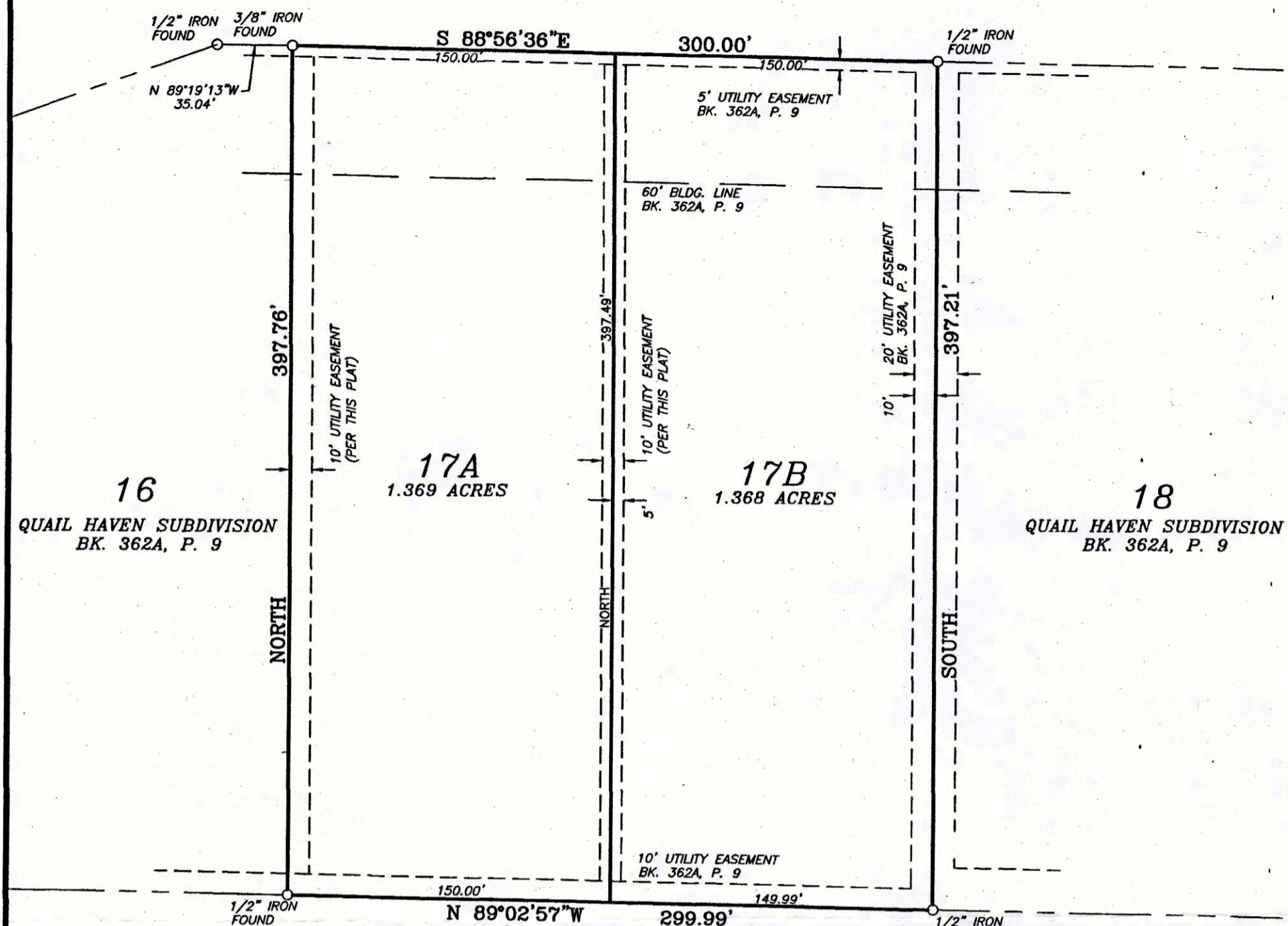
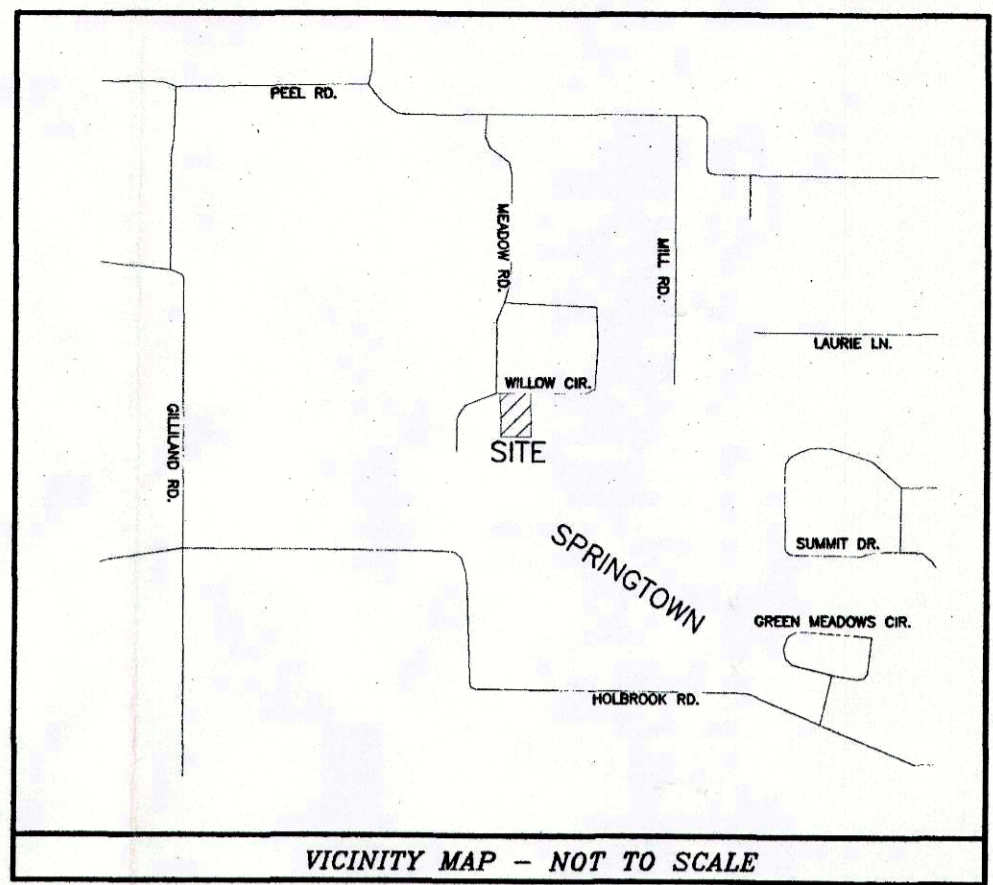


WILLOW CIRCLE
(60' R.O.W. - BK. 362A, P. 9 - ASPHALT PAVEMENT)



JUDY MICHELLE RAY
VOL. 1835, PG. 1356
D.R.P.C.T.



VICINITY MAP - NOT TO SCALE

Legal Description

Being all of Lot 17, QUAIL HAVEN SUBDIVISION, an addition to Parker County, Texas, according to the plat thereof recorded in Book 362A, Page 9, now stored in Plat Cabinet A, Slide 421, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron found in the south line of Willow Circle (a 60' r.o.w.) at the northwest corner of said Lot 17 and, the northeast corner of Lot 16, of said Subdivision;

THENCE along the south line of said Willow Circle, S 88°56'36"E, a distance of 300.00 feet, to a 1/2" iron found at the northeast corner of said Lot 17 and, the northwest corner of Lot 18, of said Subdivision;

THENCE S 00°00'00"E, a distance of 397.21 feet, to a 1/2" iron found at the southwest corner of said Lot 18 and, the southeast corner of said Lot 17, in the north line of that certain tract of land conveyed to Judy Michelle Ray by deed recorded in Volume 1835, Page 1356, Deed Records, Parker County, Texas;

THENCE along the northline of said Ray Tract, N 89°02'57"W, a distance of 299.99 feet, to a 1/2" iron found at the southwest corner of said Lot 17 and the southeast corner of said Lot 16;

THENCE N 00°00'00"W, a distance of 397.76 feet, to the POINT OF BEGINNING and containing 2.737 acres of land.

THE STATE OF TEXAS
COUNTY OF PARKER

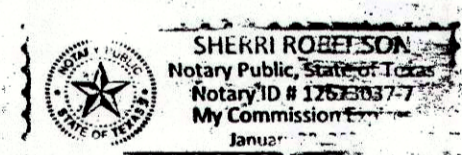
Now, Therefore, know all men by these present. That Mast Properties, LLC acting herein by and through it's duly authorized agent does hereby certify and adopt this plat designating the herein above described property as the Replat of Lots 17A and 17B, QUAIL HAVEN SUBDIVISION, an addition to Parker County, Texas and do hereby dedicate to the public use forever, The streets, alleys, parks, watercourses, drains, easements and public places thereon show for the purpose and consideration therein expressed.

Robert Peyton
Robert Peyton

STATE OF TEXAS
COUNTY OF PARKER

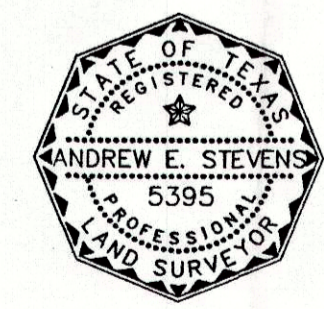
Before me, the undersigned authority on this day personally appeared Robert Peyton known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated

Sherrri Roberson
Notary Public in and for The State of Texas



I, ANDREW E. STEVENS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THIS PLAT CORRECTLY REPRESENTS THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION.

Andrew E. Stevens
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
MARCH 8, 2018



THE STATE OF TEXAS
COUNTY OF PARKER

I, Robert Peyton, being the dedicatory and owner of the attached plat of said subdivision do hereby certify it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

Robert Peyton
Robert Peyton, Mast Properties LLC.

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Robert Peyton known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 2 day of March, 2018.

Sherrri Roberson
Notary Public in and for The State of Texas



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas on this the 12th day of March, 2018.

George Culey
George Culey
Commissioner Precinct #1

Mark Riley
Mark Riley, County Judge

Craig Blacklock
Craig Blacklock
Commissioner Precinct #2

Larry Walden
Larry Walden
Commissioner Precinct #3

Steve Degan
Steve Degan
Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

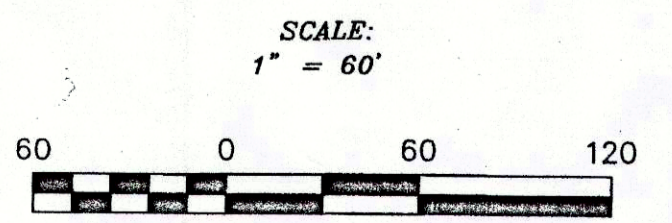
Jeanne Brunson
201805347
03/12/2018 11:54 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TWO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PRODUCING THE PERMISSION OF ANYONE.

OWNER/DEVELOPER
MAST PROPERTIES, LLC
P.O. BOX 270760
FLOWER MOUND, TX, 75027

PROJECT SURVEYOR
STEVENS LAND SURVEYING, PLLC
P.O. BOX 26951
FORT WORTH, TEXAS 76126
817-696-9775



E 48

ACCT. NO.: 16450
SCH. DIST.: 5D
CITY: J4
MAP NO.: J4

Final Plat of
Lots 17A and 17B
QUAIL HAVEN SUBDIVISION

being a re-plat of Lot 17, QUAIL HAVEN SUBDIVISION, a subdivision in Parker County, Texas, according to the plat thereof recorded in Book 362A, Page 9 now stored in Plat Cabinet A, Slide 421, Plat Records, Parker County, Texas.

- GENERAL NOTES:**
- SEWER SERVICE PER INDIVIDUAL ON SITE SEWAGE SYSTEMS PER PARKER COUNTY REGULATIONS.
 - LAND USES ARE PROPOSED TO BE SINGLE FAMILY RESIDENTIAL LOTS.
 - THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
 - PRIORITY IS LOCATED IN PARKER COUNTY.
 - CAPPED STEVENS SURVEYING 1/2" IRONS SET AT UNLESS OTHERWISE NOTED.
 - ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 483 67C 0175 E EFFECTIVE SEPTEMBER 26, 2009 THIS PROPERTY LIES WITHIN ZONE X, OTHER AREAS AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - BASES OF BEARING FOR THIS SURVEY IS DEED CALL NORTH ALONG THE WEST LINE OF SITE.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - CALL 811 BEFORE DIGGING IN.
 - DATE OF FIELD SURVEY: OCTOBER 27, 2017.
 - THERE ARE NO LIEN HOLDERS ON THIS PROPERTY, PER OWNER.
 - THIS PROPERTY DOES NOT LIE WITHIN THE ETJ OF ANY MUNICIPALITY. (SEE SIGNATURE BLOCK FOR STATEMENT)

GROUNDWATER CERTIFICATION

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUND WATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

STEVENS LAND SURVEYING, PLLC
P.O. BOX 26951
FORT WORTH, TEXAS 76126
817-696-9775
FIRM REGISTRATION #10194023

