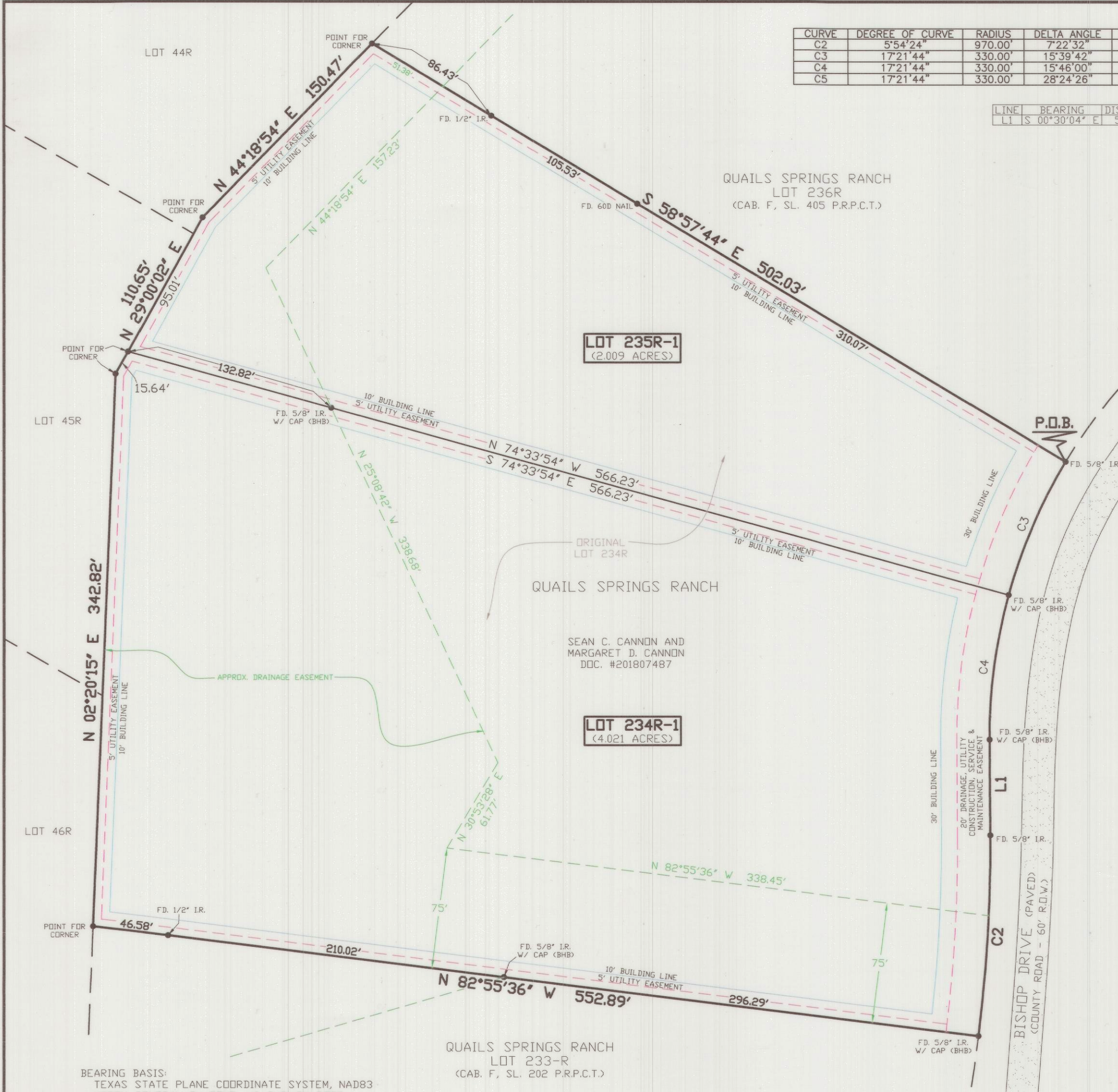




BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0125F,
DATED APRIL 5, 2019

NOTE: SELLING A PORTION OF THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF COUNTY
REGULATIONS AND STATE LAW AND IS SUBJECT TO
FINES OR OTHER PENALTIES

NOTE: 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.

NOTE: WAIVER FOR THE GROUNDWATER STUDY WAS
APPROVED BY PARKER COUNTY COMMISSIONERS COURT
ON NOVEMBER 25, 2024

NOTE: WATER IS SUPPLIED BY PRIVATE WATER WELL

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER
FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF
PARKER COUNTY

NOTE: LANDOWNERS ARE TO DISPLAY REFLECTIVE
HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE
LEGIBLE AND VISIBLE AT ALL TIMES FROM THE
PUBLIC ROAD

NOTE: CULVERT SIZE FOR BOTH LOTS WILL BE 18" X
24" PER PARKER COUNTY PRECINCT 2 OFFICIALS

NOTE: POSTED SPEED LIMIT OF BISHOP DRIVE IS
CURRENTLY 30 MILES PER HOUR

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 23rd DAY OF December, 2024.

George A. Conley
COMR. PRECINCT #1

Sam Walden
COMR. PRECINCT #3

COUNTY JUDGE

James H. Holt
COMR. PRECINCT #2

Timber
COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

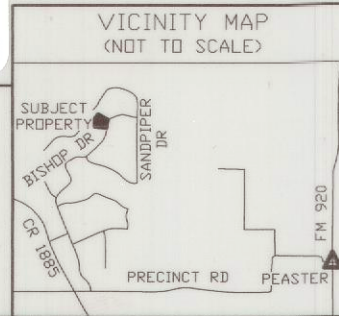
Lila Deakle

202433667
12/26/2024 11:08 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET A, SLIDE 040

DATE 12/26/24



16480.001.234.00

OWNER

SEAN CANNON
413 SANDPIPER DRIVE
WEATHERFORD, TX 76088
PH. 817-304-5315

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

REPLAT

QUAIL SPRINGS RANCH
LOT 234R-1 & LOT 235R-1

BEING A REPLAT OF ALL OF
LOT 234R OF QUAIL SPRINGS
RANCH, ACCORDING TO PLAT
RECORDED IN CABINET C, SLIDE
470 OF THE PLAT RECORDS OF
PARKER COUNTY, TEXAS

PLAT DATE: DECEMBER 4, 2024

OWNER'S CERTIFICATE

202433667 PLAT Total Pages: 1

That we, SEAN CHRISTIAN CANNON and MARGARET DEWEERD CANNON, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 234R-1 and LOT 235R-1 of QUAIL SPRINGS RANCH, Parker County, Texas. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 17th DAY OF DECEMBER, 2024

BY: Sean Christian Cannon
SEAN CHRISTIAN CANNON

BY: Margaret DeWeerd Cannon
MARGARET DEWEERD CANNON



STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared SEAN CHRISTIAN CANNON and MARGARET DEWEERD CANNON, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 17th day of December, 2024

Karen Carlton
Signature

LIEN HOLDER STATEMENT

HERITAGE LAND BANK, FLCA, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Signature
Printed
Title

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day

personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2024

Signature