

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	47°44'47"	120.00	28°01'57"	N 14°48'54" E	58.13	58.71

LINE	BEARING	DISTANCE
L1	N 00°25'28" E	8.10
L2	N 02°25'09" E	45.56

L. LUEPKE & A.N. PASCHAL
3.87 ACRES
DDC. #202204407

SECTION NO. 297
T. & P. RR. CO. SURVEY
ABSTRACT NO. 1524

LOT 1
(0.969 ACRE)

GALILEO QUINTANA AND
LAURA OLIVIA WININGHAM
DDC. #202219281

HELEN F. McCULLOH
REVOCABLE LIVING TRUST
REM. 110.05 ACRES
V. 1661, P. 518

YOUNGBLOOD LTD
25.141 ACRES
DDC. #201502041

202521614 PLAT Total Pages: 1



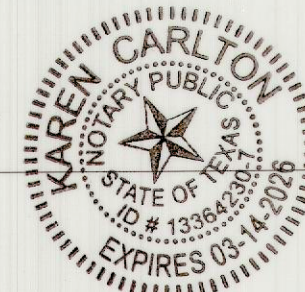
OWNER'S CERTIFICATE

That we, GALILEO QUINTANA and LAURA OLIVIA WININGHAM QUINTANA, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as QUINTANA ACRE. This plat being a subdivision of 0.969 acre out of Section No. 297, T. & P. RR. Co. Survey, Abstract No. 1524, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot number 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 4th DAY OF August, 2025

BY: [Signature]
GALILEO QUINTANA
BY: [Signature]
LAURA OLIVIA WININGHAM QUINTANA



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 GALILEO QUINTANA and LAURA OLIVIA WININGHAM QUINTANA, 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 4th day of August, 2025

[Signature]
Signature

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 14th DAY OF August, 2025.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

LEGAL DESCRIPTION

Of a 0.969 acre tract of land out of Section No. 237, T. & P. RR. Co. Survey, Abstract No. 1524, Parker County, Texas; being part of a certain 1.0 acre tract described in Document No. 202219281 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 1.0 acre tract and in the east line of Hereford Lane (paved) and in the south line of Ellen Lane (gravel) for the northwest and beginning corner of this tract. Whence a 2" steel post at the northwest corner of said 1.000 acre tract bears N. 89 deg. 36 min. 54 sec. W. 9.12 feet.

Thence S. 89 deg. 36 min. 54 sec. E. 253.61 feet along the south line of said Ellen Lane to a found 1/2" iron rod with cap (HARLAN) for the northeast corner of this and said 1.0 acre tract.

Thence S. 04 deg. 41 min. 57 sec. W. 149.62 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly southeast corner of this and said 1.0 acre tract.

Thence N. 89 deg. 02 min. 48 sec. W. 186.83 feet to a found 1/2" iron rod for an ell corner of this and said 1.0 acre tract.

Thence S. 02 deg. 40 min. 35 sec. W. 77.54 feet to a 2" steel post for the most southerly southeast corner of this and said 1.0 acre tract.
Thence S. 86 deg. 57 min. 04 sec. W. 69.53 feet to a 4" steel post in the east line of a certain 25.141 acres tract described in Document No. 201502041 of said Official Public Records for the southwest corner of this and said 1.0 acre tract.

Thence N. 00 deg. 25 min. 28 sec. E. 8.10 feet to a found 1/2" iron rod at the northeast corner of said 25.141 acres tract for a corner of this and said 1.0 acre tract.

Thence N. 02 deg. 25 min. 09 sec. E. 45.56 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 1.0 acre tract and in the east line of said Hereford Lane for a corner of this tract.

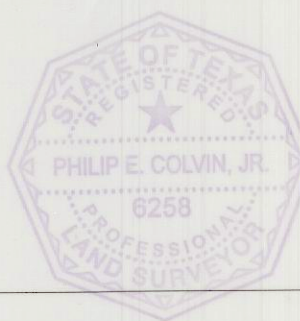
Thence northerly along the arc of a 47 deg. 44 min. 47 sec. curve to the left with a radius of 120.00 feet, a central angle of 28 deg. 01 min. 57 sec., a chord of N. 14 deg. 48 min. 54 sec. E. 58.13 feet and an arc length of 58.71 feet along the east line of said Hereford Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence N. 00 deg. 47 min. 56 sec. E. 119.07 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MAY 16, 2025.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6256
JN25505 17392.crd FN250654-55



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
202521614
08/12/2025 08:11 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

VICINITY MAP
(NOT TO SCALE)

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 151
DATE 8-12-25

OWNER

GALILEO QUINTANA AND
LAURA O.W. QUINTANA
192 CROWN POINTE BLVD.
WILLOW PARK, TX 76087
817-901-7729

SURVEYOR

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

FINAL PLAT

QUINTANA ACRE
LOT 1

BEING A SUBDIVISION OF 0.969
ACRE OUT OF SECTION NO. 297,
T. & P. RR. CO. SURVEY,
ABSTRACT NO. 1524
PARKER COUNTY, TEXAS

PLAT DATE: JULY 31, 2025

21524.012.002.00

16507
MI

C-16

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. 48367C0375E, DATED SEPTEMBER 26, 2008

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: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND
SHALL BE PLACED SO THAT THEY ARE VISIBLE AND
LEGIBLE AT ALL TIMES FROM PUBLIC ROADS

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: WATER WILL BE SUPPLIED BY:
PARKER COUNTY S.U.D.
500 BROCK SPUR
MILLSAP, TX 76066

NOTE: WAIVER FOR THE PARKER COUNTY SUBDIVISION
RULES AND REGULATIONS AND PARKER COUNTY DSSP RULES
AND REGULATIONS FOR 0.969 ACRE WAS APPROVED IN THE
COMMISSIONERS COURT ON JULY 28, 2025

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

NOTE: CURRENT SPEED LIMIT ON HEREFORD LANE IS 25 MPH

NOTE: ACCESS FOR THIS TRACT IS ON ELLEN LANE AND IS
NOT COUNTY MAINTAINED ROAD

