

**Sandpiper Drive**  
Asphalt - 60' Right-of-Way (Plat)

NOTES:

- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: SPECIAL FLOOD HAZARD AREA, ZONE "A" - AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE (100-YEAR) - WITHOUT BASE FLOOD ELEVATION (BFE); SPECIAL FLOOD HAZARD AREA, SHADED ZONE "X" - 0.2% ANNUAL CHANCE FLOOD HAZARD (500-YEAR); AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OTHER AREAS OF FLOOD HAZARD, ZONE "X" - AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO THE F.I.R.M. COMMUNITY PANEL MAP NO. 48367C025F, DATED APRIL 5, 2019; FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT 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) ALL CORNERS ARE POINTS, UNLESS OTHERWISE NOTED.
- 5) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 6) WATER IS TO BE PROVIDED BY PRIVATE ON SITE WATER WELLS.
- 7) SEWER IS TO BE PROVIDED BY PRIVATE ON SITE SEPTIC SYSTEMS.
- 8) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DEVON BROWN AND WIFE JODIE BROWN, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 53R, QUAIL SPRINGS RANCH, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 22<sup>nd</sup> DAY OF October, 2020.

BY:

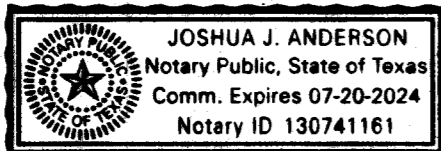
*Devon Brown*  
OWNER/DEVELOPER  
*Jodie Brown*  
OWNER/DEVELOPER

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 Devon Brown, Jodie Brown 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 22 DAY OF Oct, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

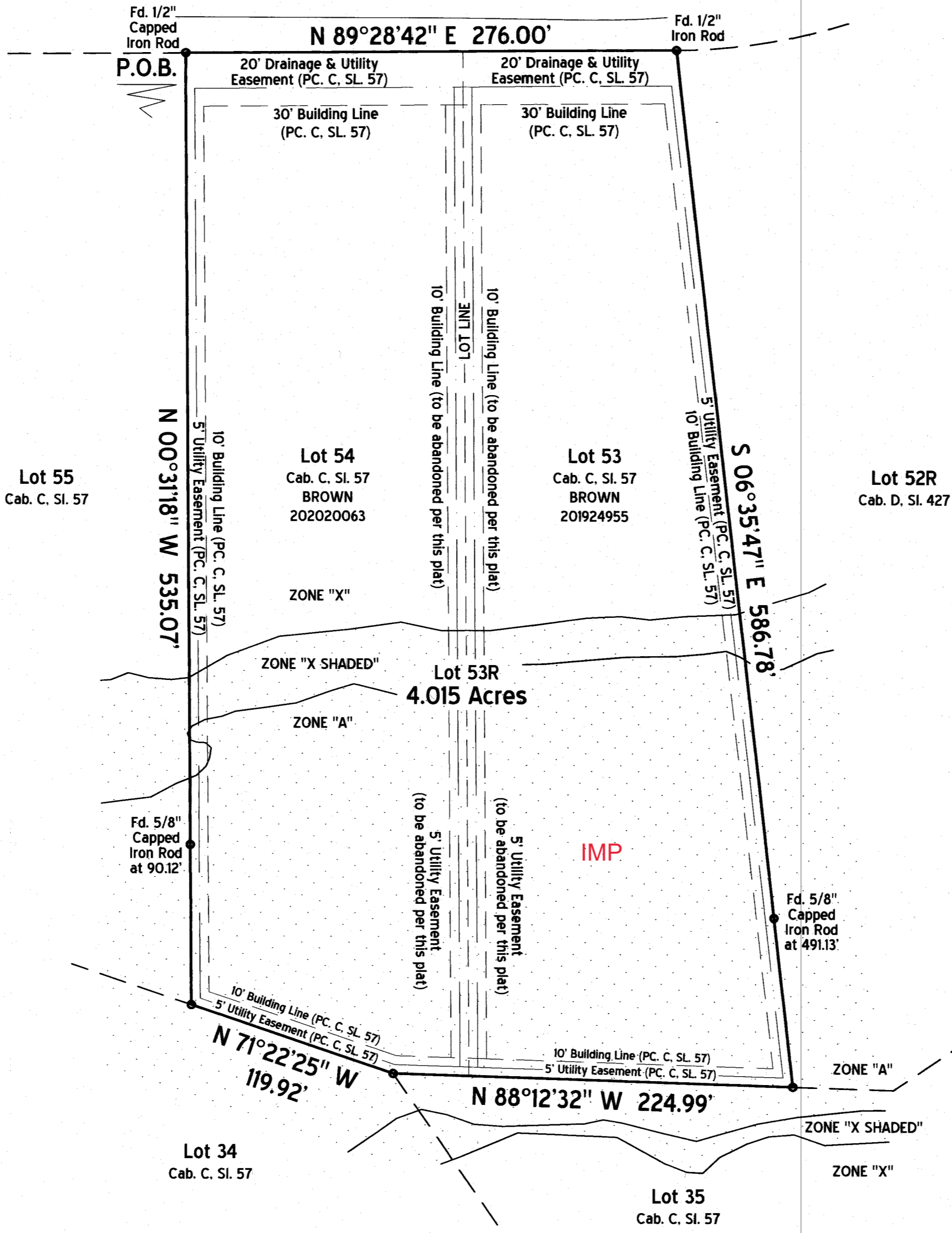
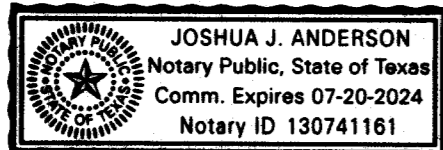


STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED, AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Jodie Brown 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 22 DAY OF Oct, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WHEREAS DEVON BROWN AND JODIE BROWN, BEING THE OWNERS OF A 4.015 ACRES TRACT OF LAND, BEING ALL OF LOTS 53 AND 54, QUAIL SPRINGS RANCH, ACCORDING TO THE PLAT AS RECORDED IN CABINET C, SLIDE 57, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS CONVEYED TO BROWN IN CLERK'S FILE NO.'S 201924955 AND 202020063, 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 (GRD):

BEGINNING AT A FOUND 1/2" CAPPED IRON ROD IN THE SOUTH LINE OF SANDPIPER DRIVE (A PAVED SURFACE) AT THE NORTHWEST CORNER OF SAID LOT 54, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 89°28'42" E ALONG THE SOUTH LINE OF SAID SANDPIPER DRIVE AT 156.00 FEET PASS A FOUND 5/8" IRON ROD AT THE NORTHERLY COMMON CORNER OF SAID LOTS 54 AND 53, FOR A TOTAL DISTANCE OF 276.00 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHERLY COMMON CORNER OF SAID LOT 53 AND LOT 52R, QUAIL SPRINGS, ACCORDING TO THE PLAT AS RECORDED IN CABINET D, SLIDE 427, P.R.P.C.T., FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 06°35'47" E ALONG THE COMMON LINE OF SAID LOT 53 AND SAID LOT 52R AT 491.13 FEET PASS A FOUND 5/8" CAPPED IRON ROD, FOR A TOTAL DISTANCE OF 586.78 FEET TO A POINT IN THE NORTH LINE OF LOT 35, SAID QUAIL SPRINGS (CAB. C. SL. 57) AT THE SOUTHERLY COMMON CORNER OF SAID LOT 53 AND SAID LOT 52R, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 88°12'32" W ALONG THE COMMON LINE OF SAID LOT 35 AND SAID LOT 53 AT 182.24 FEET PASS A POINT AT THE SOUTHEAST CORNER OF SAID LOT 54, FOR A TOTAL DISTANCE OF 224.99 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 35, SAID QUAIL SPRINGS (CAB. C. SL. 57), FOR A CORNER OF THIS TRACT.

THENCE N 71°22'25" W 119.92 FEET ALONG THE COMMON LINE OF LOT 34 AND SAID LOT 54 TO A POINT AT THE SOUTHERLY COMMON CORNER OF SAID LOT 54 AND LOT 55, QUAIL SPRINGS (CAB. C. SL. 57), FOR THE SOUTHWEST CORNER OF THIS TRACT.

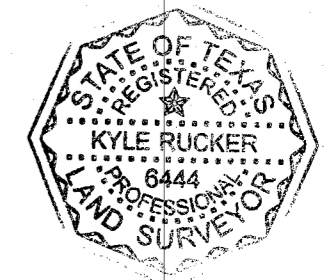
THENCE N 00°31'18" W ALONG THE COMMON LINE OF SAID LOT 54 AND SAID LOT 55 AT 90.12 FEET PASS A FOUND 5/8" CAPPED IRON ROD, FOR A TOTAL DISTANCE OF 535.07 FEET TO THE POINT OF BEGINNING.

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*  
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: SEPTEMBER 2020 - JN200880RP



STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 26 DAY OF October, 2020.

*George A. Conley*  
COMMISSIONER PRECINCT #1

*George A. Conley*  
COMMISSIONER PRECINCT #2

*George A. Conley*  
COMMISSIONER PRECINCT #3

*George A. Conley*  
COMMISSIONER PRECINCT #4

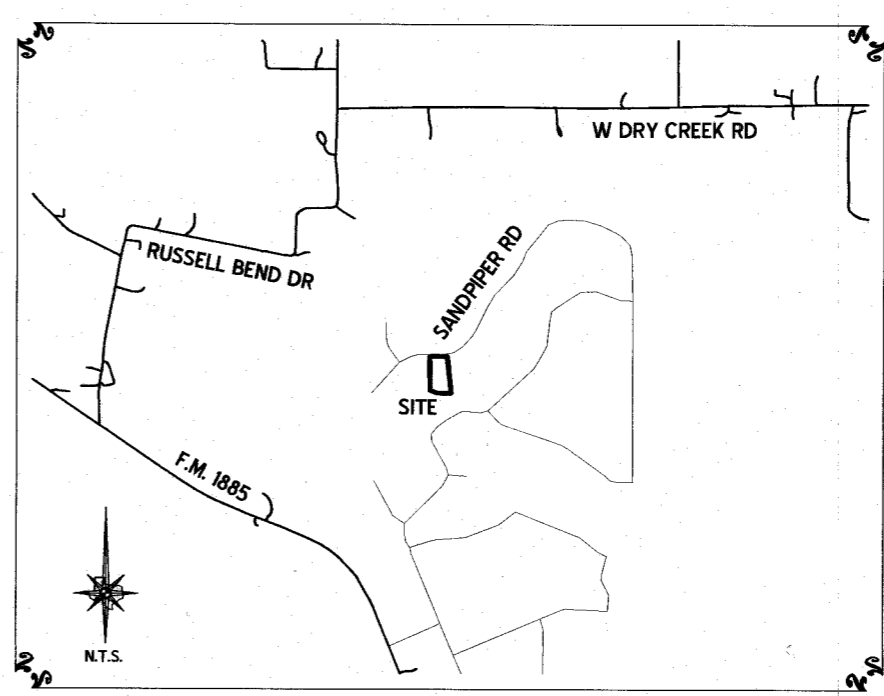
**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202036926  
11/12/2020 10:02 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

ACCT NO: 16480  
SCH DIST: PE

16480.001.053.00  
16480.001.054.00

PLAT CABINET E, SLIDE 612



**REPLAT**  
**OF LOT 53R**  
**QUAIL SPRINGS RANCH**  
**AN ADDITION TO**  
**PARKER COUNTY, TEXAS**  
BEING 4.015 ACRES TRACT OF LAND, BEING ALL OF LOTS 53 AND 54, QUAIL SPRINGS RANCH, ACCORDING TO THE PLAT AS RECORDED IN CABINET C, SLIDE 57, PLAT RECORDS, PARKER COUNTY, TEXAS.  
**OCTOBER 2020**

