4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202205728
02/15/2022 08:48 AM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Now, Therefore, Know All Men By These Presents:
That Charles Harris, Carolyn Harris, Zachary Clay & Emily Clay acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 175R and Lot 184R-2, Quail Springs Ranch, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.
Witness, my hand, this the 11th day of January, 2022.

By: *Charles W Harris* Charles Harris
By: *Carolyn Harris* Carolyn Harris

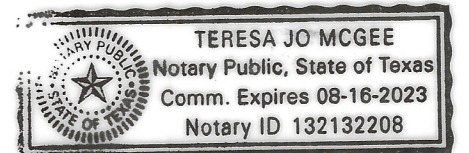
By: *Zachary Clay* Zachary Clay
By: *Emily Clay* Emily Clay

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 Charles Harris known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 11th day of January, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas

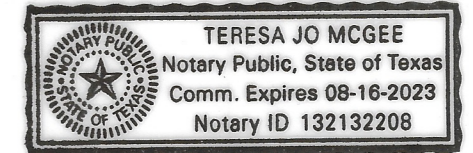


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Zachary Clay known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 11th day of January, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas

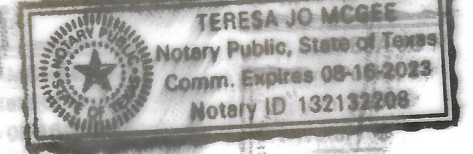


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Emily Clay known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 11th day of January, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas

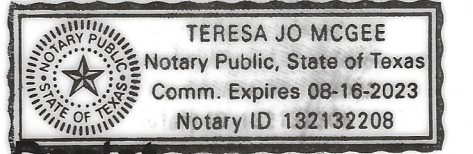


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Emily Clay known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 11th day of January, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas



Replat
Lots 175R and 184R-2
Quail Springs Ranch
an Addition in Parker County, Texas
Being a 12.041 Acres Replat of
Lots 174 and 175, Quail Springs Ranch,
as recorded in Cabinet C, Slide 57, and
Lot 184R, Quail Springs Ranch, as recorded
in Cabinet C, Slide 255,
Plat Records, Parker County, Texas.

January 2022

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM

Plat Cabinet F Slide 161