

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.

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 groundwater availability.

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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 WATER WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEOPIC 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.

*Melody A. White, Terry C. White, Jr.*  
Signature of Owner

THE STATE OF TEXAS  
COUNTY OF PARKER

I, *Melody A. White, Terry C. White, Jr.*, 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, Parker County, Texas.

*Melody A. White, Terry C. White, Jr.*

LIENHOLDER

*n/a*

Signature of Lien holder

This the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

202106948 PLAT Total Pages: 1



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, TERRY C. WHITE, JR. AND MELODY A. WHITE (V. 2223, P. 291 & Doc No. 20200064), are the sole owners of Lot 33 and Lot 34, QUAIL SPRINGS RANCH, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 57, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the southeast corner of said Lot 34 and the southwest corner of Lot 35, said Quail Springs Ranch in the north right of way line of Bishop Drive;

THENCE S 59°10'51" W, with the north right of way line of said Bishop Drive, 292.71 feet to a 5/8" iron rod found at the southwest corner of said Lot 33 and the southeast corner of Lot 32, said Quail Springs Ranch;

THENCE with the line of said Lots 33 and 34 the following courses and distances:  
N 60°37'14" W, at 310.47 feet passing a 5/8" iron rod found and in all 402.19 feet to a point;  
N 00°18'38" W, 284.39 feet to a point;  
N 58°57'36" E, 171.85 feet to a point;  
S 71°18'52" E, 226.85 feet to a point;  
S 34°45'24" E, at 23.39 feet passing an iron rod set (iron rods set are 1/2" with cap Harlan 2074) and in all 423.17 feet to the POINT OF BEGINNING and containing 4.97 acres (216,364 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TERRY C. WHITE, JR. AND MELODY A. WHITE, does hereby adopt this plat designating the hereinabove described real property as LOT 34R, QUAIL SPRINGS RANCH, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 33 and Lot 34, Quail Springs Ranch, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 57, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at 251 BISHOP DRIVE, Parker County, Texas this 19th day of FEBRUARY, 2021.

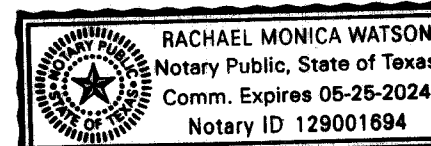
*Terry C. White, Jr.* *Melody A. White*  
Terry C. White, Jr. Melody A. White

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 TERRY C. WHITE, JR., known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19th day of February, 2021.

*Rachael Monica Watson*  
Notary Public in and for the State of Texas  
My Commission Expires On: 05/25/2024



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.  
Texas Registered Professional Land Surveyor, No. 2074

December 2020



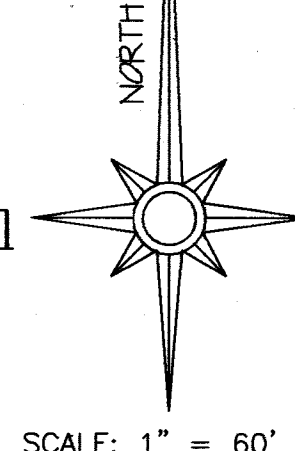
THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 22nd day of February, 2021.

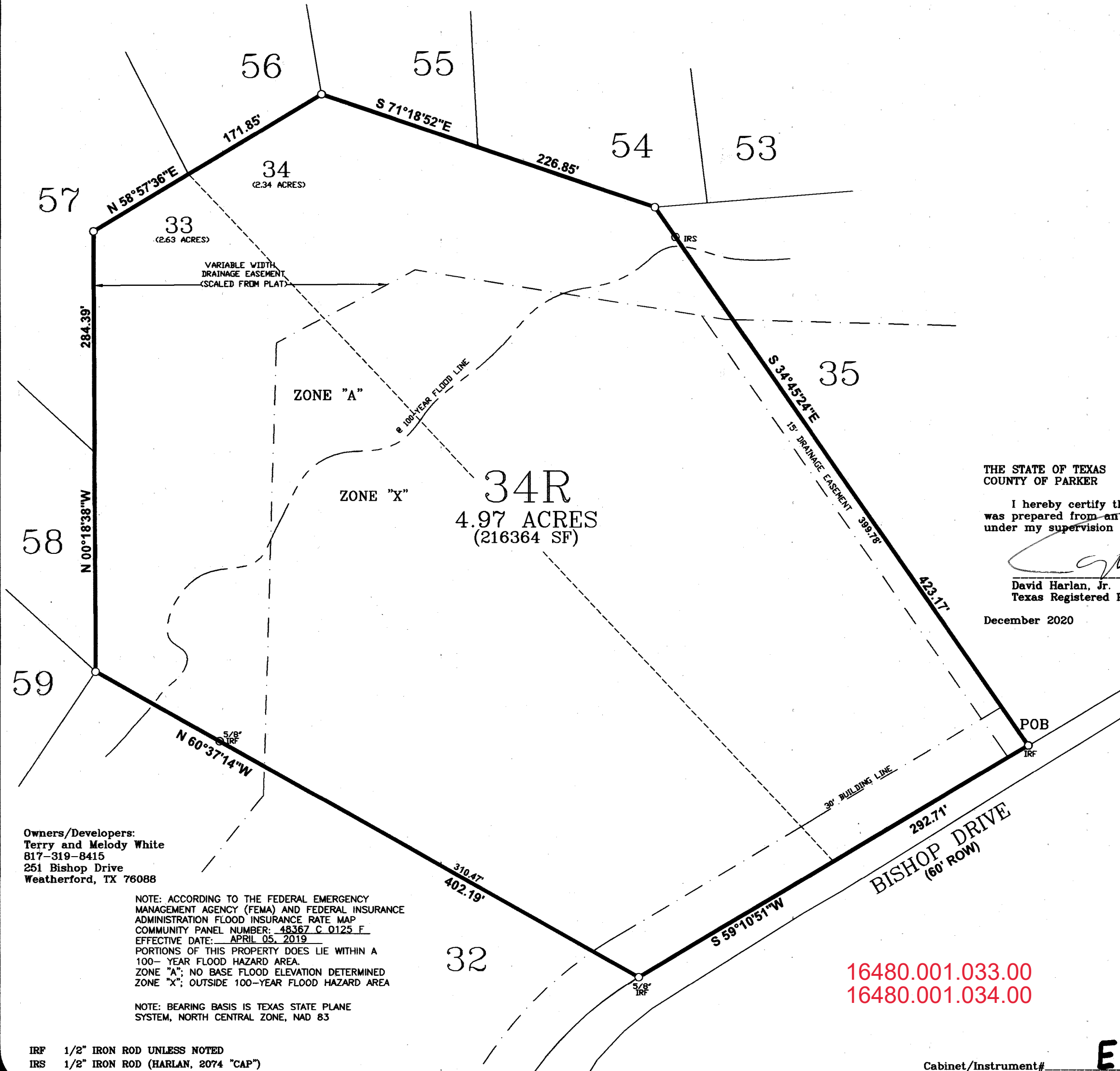
*George A. Conley* *Pat Deen*  
George Conley Pat Deen, County Judge  
Commissioner Precinct #1  
*Larry Walden* *Craig Beacock*  
Larry Walden Commissioner Precinct #1  
Absent  
Steve Dugan  
Commissioner Precinct #4

ACCT NO: 16480  
SCH DIST: PE

LOT 34R  
QUAIL SPRINGS RANCH  
AN ADDITION IN PARKER COUNTY, TEXAS  
Being a replat of Lot 33 and Lot 34, Quail Springs Ranch, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 57  
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 #10088500 harlanland@yahoo.com



Owners/Developers:  
Terry and Melody White  
817-319-8415  
251 Bishop Drive  
Weatherford, TX 76088

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0125 F, EFFECTIVE DATE: APRIL 05, 2019, PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A"; NO BASE FLOOD ELEVATION DETERMINED. ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA.

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

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

16480.001.033.00  
16480.001.034.00

Cabinet/Instrument# **E** Slide **674**

