

QUAIL RIDGE ROAD QUAIL RIDGE VICINITY MAP Scale 1" = 100 ft (NOT TO SCALE)

Whereas, We, Charles W. Needham Jr. and wife Janie J. Needham, being the owners of a tract of land situated in the A. S. Burgess Survey, Abstract No. 177, Parker County, Texas, being the same tract of land described in deed to Charles W. Needham Jr. and wife, Janie J. Needham, recorded in Volume 1607, Page 1331, Deed Records, Parker County, Texas, being more particularly described by metes

Beginning at a 5/8" pipe found for the southeast corner of the said Needham Tract, being in the west line of a tract of land described in deed to Edward F. Hensley and wife, Joan Hensley recorded in Volume 633, Page 739, Deed Records, Parker wife, Joan Hensley recorded in Volume 633, Page 739, Deed Records, Parker County, Texas, and for the northeast corner of a tract of land described in deed to Delma Chapman recorded in Volume 1400, Page 1705, Deed Records, Parker County, Texas, said pipe being by deed call S.00°20'W., 1334.8 feet from the northeast corner of the A.S. Burgess Survey;

Thence N.89'47'57"W., 547.44 feet along the common line between the Needham Tract and the Chapman Tract to a fence post for the southwest corner of the Needham Tract and the southeast corner of a tract of land described in deed to Frank Neve and wife, Carol Neve recorded in Volume 714, Page 188, Deed Records, Parker County, Texas;

Thence along the common line between the Needham Tract and the Neve Tract the following courses and distances:

N.00°08'54"W., 222.44 feet to a fence post for corner; N.06°54'27"W., 224.47 feet to a fence post for corner; N.15°37'52"E., 686.27 feet to a 1/4" rebar rod found in a curve concave to the southwest, in the south line of Quail Ridge Road, for the northwest corner of the said Needham Tract;

Thence along the common line between the Needham Tract and Quail Ridge Road the following courses and distances;

S.50°17'53"E., 52.19 feet along the chord to said curve whose radius is 251.38 feet and arc length is 52.29 feet to a 1/4" rebar rod found for corner; S.44°01'47"E., 328.52 feet to a 1/2" rebar rod found for corner at the beginning of a

curve to the right;
S.22'33'50"E., 162.62 feet along the chord to said curve whose radius is 215.25 feet
and arc length is 166.76 feet to a 1/4" rebar rod found for corner;
S.00'07'55"W., 443.05 feet to a 5/8" pipe found for corner;
S.89'13'16"E., 59.75 feet to a 3/4" rebar rod found for the most southerly northeast
corner of the said Needharn Tract and the northwest corner of the said Hensley

Thence 5.00°29'42"W., 245.64 feet along the common line between the Needham Tract and the Hensley Tract to the point of beginning and containing 10.60 acres of

ANY PUBLIC UTILITY, INCLUDING THE CITY OF ANNETTA NORTH, SHALL HAVE THE RIGHT TO ANY PUBLIC UTILITY, INCLUDING THE CITY OF ANY BUILDING, FENCES, TREES, SHRUBS, MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENENACE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF ANNETTA NORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF ANYONE PROCURING THE PERMISSION OF ANYONE.

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF ANNETTA NORTH

CITY OF ANNETTA NORTH THIS PLAT IS VALID ONLY IF RECORDED WITHIN (6) MONTHS AFTER DATE OF APPROVAL. PLAT APPROVED DATE 8/12/96 CHAIRMAN ( una martin SECRETARY

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, Charles W. Needham Jr. and wife, Janie J. Needham, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Needham Addition, an Addition to the City of Annetta North, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the Charles W. Needham Jr. Janie & Y/ardh Janie J. Needham

STATE OF TEXAS

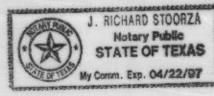
COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Charles W. Needham Jr. and wife, Janie J. Needham, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_day of

Natary Public

My Commission Expires

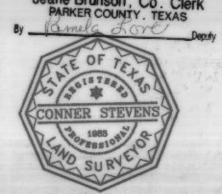


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RECEIVED AND FILED FOR RECORD \_O'Clock \_\_ M

NOV 04 1996

Jeane Brunson, Co. Clerk
PARKER COUNTY. TEXAS



PLAT SHOWING 1 AND

AN ADDITION TO THE CITY OF ANNETTA NORTH, PARKER COUNTY, TEXAS, BEING SITUATED IN THE A.S. BURGESS SURVEY, ABSTRACT No. 177, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET

607 N. LAS VEGAS TRAIL FORT WORTH, TEXAS 76108 246-7766 FAX: 246-7767 I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

> Stevens CONNER STEVENS R.P.L.S. No. 1983

6 - 12 - 96

JOB# 96-05-0571