

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	211.01'	207.44'	N77°10'5"E	36°38'13"

LINE	BEARING	DISTANCE
L1	N89°30'13"E	168

NOTES

1) AT THE TIME OF THIS SURVEY THE SOUTHERN PORTION OF THIS TRACT APPEARS TO BE LOCATED WITHIN FLOOD HAZARD ZONE "A" - NO BASE FLOOD ELEVATION DETERMINED AND THE BALANCE OF 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 48367C02SE, DATED SEPTEMBER 26, 2008, FOR UP TO DATE FLOOD HAZARD ZONE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEB SITE AT (WWW.FEMA.GOV).

2) 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.

3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

4) WATER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.

5) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.

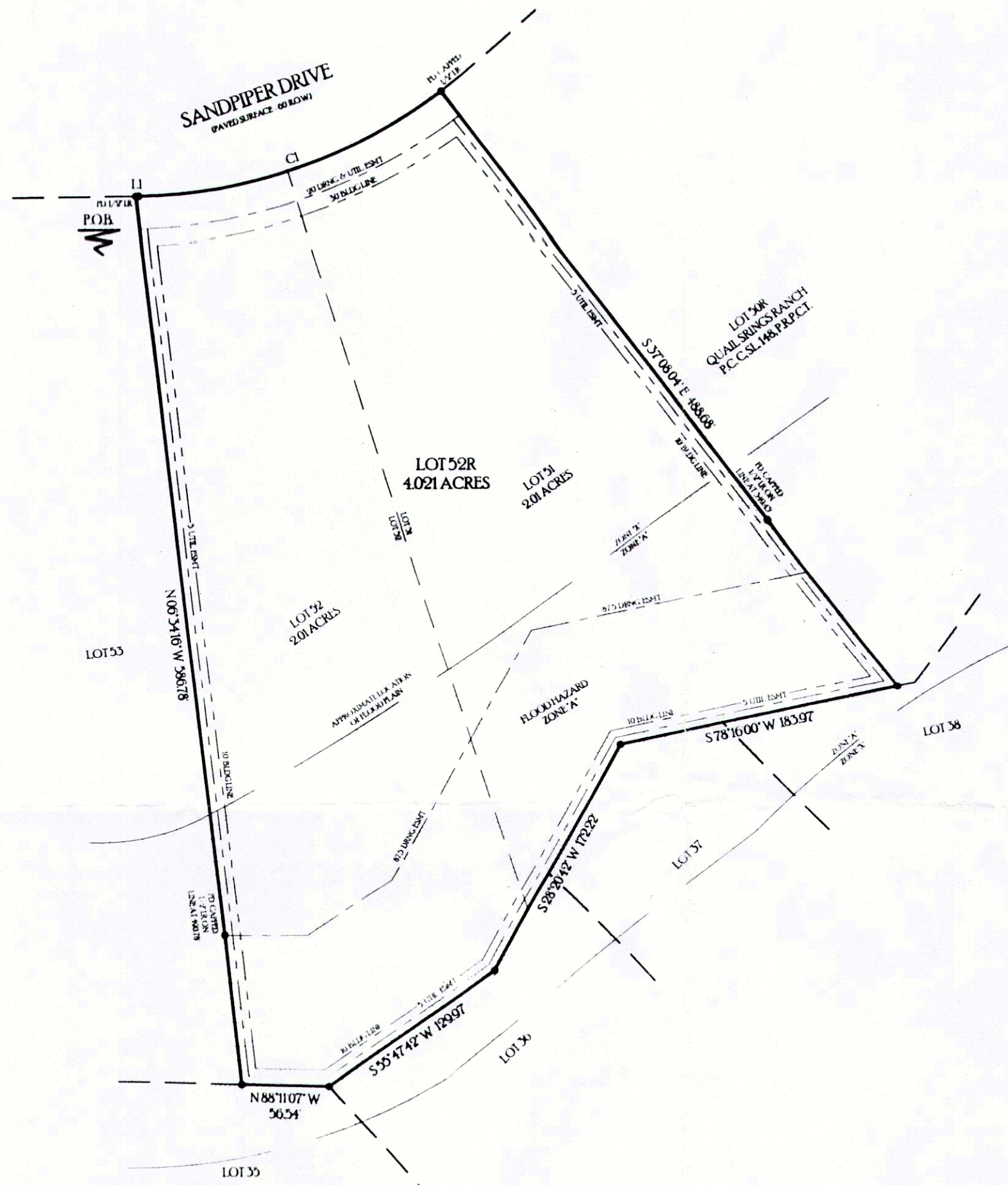
6) ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED.

7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 2392.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.

8) BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS AND REFLECT NAD 1983 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE #202.

9) THIS TRACT DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

10) THIS TRACT IS NOT SUBJECT TO ANY LIEN HOLDER.



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, ENTRUST NORTH WEST, L.L.C. FBO WILLIAM B. COOK I.R.A. AND WILLIAM B. COOK (OWNER) BEING THE SOLE OWNER OF A 4.021 ACRES TRACT OF LAND BEING ALL OF LOT 51 AND LOT 52, QUAIL SPRINGS RANCH, AN ADDITION TO PARKER COUNTY, TEXAS AS RECORDED IN PLAT CABINET C, SLIDE 57, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO WILLIAM B. COOK IN VOLUME 2960, PAGE 1930, REAL RECORDS, PARKER COUNTY, TEXAS, AND ENTRUST NORTH WEST, L.L.C. FBO WILLIAM B. COOK I.R.A. IN VOLUME 3740, PAGE 372, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE SOUTH RIGHT OF WAY LINE OF SANDPIPER DRIVE (A PAVED SURFACE) AT THE NORTH EAST CORNER OF LOT 52 AND AT THE NORTH EAST CORNER OF LOT 53 OF SAID QUAIL SPRINGS RANCH FOR THE NORTH WEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 89°30'13" E 168 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SANDPIPER DRIVE TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, FOR A CORNER OF THIS TRACT.

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID SANDPIPER DRIVE AND WITH SAID CURVE TO THE LEFT HAVING A CHORD OF N77°10'5"E 207.44 FEET, AN ARC LENGTH OF 211.01 FEET TO A FOUND CAPPED 1/2" IRON ROD AT THE NORTH EAST CORNER OF SAID LOT 51 AND AT THE NORTH WEST CORNER OF LOT 50R, QUAIL SPRINGS RANCH AS RECORDED IN PLAT CABINET C, SLIDE 148, P.P.C.T. FOR THE NORTH EAST CORNER OF THIS TRACT.

THENCE S 57°08'4"E PASSING A FOUND CAPPED 1/2" IRON ROD AT 349.43 FEET AND IN ALL 488.68 FEET TO A POINT AT THE SOUTH EAST CORNER OF SAID LOT 51, AT THE SOUTH WEST CORNER OF SAID LOT 50R AND IN THE NORTH BOUNDARY LINE OF LOT 38 OF SAID QUAIL SPRINGS RANCH FOR THE SOUTH EAST CORNER OF THIS TRACT.

THENCE S 78°16'00" W 183.97 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE S 28°20'42" W 172.22 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE S 55°47'42" W 129.97 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE N 88°11'07" W 36.54 FEET TO A POINT AT THE SOUTH WEST CORNER OF SAID LOT 52, AT THE SOUTH EAST CORNER OF SAID LOT 53, AND IN THE NORTH BOUNDARY LINE OF LOT 35 OF SAID QUAIL SPRINGS RANCH FOR THE SOUTH WEST CORNER OF THIS TRACT.

THENCE N 06°34'16" W ALONG THE WEST BOUNDARY LINE OF SAID LOT 52 PASSING A FOUND CAPPED 1/2" IRON ROD AT 96.00 FEET AND IN ALL 586.78 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ENTRUST NORTH WEST, L.L.C. FBO WILLIAM B. COOK I.R.A. AND WILLIAM B. COOK (OWNER), DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 52R, QUAIL SPRINGS RANCH, AN ADDITION TO PARKER COUNTY, TEXAS.

WITNESS MY HAND AT \_\_\_\_\_ COUNTY, \_\_\_\_\_ THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

*William B. Cook*  
SIGNATURE TITLE

*Entrust Northwest LLC d/b/a Real Trust IRA Attorney in Law Fred William Cook IRA*  
SIGNATURE TITLE

STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

*George A. Conley*  
COMMISSIONER PRECINCT #1

*Paul M. Hild*  
COMMISSIONER PRECINCT #3

*Jeane Brunson*  
COMMISSIONER PRECINCT #2

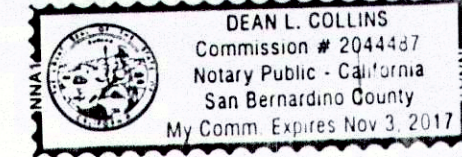
*Paul M. Hild*  
COMMISSIONER PRECINCT #4

STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, ON THIS DAY PERSONALLY APPEARED *William B. Cook*, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27 DAY OF MAY, 2015.

*Dean L. Collins*  
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

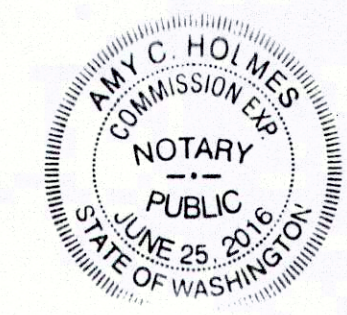


STATE OF WA  
COUNTY OF Chelan

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, ON THIS DAY PERSONALLY APPEARED *Dana Cross*, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1 DAY OF June, 2015.

*Amy C. Holmes*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



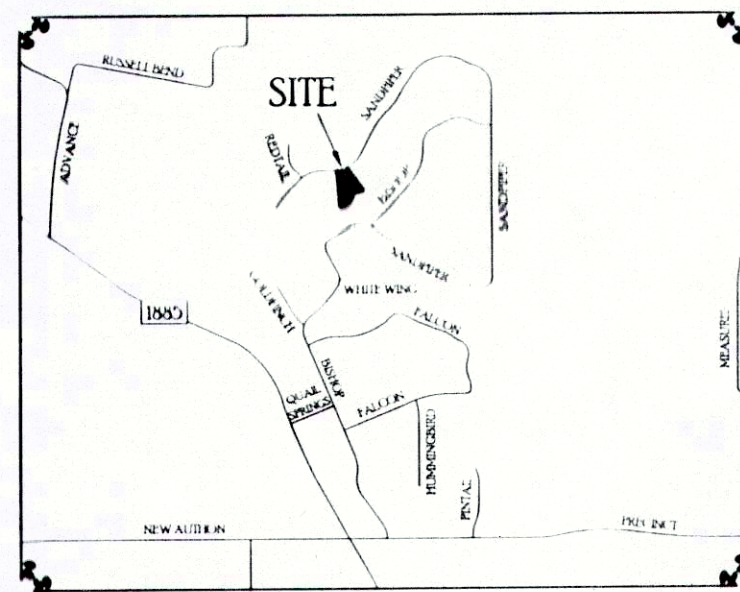
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SCH. DIST.: PE  
CITY:  
MAP NO.: E-9

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

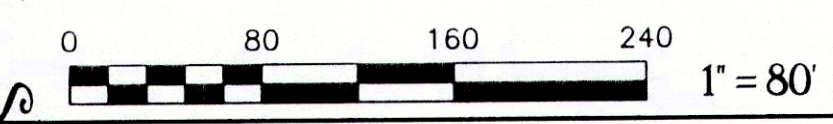
*Jeane Brunson*  
201514102  
07/13/2015 09:41 AM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

**SURVEYORS CERTIFICATE:**  
THIS IS TO CERTIFY THAT *Kyle Rucker*, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

*Kyle Rucker*  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444  
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX, 76086.  
JN150326 - MARCH, 2015.



**REPLAT**  
**LOT 52R**  
**QUAIL SPRINGS RANCH**  
BEING A REPLAT OF LOT 51 AND LOT 52,  
QUAIL SPRINGS RANCH, AN ADDITION TO  
PARKER COUNTY, TEXAS, AS RECORDED IN  
PLAT CABINET C, SLIDE 57, PLAT RECORDS,  
PARKER COUNTY, TEXAS.  
MARCH 2015  
**CARTER SURVEYING**  
& MAPPING  
110 PALO PINTO ST. - WEATHERFORD, TX - 76086  
(P) 817-594-0400 - (F) 817-594-0403



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