

State of Texas
County of Parker

Whereas, Robert J. Sappenfield & Valarie D. Sappenfield, being the owners of a 4.022 acres tract of land, being all of LOTS 78R AND 79R, QUAIL SPRINGS, according to the Plat as recorded in Cabinet C, Slide 148, Plat Records, Parker County, Texas; being all of those certain tracts conveyed to R. & V. Sappenfield in Clerk's File No. 201804513, 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" Iron rod in the south right-of-way of Sandpiper Drive (60' wide) at the northwest corner of said LOT 79R, for the northwest and beginning corner of this tract:

THENCE N 37°39'33" E, with the south right-of-way of said Sandpiper Drive, at 217.35 feet pass a found 5/8" capped iron rod at the northerly common corner of said LOTS 79R and 78R, for a total distance of 407.90 feet to a found 5/8" capped iron rod, for the beginning of a 270.00 foot radius, curve to the right:

THENCE an arc length of 47.13 feet northeasterly with the south right-of-way of said Sandpiper Drive and with said 270.00 foot radius, curve to the right, having a chord bearing and distance of N 42°39'32" E, 47.07 feet, to a found 1/2" iron bolt, at the northerly common corner of said LOT 78R and LOT 77R, of said QUAIL SPRINGS, for the northeast corner of this tract:

THENCE S 35°51'36" E, 465.00 feet, with the common line of said LOT 78R and said LOT 77R, to a found 1/2" iron rod, for the northwest corner of LOT 240, of said QUAIL SPRINGS, for the southeast corner of this tract:

THENCE S 37°39'33" W, 322.87 feet, with the common line of said LOT 78R and said LOT 240, to a point in the north line of LOT 239, of said QUAIL SPRINGS, for the southwest corner of said Lot 79R and this tract:

THENCE N 52°20'27" W, with the common line of said LOT 79R and LOT 80R, of said QUAIL SPRINGS, at 33.30 feet pass a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING, INC." for reference, in all a total distance of 450.00 feet, 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, 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: October 6, 2021 - W2108068-P



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) All corners are C.I.R.S. - Set 1/2" Iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

3) 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).

4) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

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

6) 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.)

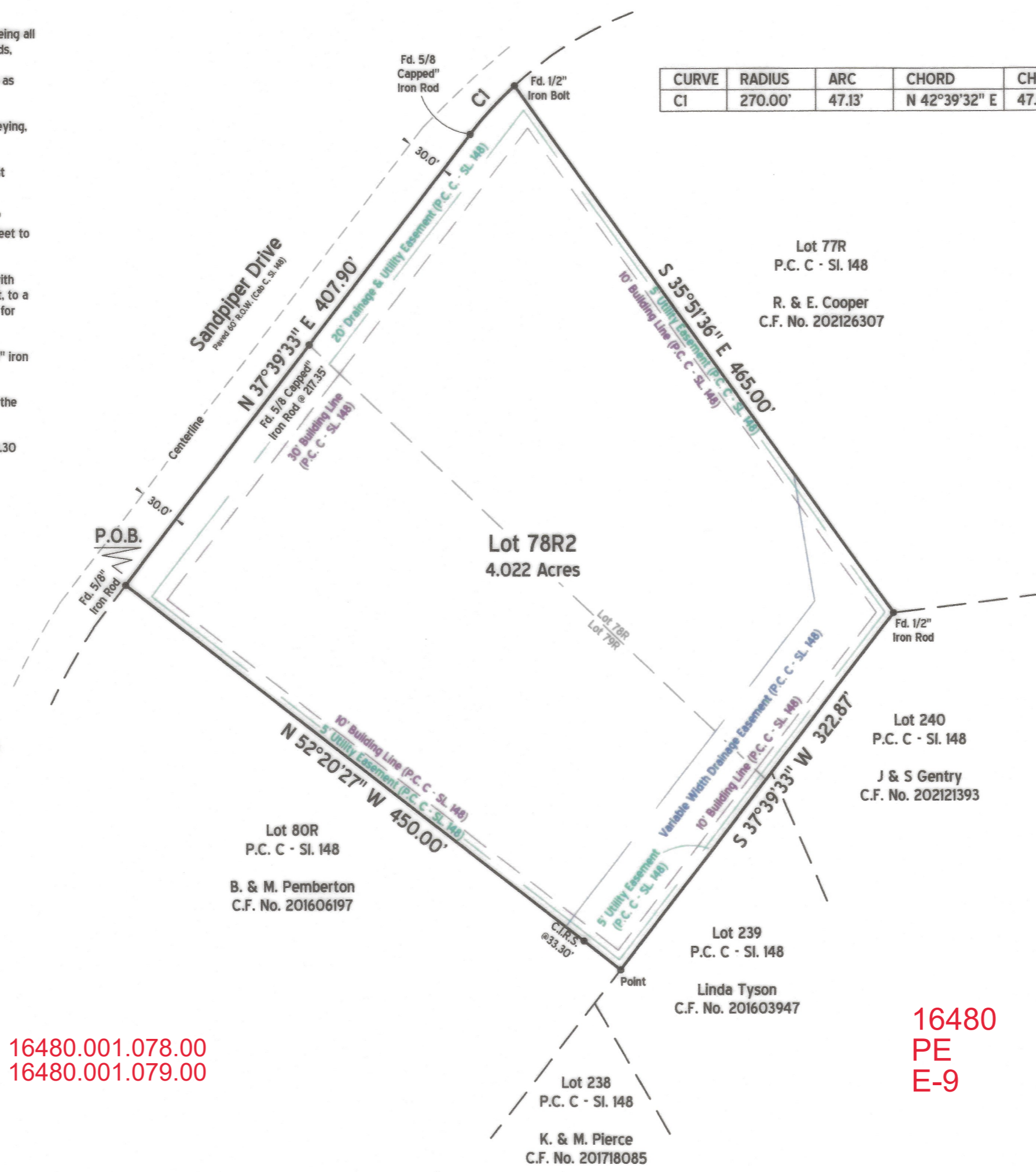
7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

8) 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.

9) 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.

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

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

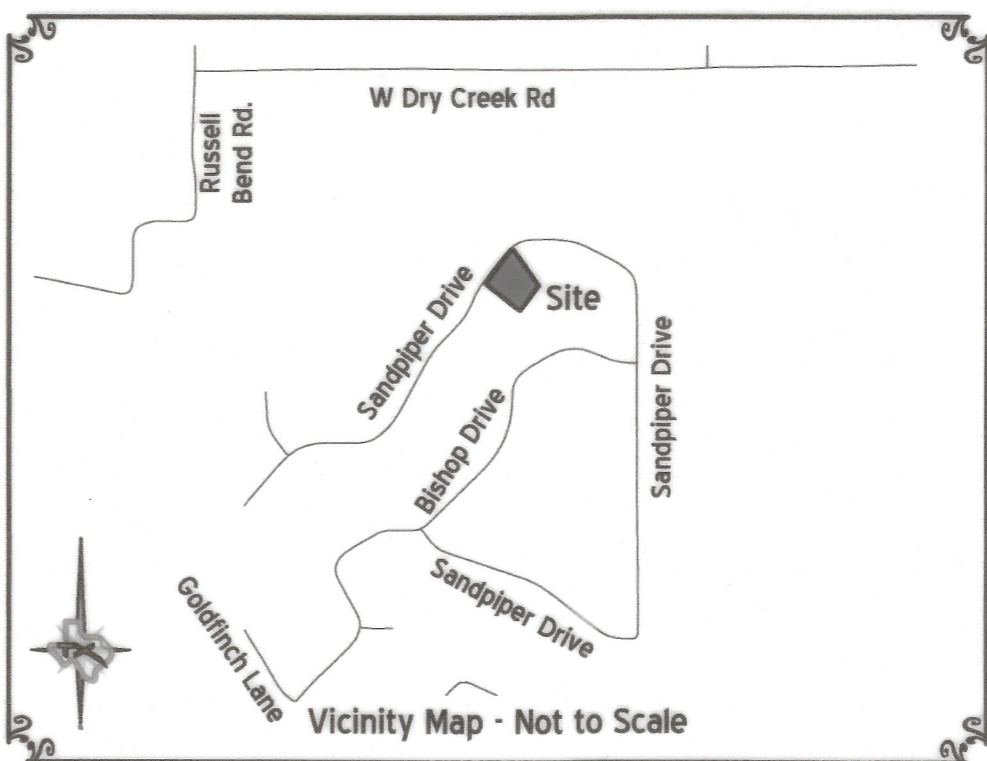


CURVE	RADIUS	ARC	CHORD	CHORD
CI	270.00'	47.13'	N 42°39'32" E	47.07'

16480.001.078.00
16480.001.079.00

16480
PE
E-9

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202148608
12/14/2021 09:40 AM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



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

Owner:
Robert J. Sappenfield
Valarie D. Sappenfield
381 Sandpiper Dr.
Weatherford, TX 76086
214-909-2827

1" = 80'

Plat Cabinet **F** Slide **108**

Now, Therefore, Know All Men By These Presents:
That *Robert Sappenfield* and *Valarie Delia Sappenfield* acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 78R2, 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 13th day of December, 2021.

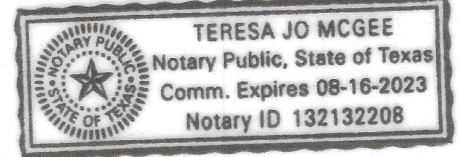
By: *Robert J. Sappenfield*
Robert J. Sappenfield

By: *Valarie D. Sappenfield*
Valarie D. Sappenfield

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 *Robert Sappenfield* 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 13th day of December, 2021.



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 *Valarie Sappenfield* 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 13th day of December, 2021.



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 13th day of December, 2021.

County Judge: *George A. Conley* (Precinct 1), *Lynn Walden* (Precinct 3), *Craig Powell* (Precinct 2), *Bo Degen* (Precinct 4)

Minor Plat
Lot 78R2
Quail Springs Ranch
an Addition in Parker County, Texas
Being a 4.022 acre replat of Lot 78R & Lot 79R,
Quail Springs Ranch, plat recorded in
Cabinet C, Slide 148, Plat Records,
Parker County, Texas.

November 2021

WEATHERFORD BRANCH - 817-594-0400

TEXAS SURVEYING INC.

FIRM No. 10100000 - WWW.TXSURVEYING.COM