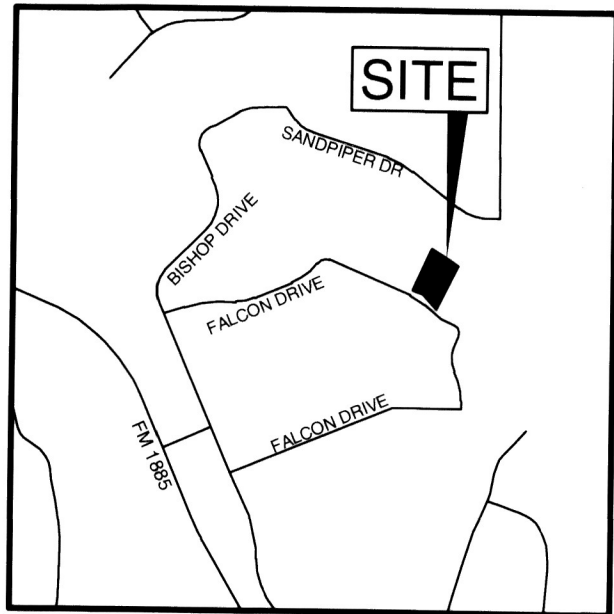
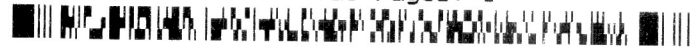




LOCATION MAP

SCALE 1"=2000'

202511057 PLAT Total Pages: 1



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS, Larry Walker and Bindya Khunti are the owners of Lots 148 and 149 of QUAIL SPRINGS RANCH, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet C-57 of the Plat Records of Parker County, Texas; embracing all of said Lot 148 being referenced in deed to Bindya Khunti (50% interest) as recorded in Document No. 202419156 of said Official Public Records and in the deed to Larry Walker (50% interest) as recorded in Document No. 202409495 of said Official Public Records and all of said Lot 149 as referenced in the deed to Larry Walker and Bindya Khunti as recorded in Document No. 202410404 of said Official Public Records and being more particularly described by metes and bounds as follows:

Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.

BEGINNING at a 5/8" iron rod found (whose Northing is 7003421.38 and whose Easting is 2153193.54) for the common south corner of Lot 148 and 147 in said QUAIL SPRINGS RANCH and being in the north right-of-way line of Falcon Drive, having a 60 foot right-of-way as dedicated in said QUAIL SPRINGS RANCH;

THENCE North 23°23'49" East, along the common line of said Lots 148 and 147, a distance of 480.19 feet to a "T-POST" for the common north corner of said Lots 148 and 147 and being in the south line of Lot 111 of said QUAIL SPRINGS RANCH;

THENCE South 51°53'22" East, along the northerly line of said Lot 148, the southerly line of said Lot 111 to and along the north line of said Lot 149, to and along the south line of Lots 110 and 109 in said QUAIL SPRINGS RANCH, a distance of 404.26 feet to a "T-POST" found for the common north corner of said Lot 149 and Lot 150 in said QUAIL SPRINGS RANCH;

THENCE South 23°23'49" West, along the common line of said Lots 149 and 150, a distance of 442.83 feet to a 5/8" iron rod found for the common south corner of said Lots 149 and 150 and being in said north right-of-way line of Falcon Drive;

THENCE generally northwesterly along the common line of said Lot 149 and said north right-of-way line of Falcon Drive, to and along the southerly line of said Lot 148 the following:

North 50°56'34" West, a distance of 196.60 feet to a capped iron rod found (illegible) at the beginning of a curve to the left;

along a curve to the left, having a radius of 330.00 feet, an arc length of 90.20 feet, a delta angle of 15° 39' 39", and long chord bearing and distance of North 58°46'27" West, a distance of 89.92 feet to a capped iron rod found (illegible);

North 66°36'11" West, a distance of 112.62 feet to the POINT OF BEGINNING and containing 4.0263 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Larry Walker and Bindya Khunti, do hereby adopt this plat designating the herein above described real property as

LOT 148-R

QUAIL SPRINGS RANCH

an addition in Parker County, Texas, and does hereby dedicate to the publics use forever the easements shown thereon. Property is not located within the ETJ of any City of Municipality.

WITNESS my hand at Azure, Parker County, Texas this 2, day of April, 2025.

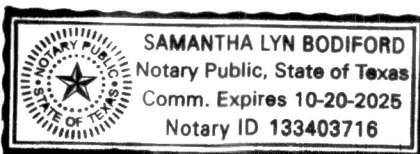
Larry Walker
Larry Walker

Bindya Khunti
Bindya Khunti

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Larry Walker, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of April, 2025.



Notary Public in and for the State of Texas

My Commission Expires on: 10-20-25

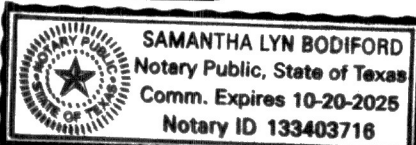
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Bindya Khunti, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of April, 2025.

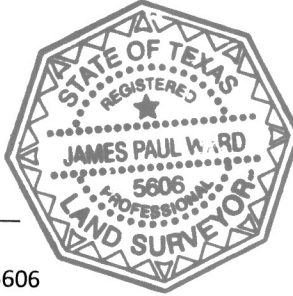
Notary Public in and for the State of Texas

My Commission Expires on: 10-20-25



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.



James Paul Ward

Texas Registered Professional Land Surveyor, No. 5606

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBE IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

399.42' LINEAR FEET OF ROAD FRONTAGE

UTILITY EASEMENTS

ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE C MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WATER WILL BE PROVIDED BY WATER WELL. SEPTIC WILL BY BY INDIVIDUAL ON-SITE SEWER FACILITIES.

ONE LOT IN ONE PHASE. LOT SIZE IS 4.0263 ACRES.

THIS PROPERTY IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OF MUNICIPALITY.

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO PLATTED LOTS INTO ONE PLATTED LOT.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURVEY OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION

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.

LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE VISIBLE AND READABLE DAY AND NIGHT FROM THE PUBLIC ROAD

WAIVER FOR GROUNDWATER STUDY WAS APPROVED IN COMMISSIONERS COURT ON MARCH 24, 2025

PUBLIC ROADS WITH A POSTED SPEED LIMIT OF 30 MILES PER HOUR.

CULVERT SIZE IS 18".

REVISION PLAT

LOT 148-R

QUAIL SPRINGS RANCH

being all of Lots 148 and 149 of QUAIL SPRINGS RANCH, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet C-57 of the Plat Records of Parker County, Texas and being a part of the TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, Abstract No. 1405 4.0263 acres

March 2025

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@wardsurveying.com
TBPELS Firm No. 10194435

16480.001.148.00
16480.001.149.00

LOT 148-R
4.0263 ACRES
175,385 SQ. FT.

LOT 148
HINDYA KHUNTI (50%)
DOCUMENT NO.
202419156
LARRY WALKER (50%)
DOCUMENT NO.
202409495

LOT 149
QUAIL SPRINGS RANCH
PLAT CABINET C-57
2.01 ACRES

LOT 149
LARRY WALKER AND
HINDYA KHUNTI
DOCUMENT NO.
202410404

LOT 150
QUAIL SPRINGS RANCH
PLAT CABINET C-57

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202511057
04/29/2025 01:37 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 28 DAY OF April, 2025

COUNTY JUDGE

George T. Carley
COMMISSIONER PRECINCT #1

James H. Hester
COMMISSIONER PRECINCT #2

Sam Hald
COMMISSIONER PRECINCT #3

Sam Hald
COMMISSIONER PRECINCT #4

According to Map No. 48367C0125F dated April 5, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, a PORTION this property is located in Zone A a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

FLOOD LEGEND

ZONE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED

ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED

ZONE X (SHADED) AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

50' 0 50' 100' 150'
GRAPHIC SCALE SCALE IN FEET 1"= 50'

A-WARD PROJECT NO: 2025-1228 FALCON 220 226

G094

OWNER/DEVELOPER:
Larry Walker and Bindya Khunti
226 Falcon Drive
Weatherford TX 76088