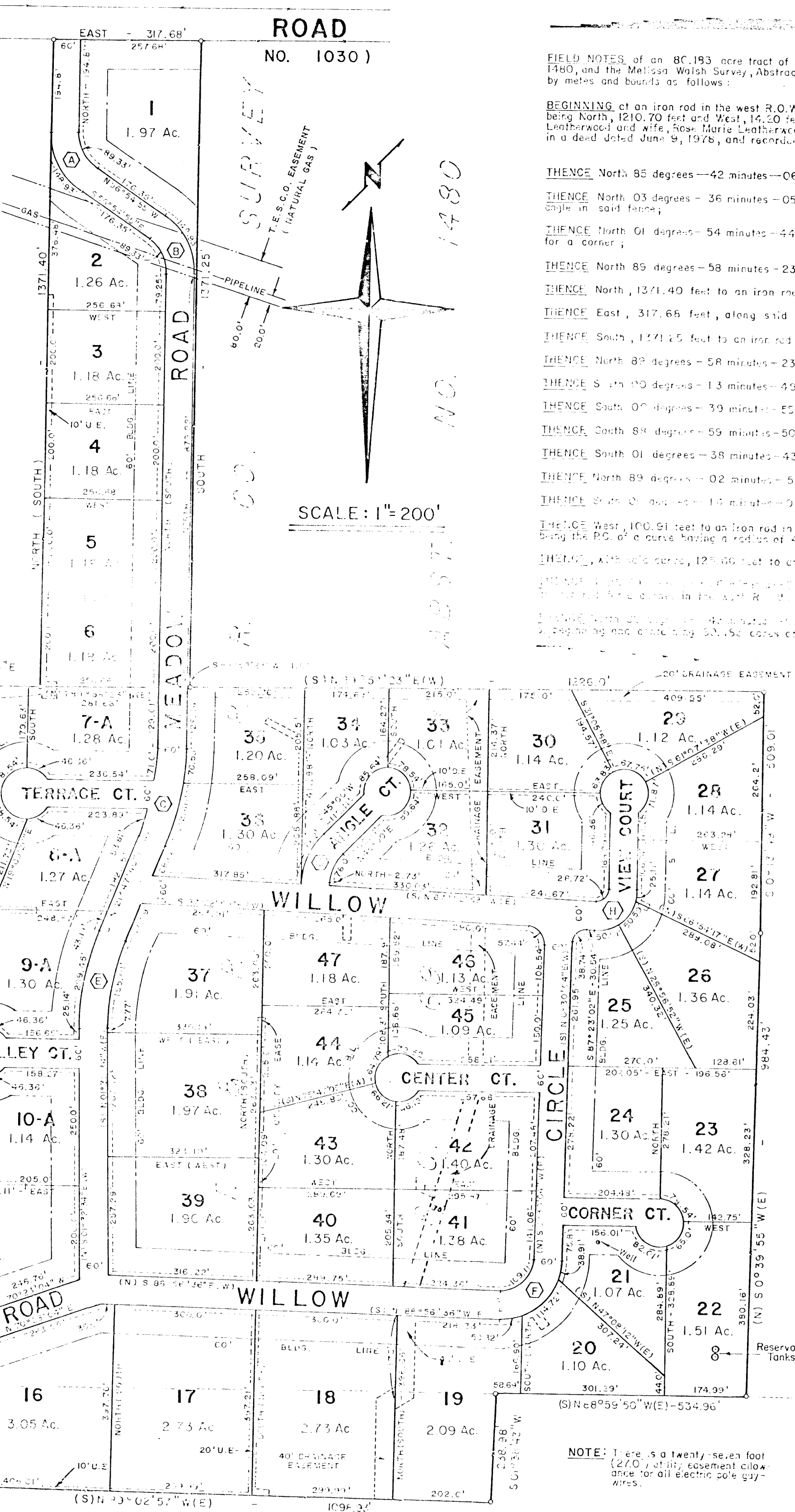


**PEEL ROAD**  
(COUNTY ROAD NO. 1030)

**CENTERLINE CURVE DATA**

NO.	DELTA	RAD.	TAN.
(A)	56°54'55"	119.94'	65.00'
(B)	56°54'55"	119.93'	65.00'
(C)	21°47'40"	519.43'	100.00'
(D)	45°00'00"	126.76'	50.00'
(E)	23°20'14"	454.22'	100.00'
(F)	30°33'20"	39.04'	100.00'
(G)	71°02'11"	210.50'	152.44'
(H)	94°53'01"	47.76'	50.00'



**FIELD NOTES:**  
FIELD NOTES of an 80.193 acre tract of land being a portion of the T. & P.R.R. Co. Survey, Section No. 69, Abstract No. 1480, and the Melissa Walsh Survey, Abstract No. 1615, situated in Parker County, Texas and being more particularly described by metes and bounds as follows:  
**BEGINNING** at an iron rod in the west R.O.W. line of a 60.0 foot wide road easement (to be known as Meadow Road) said rod being North 1210.70 feet and West 14.20 feet from the most southerly Southwest corner of a tract of land conveyed by Wayne Leatherwood and wife, Rose Marie Leatherwood, to Earl Burns, Jr. Excavating and Clearing Company, described as First Tract, in a deed dated June 9, 1978, and recorded in Volume 731, Page 453, of the Deed Records of Parker County, Texas.  
**THENCE** North 85 degrees—42 minutes—06 seconds West, 0.99 feet to an iron rod, a post in a fence line;  
**THENCE** North 03 degrees—36 minutes—05 seconds East, along the general line of a fence, 173.27 feet to a post at an angle in said fence;  
**THENCE** North 01 degrees—54 minutes—44 seconds West, along the general line of a fence, 1406.19 feet to an iron rod for a corner;  
**THENCE** North 89 degrees—58 minutes—23 seconds East, 317.96 feet to an iron rod for a corner;  
**THENCE** North 1371.40 feet to an iron rod for a corner in the South line of County Road No. 1030 (Peel Road).  
**THENCE** East, 317.66 feet, along said South line of County Road No. 1030, to an iron rod for a corner;  
**THENCE** South, 1371.25 feet to an iron rod for a corner;  
**THENCE** North 89 degrees—58 minutes—23 seconds East, 1226.0 feet to an iron rod for a corner;  
**THENCE** South 1710 degrees—13 minutes—49 seconds West, 502.01 feet to an iron rod for a corner;  
**THENCE** South 00 degrees—30 minutes—55 seconds West, 914.43 feet to an angle (fence post) in fence for a corner;  
**THENCE** South 88 degrees—55 minutes—50 seconds West, 534.96 feet to an iron rod for a corner;  
**THENCE** South 01 degrees—38 minutes—42 seconds West, 239.98 feet to an iron rod for a corner;  
**THENCE** North 89 degrees—02 minutes—57 seconds West, 1098.22 feet to an iron rod for a corner;  
**THENCE** South 01 degrees—14 minutes—06 seconds West, 338.13 feet to an iron rod for a corner;  
**THENCE** West, 100.91 feet to an iron rod in the east R.O.W. line of the above mentioned Meadow Road, said rod also being the P.O. of a curve having a radius of 40.0 feet;  
**THENCE** West, with said curve, 128.60 feet to an iron rod at the P.O. of the curve;  
**THENCE** West, 100.91 feet to an iron rod in the east R.O.W. line of the above mentioned Meadow Road, said rod also being the P.O. of a curve having a radius of 40.0 feet;  
**THENCE** North 20 degrees—44 minutes—12 seconds West, with said east R.O.W. line of road, 494.23 feet to the point of beginning and enclosing 80.193 acres of land, more or less.

J. F. MONTGOMERY SURVEY  
AB - 875

**DEDICATION:**  
THE STATE OF TEXAS:  
COUNTY OF TARRANT:  
I, J. F. Montgomery, Surveyor, do hereby dedicate to the public use, forever, all the streets and easements shown hereon.  
IN WITNESS WHEREOF, MY HAND AND SEAL OF OFFICE  
this 12th day of JULY, 1982.  
\_\_\_\_\_  
PRESIDENT

THE STATE OF TEXAS:  
COUNTY OF TARRANT:  
Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared J. D. St. Clair, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE  
this 12th day of JULY, 1982.  
\_\_\_\_\_  
Notary Public

THE STATE OF TEXAS:  
COUNTY OF ERATH:  
The undersigned, as lien holder of the mortgage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.  
SUNBELT SAVINGS ASSOCIATION OF TEXAS  
Stephenville, Texas  
BY: \_\_\_\_\_  
PRESIDENT

THE STATE OF TEXAS:  
COUNTY OF ERATH:  
Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Ron E. Dodd, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE  
this 12th day of JULY, 1982.  
\_\_\_\_\_  
Notary Public

THE STATE OF TEXAS:  
COUNTY OF PARKER:  
The undersigned, as lien holder of the mortgage subdivided according to this plat, hereby consents to such subdivision, and joins in the dedication of the streets and easements.  
E. L. GIBSON

THE STATE OF TEXAS:  
COUNTY OF PARKER:  
Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared E. L. Gibson, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE  
this 12th day of JULY, 1982.  
\_\_\_\_\_  
Notary Public

APPROVED BY THE PARKER COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1982.  
ACCEPTED BY: \_\_\_\_\_  
COUNTY JUDGE

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

RECEIVED AND FILED FOR RECORD  
At 11 O'Clock A.M.  
SEP 17 1982

CARRIE REED, Co. Clerk  
PARKER COUNTY, TEXAS  
By \_\_\_\_\_ Deputy

BH 362A  
Pg 9  
A-42)

HOLDBROOK DRIVE  
COUNTY ROAD NO. 1029

MELISSA WAUGH SURVEY  
**REPLAT OF**  
**QUAIL HAVEN**

A SUBDIVISION BEING A PART OF THE T. & P.R.R.CO. SURVEY SECTION NO. 69, ABST. NO. 1480 AND A PART OF THE MELISSA WAUGH SURVEY, ABST. NO. 1615 PARKER COUNTY, TEXAS.

**Note:**  
There is a 4' x 4' (S.C.) Utility Easement along all property lines bordered by roads except those lines that border existing County Roads.  
All cul-de-sacs have a radius of 50 feet.

I certify that this map was prepared from an actual survey made on the ground and to the best of my knowledge and belief represents said survey.  
A. G. PORTERFIELD, R.P.S.

DATE: JUNE 30, 1982  
JOB NO: 82-1086

**THE SURVEYING CO.**  
LAND SURVEYING - OILFIELD SURVEYING  
CONSTRUCTION LAYOUT

807 East Park Avenue  
Weatherford, Texas 75086  
Office 817-594-1783  
Night 817-624-3397