

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

THE STATE OF TEXAS)
COUNTY OF PARKER)

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

John R. Hicks
Signature of Owner

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, *John R. Hicks*, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.

John R. Hicks

STATE OF TEXAS)
COUNTY OF PARKER)

201900968 PLAT Total Pages: 1

WHEREAS, JOHN R. HICKS AND JANET M. HICKS (Doc No. 201827293), being the sole owners of Lots 196 and 197, QUAIL SPRINGS RANCH, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 57, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the north right of way line of a cul-de-sac at the end of Pintail Lane at the southwest corner of said Lot 196 and the northeast corner of Lot 195, said Quail Springs Ranch;

THENCE N 47°20'34" W, with the common line of said lots, 627.89 feet to a 5/8" iron rod found in the east line of Lot 166, said Quail Springs Ranch and the most westerly southeast corner of said Lot 196;
THENCE N 00°03'28" W, 215.72 feet to a 5/8" iron rod found at the northwest corner of said Lot 196 and the northeast corner of Lot 165, said Quail Springs Ranch in the south line of Lot 163, said Quail Springs Ranch;
THENCE N 89°55'10" E, 561.38 feet to a 5/8" iron rod found at the northeast corner of said Lot 197 at the southeast corner of Lot 182, said Quail Springs Ranch in the west line of a tract of land described by deed to Edgar Scaling recorded in Volume 278, Page 307, Deed Records, Parker County, Texas;
THENCE S 00°28'01" E, with the west line of said Edgar Scaling tract, 681.69 feet to a 5/8" iron rod found at the southeast corner of said Lot 197 in the east right of way line of said Pintail Lane in a non-tangent cul-de-sac to the left with a radius of 60.0 feet and whose chord bears N 69°12'15" W, 111.83 feet;
THENCE with said cul-de-sac to the left through a central angle of 137°27'29" and a distance of 143.95 feet to the POINT OF BEGINNING and containing 6.02 acres (262,339 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHN R. HICKS AND JANET M. HICKS, does hereby adopt this plat designating the hereinabove described real property as LOT 197R, QUAIL SPRINGS RANCH, AN ADDITION TO PARKER COUNTY, TEXAS, being a replat of Lot 196 and Lot 197, Quail Springs Ranch, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 57, Plat Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at *101 N Main Street*, Parker County, Texas this *10th* day of *December*, 2018.

John R. Hicks Janet M. Hicks
John R. Hicks Janet M. Hicks

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared JOHN R. HICKS, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the *10th* day of *December*, 2018

Janet M. Hicks
Notary Public in and for the State of Texas

My Commission Expires On: *11/7/19*
JAMIE BELVYN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared JANET M. HICKS, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the *10th* day of *December*, 2018

Janet M. Hicks
Notary Public in and for the State of Texas

My Commission Expires On: *11/7/19*
JAMIE BELVYN TIERCE
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My Comm. Exp. Nov. 07, 2019

THE STATE OF TEXAS)
COUNTY OF PARKER)

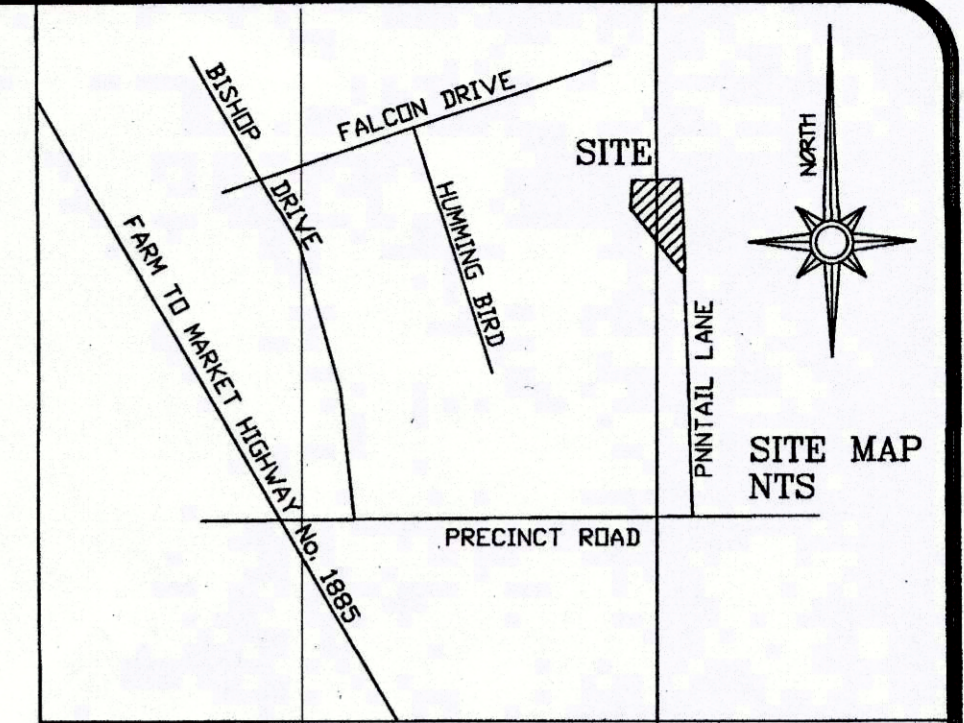
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074

November 2018



Cabinet/Instrument# *E 212* Slide *212*



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0250 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

LIENHOLDER

N/A
Signature of Lien holder
This the ___ day of ___, 2018.
Notary Public, State of Texas

THE STATE OF TEXAS)
COUNTY OF PARKER)

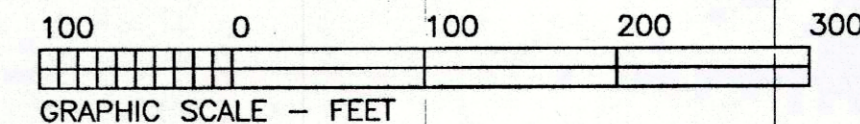
APPROVED by the Commissioners Court of Parker County, Texas, this *14th* day of *January*, 2018.

George A. Conley
George A. Conley
Commissioner Precinct #1
Larry Walden
Larry Walden
Commissioner Precinct #3

Pat Deen
Pat Deen, County Judge
Craig Peacock
Craig Peacock
Commissioner Precinct #2
Steve Dugan
Steve Dugan
Commissioner Precinct #4

ACCT. NO.: *16480*
SCH. DIST.: *PE*
CITY: *E-9*
MAP NO.:

LOT 197R
QUAIL SPRINGS RANCH
AN ADDITION TO PARKER COUNTY, TEXAS
Being a replat of Lots 196 and 197, Quail Springs Ranch, an addition to Parker County Texas according to the plat recorded in Plat Cabinet C, Slide 57, Plat Records Parker County, Texas



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088300

Owners/Developers:
John and Janet Hicks
817-629-0915
255 Rainbow Drive @15573
Livingston, TX 77399

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

FILED AND RECORDED
OFFICIAL-PUBLIC RECORDS
file deale

EDGAR SCALING
VOLUME 278, PAGE 307
201900968
01/14/2019 10:10 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas