

Whereas Jeffrey and Patricia Payne, being the owners of a 4.032 acres tract of land; being all of Lot 43, QUAIL SPRINGS RANCH, an addition to Parker County, Texas, as recorded in Plat Cabinet C, Slide 57, Plat Records, Parker County, Texas and all of Lot 233, QUAIL SPRINGS RANCH, an addition to Parker County, Texas, as recorded in Plat Cabinet C, Slide 148, Plat Records, Parker County, Texas; being all of those certain tracts conveyed to Payne in CF# 202008537, 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, at the northeast corner of said Lot 233, and in the west line of Bishop Drive, for the northeast and beginning corner of this tract.

THENCE along the arc of a curve to the right, along said west line of Bishop Drive, having a radius of 970.00 feet, an arc length of 449.96 feet, and whose chord bears S 20°20'59" W 445.93 feet, to a found 5/8" capped iron rod, at the southeast corner of said Lot 43, for the southeast corner of this tract.

THENCE N 56°20'40" W at 436.20 feet, pass a found 5/8" capped iron rod, in all 526.79 feet, to a point, for the southwest corner of this tract.

THENCE N 18°22'05" E 133.83 feet, to a point, for a corner of this tract.

THENCE N 02°18'42" E 67.27 feet, to a point, at the northwest corner of said Lot 233, for the northwest corner of this tract.

THENCE S 82°55'40" E at 46.51 feet, pass a found 5/8" iron rod, in all 552.88 feet, to the POINT OF BEGINNING.

Surveyor's 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: February 23, 2022 - W2108025-RP



Notes:

1) 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. 48367C0125F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) 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).

3) Water is to be provided by private water well and sanitary sewer is to be provided by on-site septic facility.

4) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

5) 20' Drainage, Utility, Service, and Maintenance Easement along the front property line.

6) 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.

7) 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.

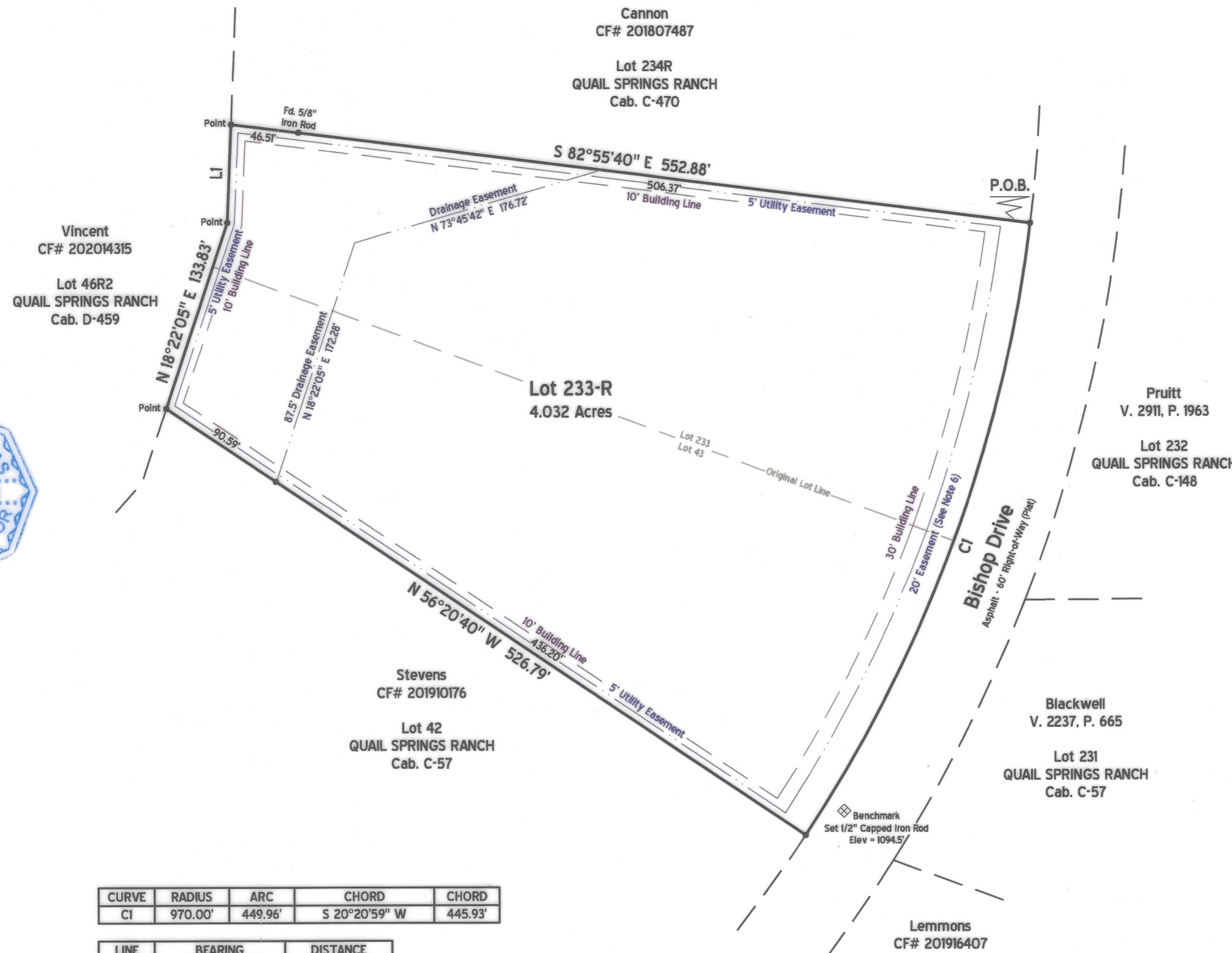
8) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.

9) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

10) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

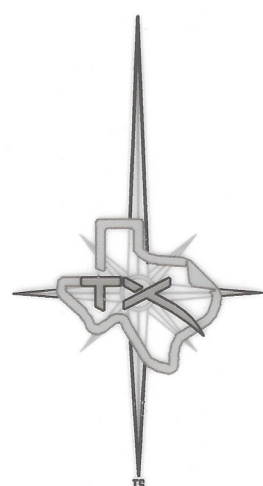
11) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

12) All corners are found 5/8" capped iron rods, unless otherwise noted.



CURVE	RADIUS	ARC	CHORD	CHORD
CI	970.00'	449.96'	S 20°20'59" W	445.93'

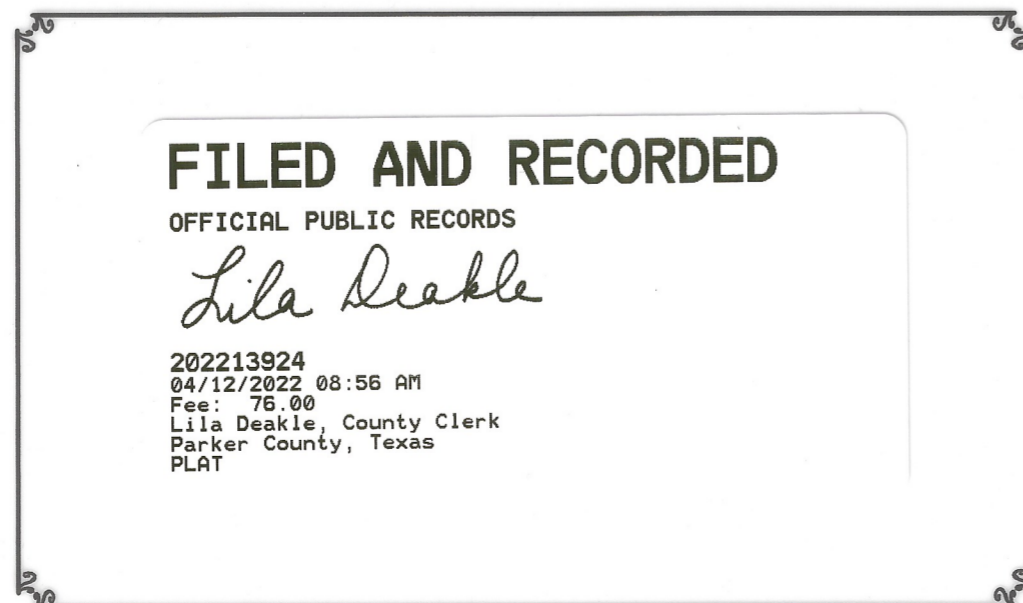
LINE	BEARING	DISTANCE
LI	N 02°18'42" E	67.27'



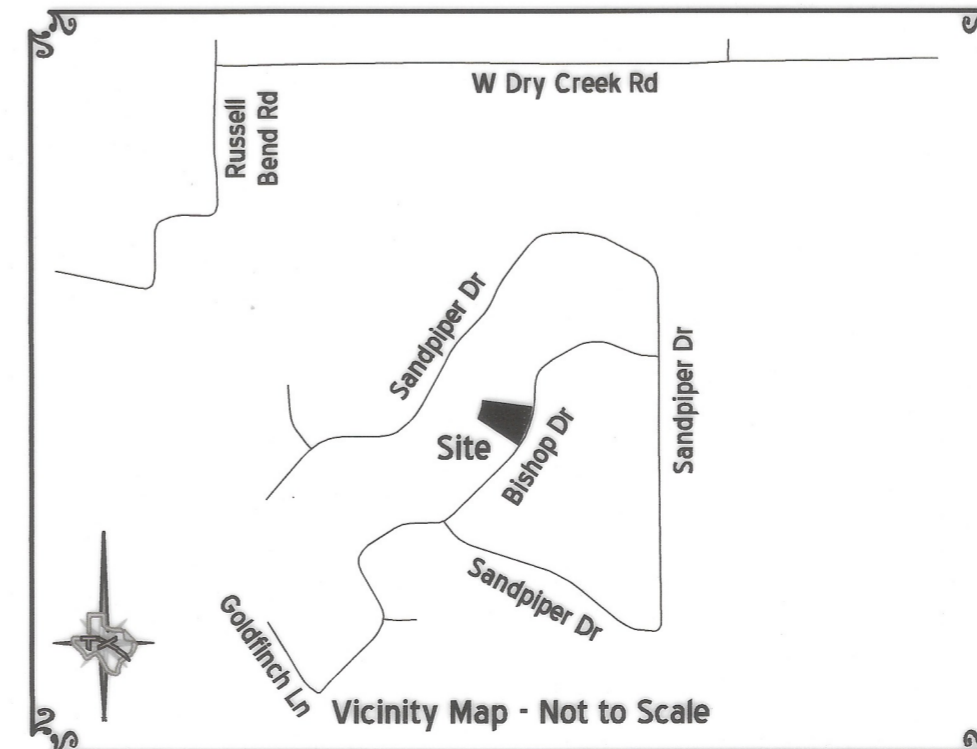
Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owners:
Jeffrey and Patricia Payne
311 Bishop Dr
Weatherford, TX 76088

1" = 80'



Plat Cabinet **F** Slide **202**



Now, Therefore, Know All Men By These Presents:

That JEFF PAYNE and Patricia Payne acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 233-R, 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 7th day of APRIL, 2022.

By:

Jeff Payne
Jeffrey Payne

By:

Patricia Payne
Patricia Payne

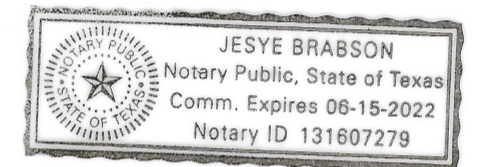
State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jeffrey Payne

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 7th day of April, 2022.

Jesye Brabson
Notary Public in and for the State of Texas



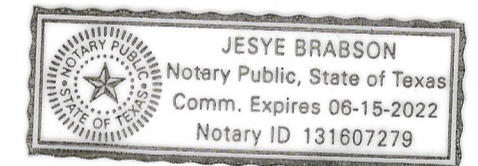
State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Patricia Payne

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 7th day of April, 2022.

Jesye Brabson
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 11th day of April, 2022.

George H. Colley
County Judge

George H. Colley
Commissioner Precinct 1

Sam Holder
Commissioner Precinct 3

George H. Colley
Commissioner Precinct 2

George H. Colley
Commissioner Precinct 4

Replat
Lot 233-R
Quail Springs Ranch
an Addition in Parker County, Texas

Being a 4.032 acre replat of Lot 43, Quail Springs Ranch, according to the plat recorded in Cabinet C, Slide 57 and Lot 233, Quail Springs Ranch, according to the plat recorded in Cabinet C, Slide 148; Plat Records, Parker County, Texas

April 2022

