

State of Texas
 County of Parker

Whereas Devon Brown, Jodie Brown, Dakota Bond and Brystal Bond, being the sole owners of a 10.047 acres tract of land, being all of Lots 50R, 52R, and 53R, QUAIL SPRINGS RANCH, an addition to Parker County, Texas, according to the plats as recorded in Cabinet C, Slide 148; Cabinet D, Slide 427 and Cabinet E, Slide 612; Plat Records, Parker County, Texas; being all of those tracts described in Clerk's File No. 202007267 (Bond), 20212694 (Brown), 201924955 (Brown) and 202020063 (Brown), 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 1/2" iron rod in the south line of Sandpiper Drive, at the northwest corner of said Lot 53R, the northeast corner of Lot 55, said QUAIL SPRINGS RANCH (Cab. C, Sl. 57), for the northwest and beginning corner of this tract.

THENCE N 89°28'42" E along the south line of said Sandpiper Drive, at 276.00 feet pass a found 1/2" iron rod at the northerly common corner of said Lots 53R and 52R, in all 277.67 feet to a set 1/2" iron rod capped "Texas Surveying, Inc.", for a corner of this tract.

THENCE along a curve to the left having a radius of 330 feet, a chord that bears N 69°43'50" E 223.02 feet, at an arc distance of 211.02 feet pass a found 5/8" capped iron rod at the northerly common corner of said Lots 52R and 50R, in all an arc distance of 227.50 feet to a set 1/2" iron rod capped "Texas Surveying, Inc.", for a corner of this tract.

THENCE N 49°58'43" E 153.35 feet along the south line of said Sandpiper Drive to a set 1/2" iron rod capped "Texas Surveying, Inc." for a corner of this tract.

THENCE along a curve to the left having a radius of 330 feet, a chord that bears N 49°32'40" E 5.00 feet, an arc distance of 5.00 feet to a found 5/8" capped iron rod, at the northerly common corner of said Lot 50R and Lot 49R, said QUAIL SPRINGS RANCH (Cab. C, Sl. 148), for the northeast corner of this tract.

THENCE S 40°01'17" E at 353.90 feet pass a found 5/8" capped iron rod, in all 444.25 feet to a point in the north line of Lot 39, said QUAIL SPRINGS RANCH (Cab. C, Sl. 57), at the southeast corner of said Lot 50R, for the southeast corner of this tract.

THENCE S 35°28'22" W 195.27 feet to a point in the north line of Lot 37R-1, QUAIL SPRINGS RANCH (Cab. E, Sl. 29), the south line of said Lot 50R, for a corner of this tract.

THENCE S 78°14'29" W 195.52 feet to a point in the north line of Lot 36R, said QUAIL SPRINGS RANCH (Cab. E, Sl. 29), the south line of said Lot 52R, for a corner of this tract.

THENCE along the common line of said Lots 36R and 52R the following courses and distances: S 28°19'11" W 172.22 feet to a point, for a corner of this tract; S 55°46'11" W 129.97 feet to a point, for a corner of this tract.


THENCE N 88°12'33" W 281.53 feet to a point at the northwest corner of Lot 35, said QUAIL SPRINGS RANCH (Cab. C, Sl. 57), for a corner of this tract.

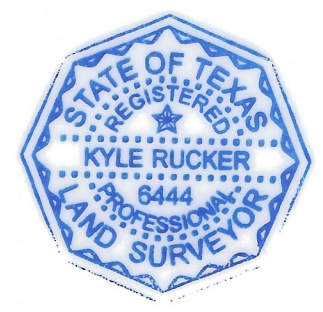
THENCE N 71°22'25" W 119.92 feet to a point in the north line of Lot 34, said QUAIL SPRINGS RANCH (Cab. C, Sl. 57), at the southwest corner of said Lot 53R, the southeast corner of said Lot 55, for the southwest corner of this tract.

THENCE N 00°31'18" W 535.07 feet to the POINT OF BEGINNING.

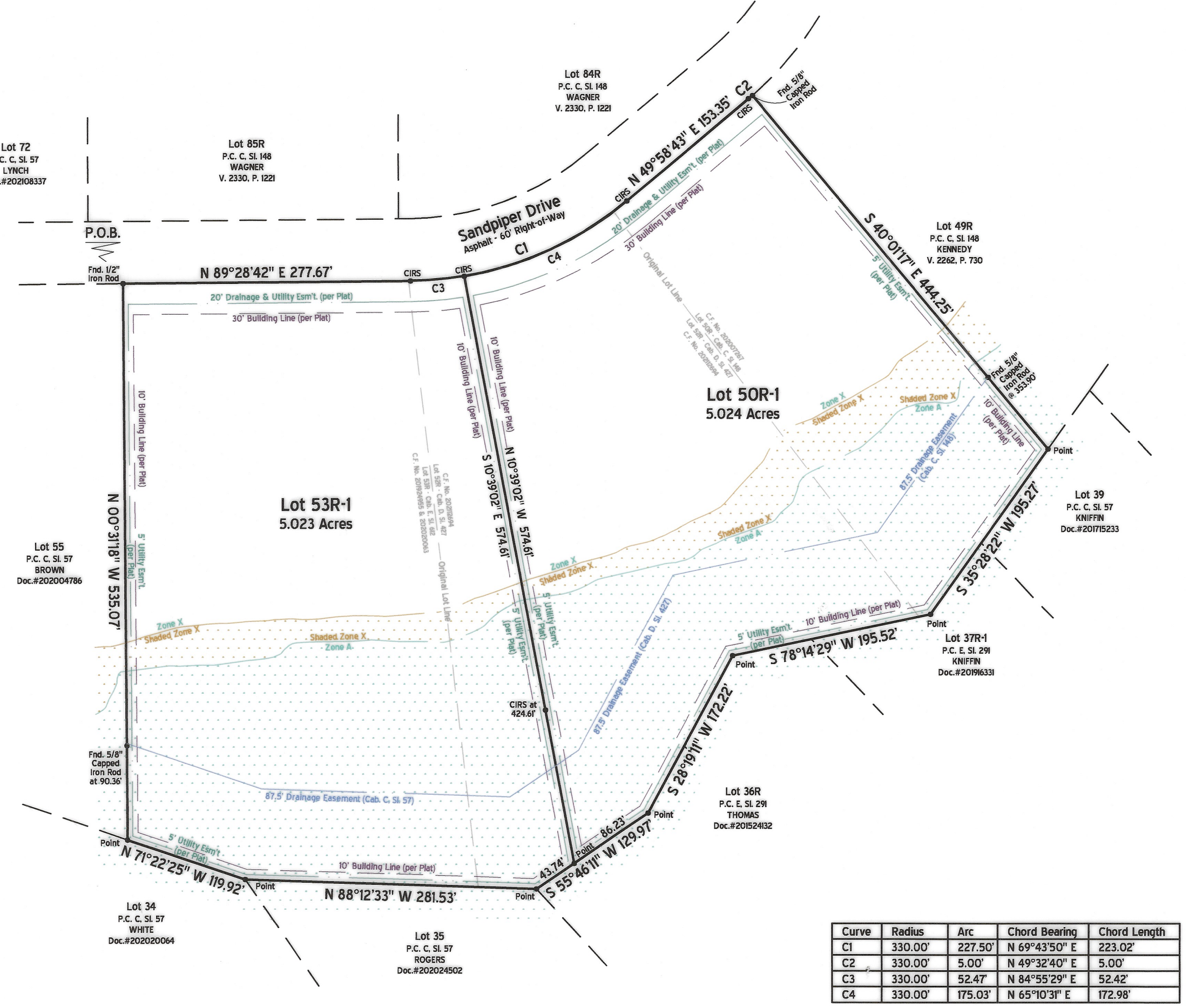
Surveyors Certificate
 Know All Men By These Presents:

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, 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: May 18, 2021 - W2104036-P



- Notes:
- Currently 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 4, 2019, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
 - All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
 - 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)
 - Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
 - 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.
 - 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.)
 - 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.
 - 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.
 - No portion of this tract lies within the extra territorial jurisdiction of any city or town.
 - All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.




STATE OF TEXAS
 COUNTY OF _____
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 12 DAY OF July, 2021.
 COUNTY JUDGE _____

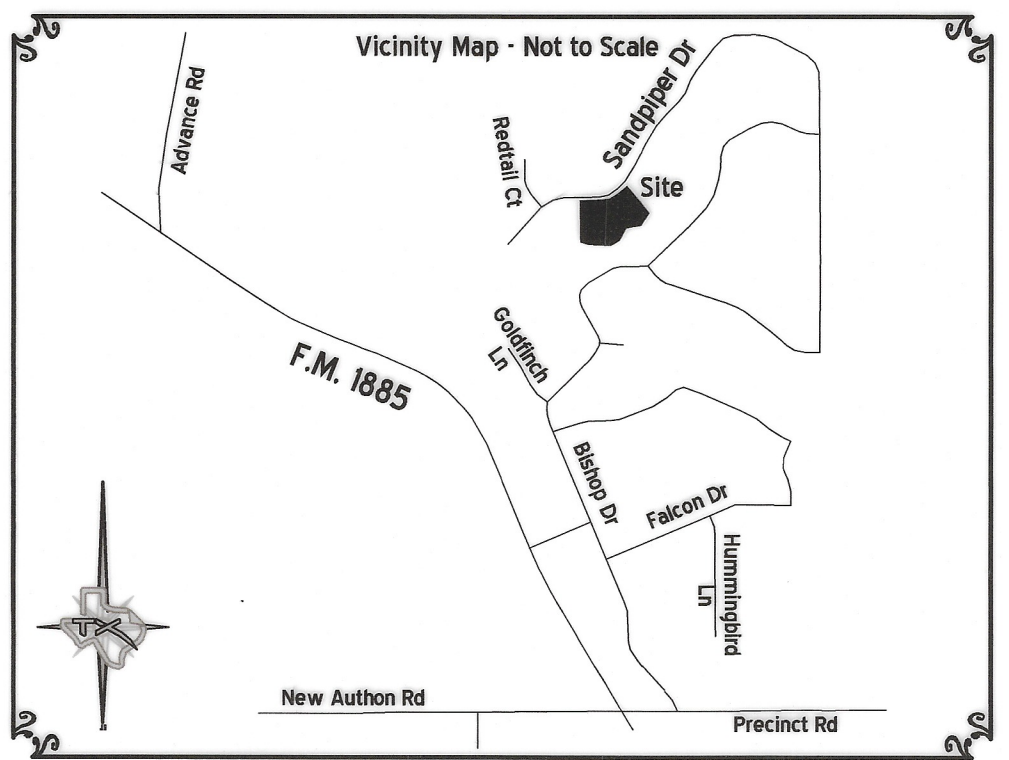
 COMMISSIONER PRECINCT #1



 COMMISSIONER PRECINCT #2

 COMMISSIONER PRECINCT #3

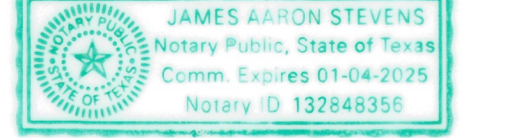
 COMMISSIONER PRECINCT #4

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

 202127232
 07/12/2021 02:35 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

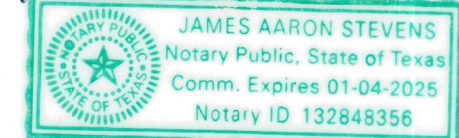



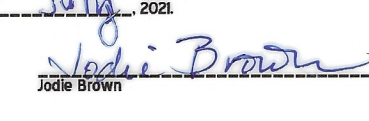
Now, Therefore, Know All Men By These Presents:
 That Dakota Bond & Brystal Bond acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 50R-1 and 53R-1, Quail Springs Ranch, an addition in Parker County, Texas; 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 8th day of July, 2021.
 By:  
 Dakota Bond Brystal Bond

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 Dakota Bond, 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 8th day of July, 2021.

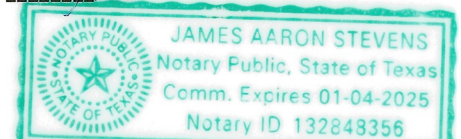


State of Texas
 County of Parker
 Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Devon Brown, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed 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 8th day of July, 2021.

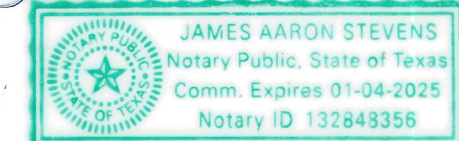


Now, Therefore, Know All Men By These Presents:
 That Devon Brown and Jodie Brown acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 50R-1 and 53R-1, Quail Springs Ranch, an addition in Parker County, Texas; 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 8th day of July, 2021.
 By:  
 Devon Brown Jodie Brown

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, 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 8th day of July, 2021.

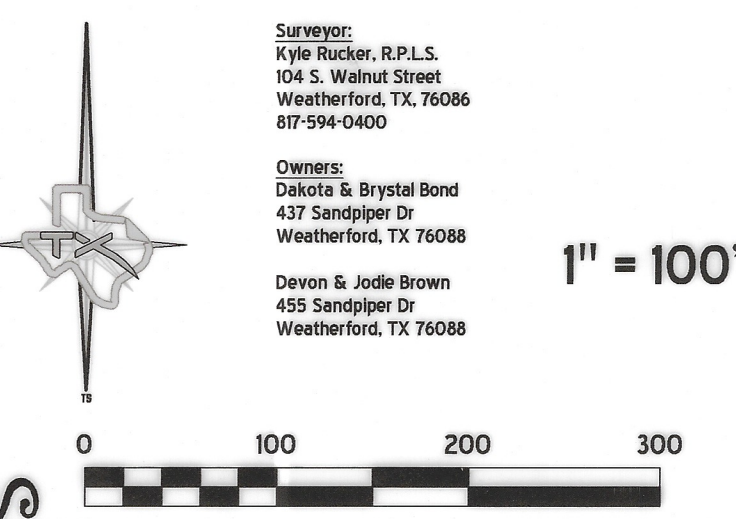


State of Texas
 County of Parker
 Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jodie Brown, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed 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 8th day of July, 2021.



Replat
Lots 50R-1 and 53R-1
Quail Springs Ranch
an Addition in Parker County, Texas
 Being a Replat of
 Lot 50R, Quail Springs Ranch,
 as recorded in Cabinet C, Slide 148;
 Lot 52R, Quail Springs Ranch,
 as recorded in Cabinet D, Slide 427 and
 Lot 53R, Quail Springs Ranch,
 as recorded in Cabinet E, Slide 612;
 Plat Records, Parker County, Texas.

July 2021
 WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
 INC.
 FIRM NO. 10100000 - WWW.TXSURVEYING.COM



Plat Cabinet E Slide 8