

D-549

LINE	BEARING	DISTANCE
L1	N 12°24'20" E	32.58'
L2	N 12°24'20" E	29.75'
L3	S 19°25'44" E	31.55'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	343.17'	109.23'	108.77'	S 10°18'37" E	18°14'12"

201610781 PLAT Total Pages: 1

SUBDIVISION DESCRIPTION:

BEING A 12.039 ACRE TRACT OF LAND OUT OF THE A.B. SMITH SURVEY, ABSTRACT NO. 1223, PARKER COUNTY, TEXAS BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED AS TRACT ONE TO ODIS H. & MARION GAIL HARRIS FAMILY REVOCABLE TRUST, IN VOLUME 2924, PAGE 1163, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3" STEEL FENCE CORNER IN NORTH RIGHT OF WAY LINE OF BARNWELL LANE (A PAVED SURFACE) FOR THE SOUTH WEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTH WEST CORNER OF THE C.M. CARR SURVEY, ABSTRACT NO. 240, PARKER COUNTY, TEXAS, IS CALLED TO BEAR WEST 130.88 FEET, N 89°36'00" W 72.5 FEET AND N 89°44'00" W 63.65 FEET. THENCE N 03°34'55" E 277.48 FEET TO A 4" WOOD FENCE CORNER FOR A CORNER OF THIS TRACT. THENCE N 12°24'20" E 32.58 FEET TO SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT. THENCE N 88°42'36" E 325.99 FEET TO SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT. THENCE N 01°17'24" W 300.00 FEET TO SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT. THENCE S 88°42'36" W 252.88 FEET TO SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT. THENCE N 12°24'20" E 29.75 FEET TO SET CAPPED 1/2" IRON ROD FOR THE NORTH WEST CORNER OF THIS TRACT. THENCE N 88°37'49" E 786.05 FEET TO SET CAPPED 1/2" IRON ROD IN THE MONUMENTED WEST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 1187 (A PAVED SURFACE) FOR NORTHEAST CORNER OF THIS TRACT. THENCE S 19°25'44" E 308.82 FEET WITH THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1187 TO A SET CAPPED 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 343.17 FEET, FOR A CORNER OF THIS TRACT. THENCE WITH THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1187 AND WITH SAID CURVE TO THE RIGHT HAVING A CHORD OF 307.837 E 108.77 FEET, AN ARC LENGTH OF 109.23 FEET TO A SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT. THENCE S 01°11'31" E 165.54 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1187 TO A SET CAPPED 1/2" IRON ROD AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1187 AND THE NORTH RIGHT OF WAY LINE OF SAID BARNWELL LANE FOR THE SOUTH EAST CORNER OF THIS TRACT. THENCE S 89°28'24" W 1038.50 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID BARNWELL LANE TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM 4, NORTH CENTRAL ZONE 4202.

OWNER CERTIFICATION:

STATE OF TEXAS

COUNTY OF PARKER

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ODIS & MARION HARRIS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, QUAIL MEADOWS, AN ADDITION TO THE CITY OF ALEDO, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE WITHOUT RESERVATION, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ALEDO, TEXAS.

WITNESS MY HAND, THIS THE 6th DAY OF May, 2016.

BY: [Signature]

[Signature] MARION HARRIS

ODIS HARRIS

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 ODIS HARRIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6th DAY OF May, 2016.

[Signature] NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

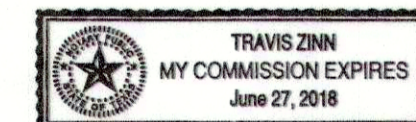
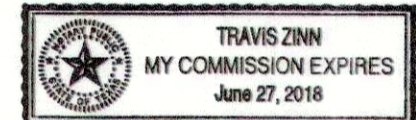
STATE OF TEXAS

COUNTY OF PARKER

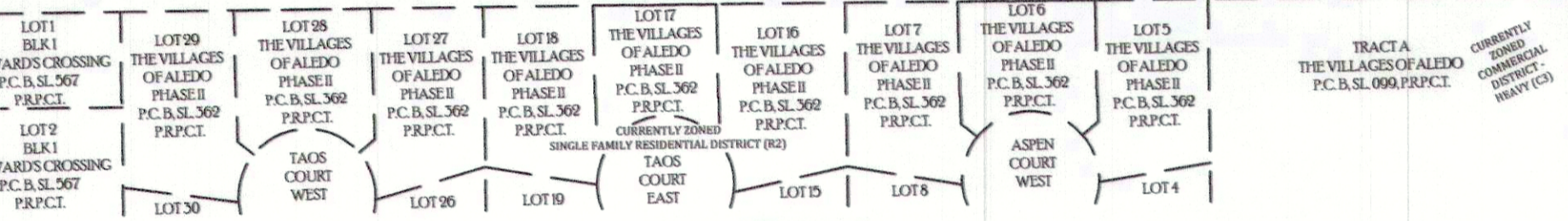
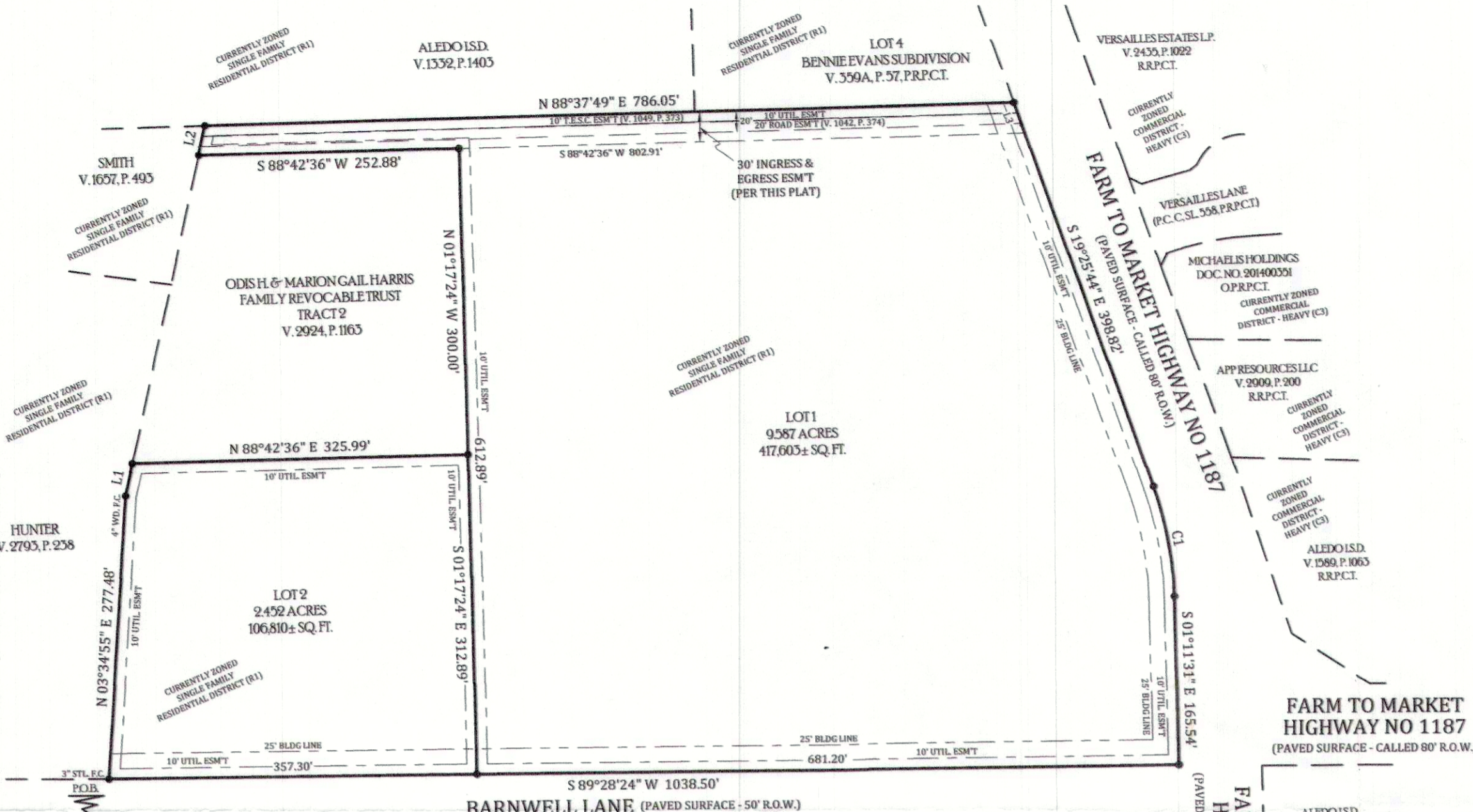
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARION HARRIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6th DAY OF May, 2016.

[Signature] NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



ABST. NO.: 11646  
SCH. DIST.: Aledo  
CITY:  
MAP NO.: M-18



GENERAL PLAT NOTES:  
PROPERTY CORNERS:  
ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED "CARTER-WFORD", UNLESS OTHERWISE NOTED.

UTILITY EASEMENTS:  
ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF ALEDO SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED, ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROUWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF ALEDO SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS & EGRESS TO & FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DAMAGES WAIVER:  
WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS, ALLEYS, AND/OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

SURVEYOR'S NOTES:  
BEARINGS DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM 4, NORTH CENTRAL ZONE 4202.

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 HEREON, MAY EXIST & ENCUMBER THIS PROPERTY.

FLOOD HAZARD:  
THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FIRM, COMMUNITY PANEL 48367C450E DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT (WWW.FEMA.GOV).

BUILDING SETBACKS:  
ALL BUILDING SETBACK LINES SHALL CONFORM TO THE CURRENT ZONING ORDINANCES OF THE CITY OF ALEDO, PARKER COUNTY, TEXAS.

SPECIAL NOTICE:  
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF LOCAL AND STATE LAW, AND IS SUBJECT TO FINES, WITH HOLDING OF UTILITIES AND/OR BUILDING PERMITS.

BEFORE CONSTRUCTION:  
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

DRAINAGE NOTE:  
AT SUCH TIME AS LOT 1 AND/OR LOT 2 ARE DEVELOPED, A DRAINAGE STUDY WILL BE REQUIRED TO BE PERFORMED BY AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. SAID STUDY SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF ALEDO AND THEIR AUTHORIZED AGENTS. THE STUDY SHALL BE PERFORMED ACCORDING TO THE CURRENT STANDARDS OF THE CITY OF ALEDO AT THE TIME OF DEVELOPMENT. DRAINAGE IMPROVEMENTS IDENTIFIED AS NECESSARY BY THE STUDY SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH CITY POLICY.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS

COUNTY OF PARKER

THAT I, PATRICK CARTER, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691, 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, UPON OR BEFORE COMPLETION OF SUBDIVISION CONSTRUCTION ACTIVITIES.

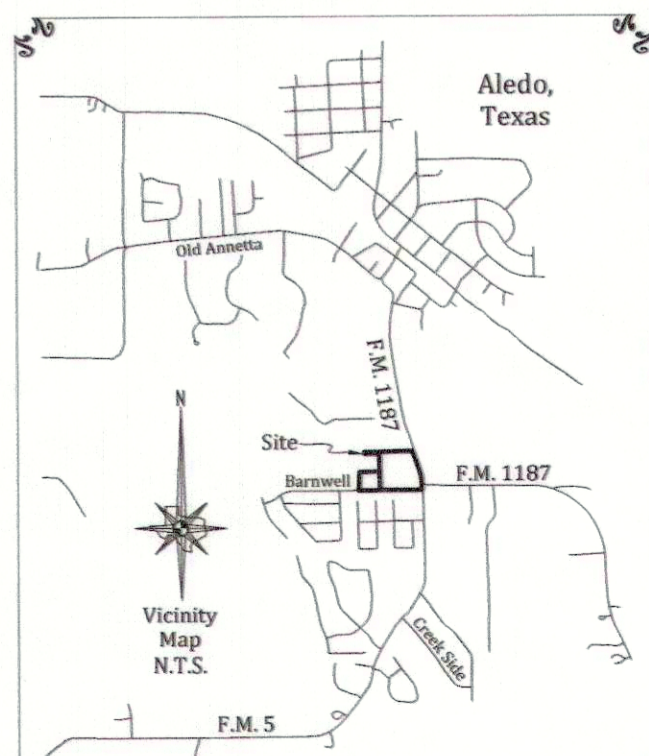
[Signature] PATRICK CARTER, R.P.L.S. NO. 5691  
CARTER SURVEYING & MAPPING, INC.  
110 PALO PINTO ST.  
WEATHERFORD, TX 76086  
JN16018 - APRIL 2016



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

[Signature] Jeane Brunson

201610781  
05/20/2016 12:19 PM  
Fee: 75.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT



PRELIMINARY PLAT  
LOT 1 AND LOT 2  
QUAIL MEADOWS  
AN ADDITION TO THE CITY OF ALEDO,  
PARKER COUNTY, TEXAS.

BEING A 12.039 ACRE TRACT OF LAND OUT OF  
THE A.B. SMITH SURVEY, ABSTRACT NO. 1223,  
PARKER COUNTY, TEXAS  
APRIL 2016

CARTER SURVEYING  
& MAPPING

110 PALO PINTO ST. - WEATHERFORD, TX - 76086  
(P) 817-594-0400 - (F) 817-594-0403

21223.025.001.50

