

State of Texas
County of Parker

Whereas, Guadalupe and Brenda Manriquez, being the owner of a 2.530 acres tract of land; being all of Lot 11, Quail Haven Subdivision, an Addition to Parker County, Texas, according to the plat recorded in Volume 362A, Page 9, Plat Records, Parker County, Texas; being all of that certain tract conveyed to Manriquez in Document No. 20222817, 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, at the northwest corner of said Lot 11, being the southwest corner of Lot 10-B, said Quail Haven Subdivision, for the northwest and beginning corner of this tract.

THENCE N 89°20'47" E 392.96 feet, along the common line of said Lots 10-B and 11, to a found 1/2" iron rod, at the southeast corner of Lot 10-A, and in the west line of Meadow Road, for the northeast corner of this tract.

THENCE along the west and northwest line of said Meadow Road the following courses and distances: S 02°14'32" E 199.80 feet, to a found 1/2" iron rod, for the southeast corner of this tract. S 69°40'42" W 246.75 feet, to a found 1/2" iron rod, for a corner of this tract. Southwesterly along the arc of a curve, to the left, with a radius of 247.50 feet, a chord of S 34°10'07" W 287.61 feet and an arc length of 306.89 feet, to a found 1/2" iron rod, for a corner of this tract.

THENCE N 73°46'44" W 1.17 feet, to a found 1/2" iron rod, for a corner of this tract.

THENCE N 02°58'46" E 172.64 feet, along the west line of said Lot 11, to a 5" wood fence post, for a corner of this tract.

THENCE N 02°35'35" W 346.44 feet, along the west line of said Lot 11, to the POINT OF BEGINNING.

Surveyor's 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
Project ID: W2307019-RP
Field Date: August 9, 2023
Preparation Date: August 8, 2024



Surveyor's 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. 48367C0175E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are found 1/2" iron rods, 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) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) No abstract of title or title commitment was provided to this surveyor. Record research performed 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.

7) 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.)

Parker County Notes:

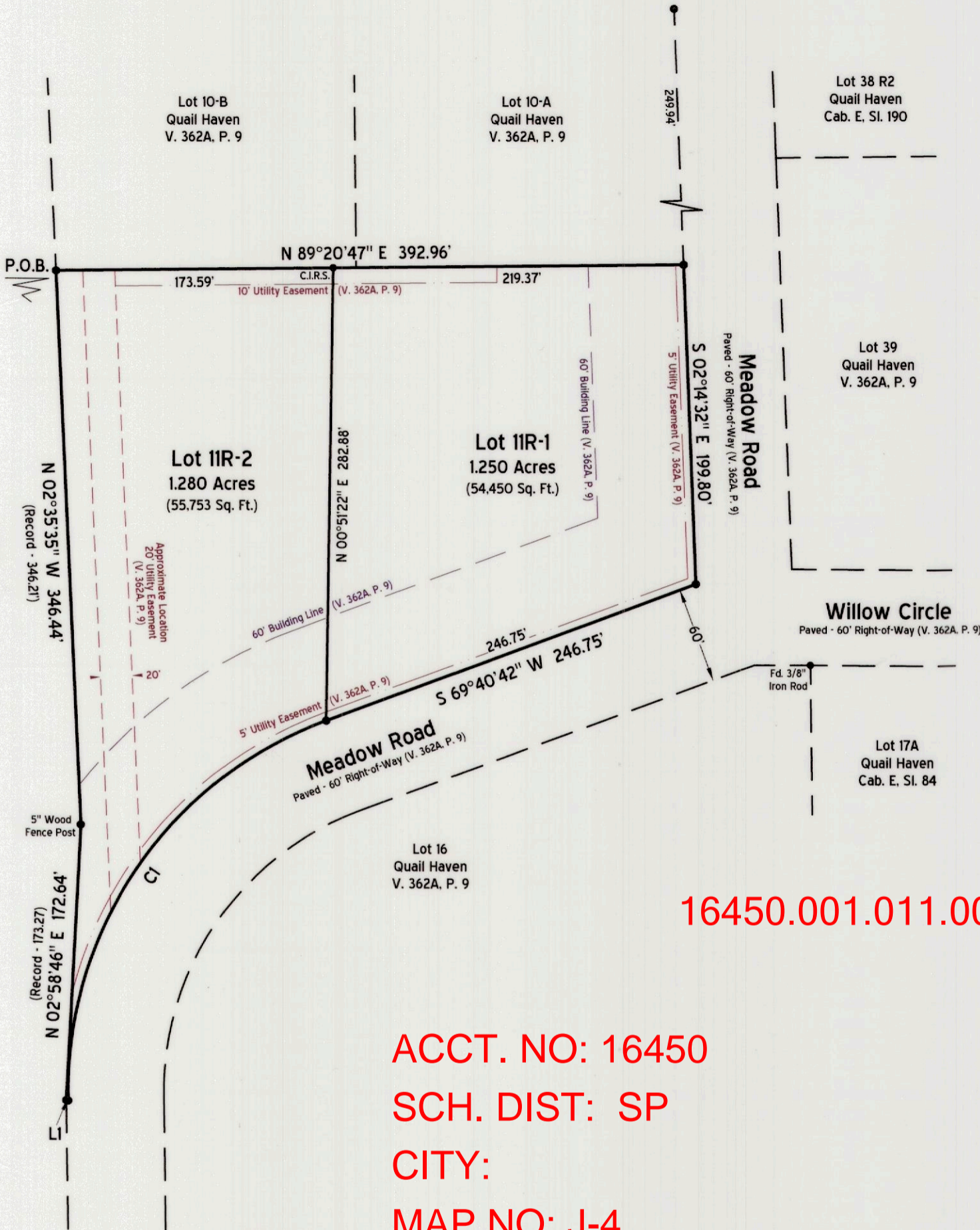
8) Water is to be provided by Walnut Creek Special Utility District. Sanitary sewer service is to be provided by private on-site septic facilities.

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

10) Special Notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	247.50'	306.89'	S 34°10'07" W	287.61'

LINE	BEARING	DISTANCE
L1	N 73°46'44" W	1.17'



16450.001.011.00

ACCT. NO: 16450
SCH. DIST: SP
CITY:
MAP NO: J-4

202422230 PLAT Total Pages: 1

Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that Guadalupe Manriquez and Brenda Manriquez, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 11R-1 and 11R-2, Quail Haven, 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 12 day of August, 2024.

By:

Guadalupe Manriquez (Owner)

Brenda Manriquez (Owner)

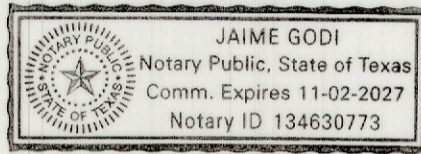
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Guadalupe Manriquez, 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 12 day of August, 2024.

Jaime Godi
Notary Public in and for the State of Texas



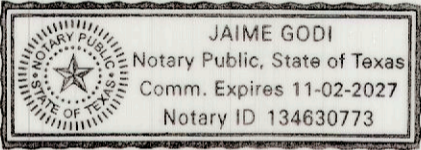
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Brenda Manriquez, 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 12 day of August, 2024.

Jaime Godi
Notary Public in and for the State of Texas



State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 16 day of August, 2024.

County Judge

George A. Conley
Commissioner Precinct 1

James Holt
Commissioner Precinct 2

Revision of Plat
Lots 11R-1 and 11R-2
Quail Haven

an addition in Parker County, Texas

Being a 2.530 acres tract of land,
being all of Lot 11, Quail Haven Subdivision
plat recorded in Volume 362A, Page 9,
Plat Records, Parker County, Texas

August 2024

WEATHERFORD BRANCH - 817-594-0400



TEXAS
SURVEYING
INC.

FIRM No. 10100000 - WWW.TXSURVEYING.COM

FILED AND RECORDED

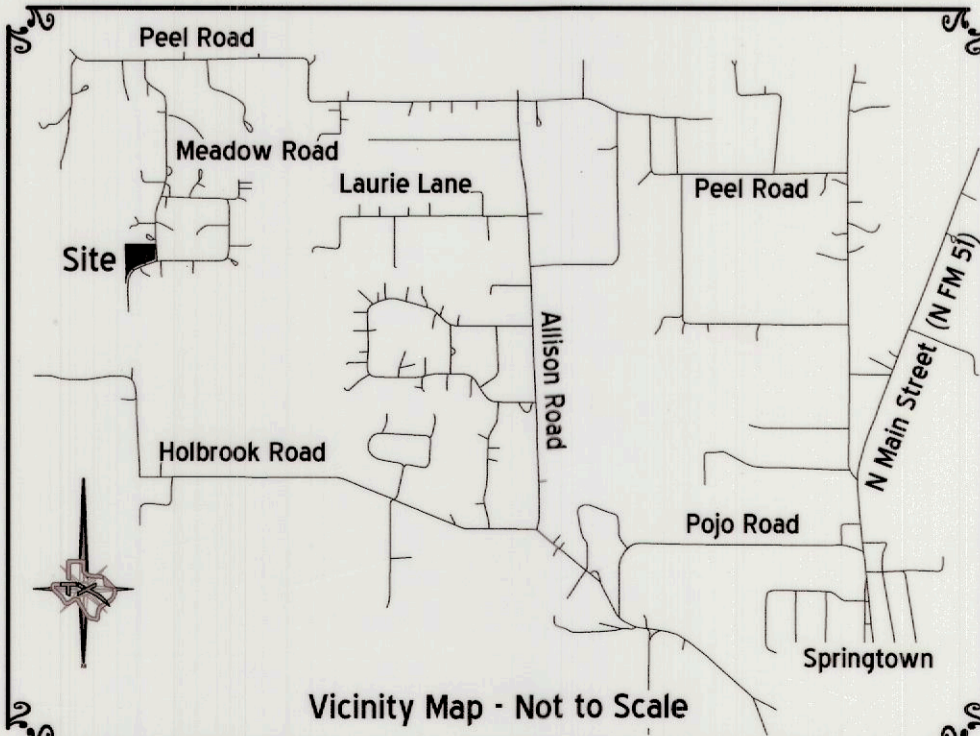
OFFICIAL PUBLIC RECORDS

Lila Deakle

202422230
08/27/2024 09:13 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet

F Slide 774



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

Owner:
Guadalupe and Brenda Manriquez
128 Finneyoaks Lane
Weatherford, TX 76085

1" = 80'

