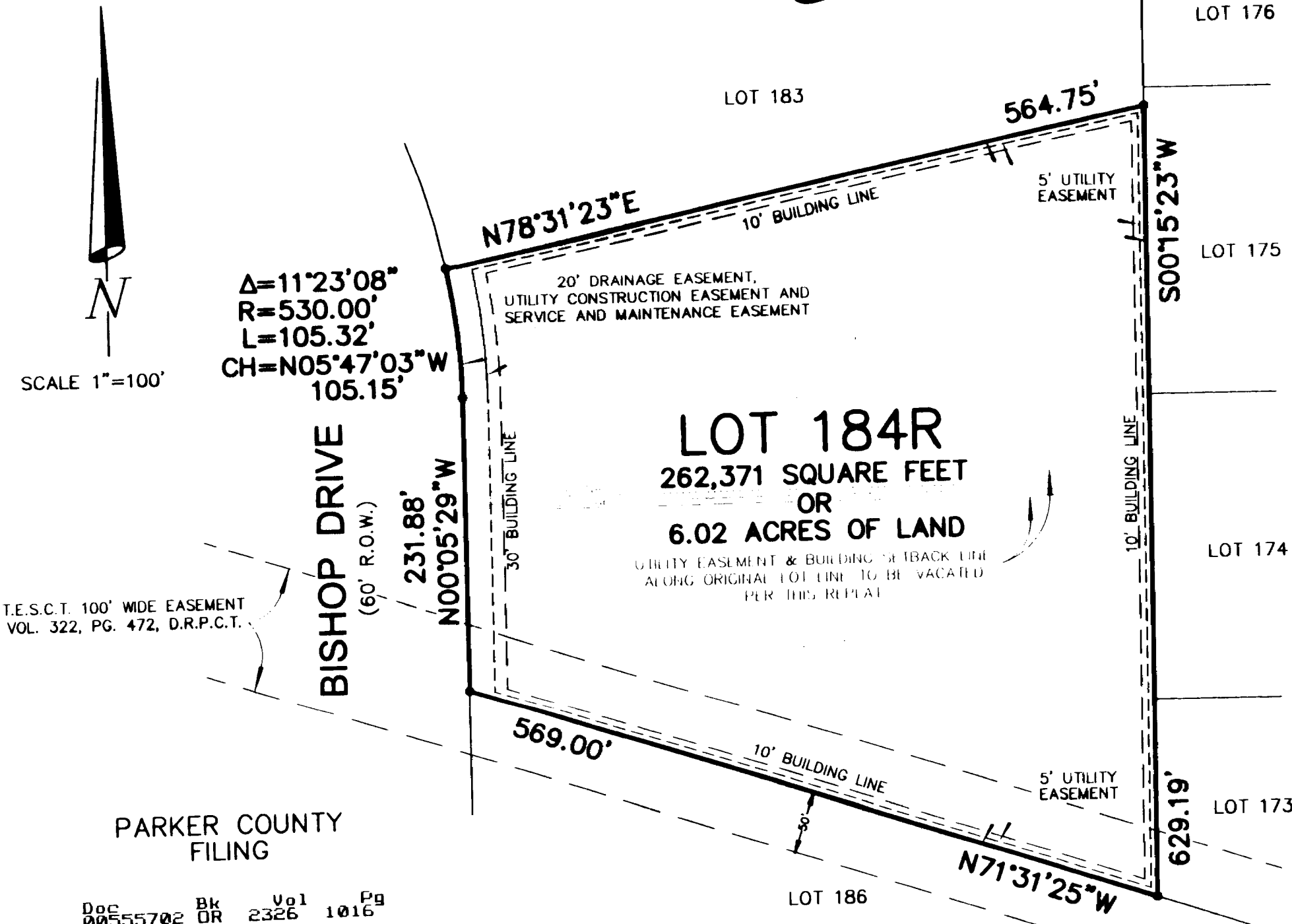


C-255



SCALE 1"=100'

$\Delta=11^{\circ}23'08''$
 $R=530.00'$
 $L=105.32'$
 $CH=N05^{\circ}47'03''W$
 $105.15'$

T.E.S.C.T. 100' WIDE EASEMENT
 VOL. 322, PG. 472, D.R.P.C.T.

PARKER COUNTY
 FILING

Doc 00555702 Bk OR Vol 2326 Pg 1016

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On: May 11, 2005 at 10:29A

Document Number: 00555702

Amount: \$6.00

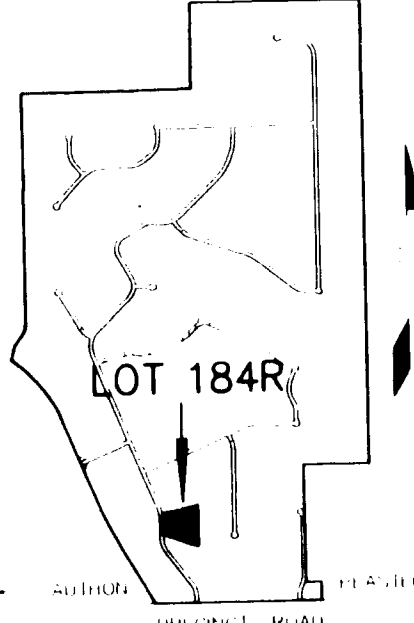
by Sherry Jackson

STATE OF TEXAS COUNTY OF PARKER

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Parker County as stamped hereon by me.

May 11, 2005

Jeanne Brunson, County Clerk
 Parker County



OWNERS DEDICATION:
 STATE OF TEXAS:
 COUNTY OF PARKER:

KNOW ALL PERSONS BY THESE PRESENT:
 THAT, Veterans Land Board of the State of Texas, being the owner of the hereon described property as evident per Contract of Sale and Purchase (VLB Account No. 790-160354) with James Paul Nitschke and Martha Anne Nitschke, as recorded in Volume 2280, Page 1942, Official Records, Parker County, Texas to wit: Being Lots 184 and 185 Quail Springs Ranch, a subdivision in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 57, Plat Records, Parker County, Texas.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:
 THAT, James Paul Nitschke and Martha Anne Nitschke, being the person under contract of sale and purchase of the above described tracts does hereby adopt this replat as Lot 184R of Quail Springs Ranch, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown on this replat for the mutual use and accommodation of all public and private utilities desiring to use or using the same. Any public or private utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public or private utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

This replat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Executed this 30th day of MARCH, 2005.

James Paul Nitschke
 James Paul Nitschke

Martha Anne Nitschke
 Martha Anne Nitschke

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 James Paul Nitschke and Martha Anne Nitschke, known to me to be the same person's whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 30th day of MARCH, 2005.

Deanna Parker
 Notary Public

My Commission expires 12-03-06

I, Daniel H. Joslin, a Registered Professional Land Surveyor, of the State of Texas, do hereby state to the best of my knowledge and belief that the above survey is an accurate delineation of a field survey and all corners are marked as indicated.

Daniel H. Joslin
 Daniel H. Joslin
 R.P.L.S. No. 4749

STATE OF TEXAS:
 COUNTY OF HOOD:

Before me, the undersigned authority, a notary public, in and for said county and state on this day personally appeared Daniel H. Joslin known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 22nd day of MARCH, 2005.

Sharron R. Hardin
 Notary Public

My Commission expires 04-25-2008

- NOTE:
1. All corners are 5/8 inch capped iron rods stamped "BHB INC" unless otherwise noted.
 2. Individual owner's development of lots shall not block any tributary runoff.
 3. The land use is designated as single family residential sites.
 4. Bearing basis are per plat of Quail Springs Ranch as recorded in Plat Cabinet C-57, Plat Records of Parker County, Texas.
 5. The above replat does not change, alter, modify, etc. any restrictions, rules, or regulations that apply to the above property per previously recorded instruments.

OWNER:
 Jim & Martha Nitschke
 1108 Forest Creek Street
 Benbrook, Texas 76126

SURVEYOR:

 Baird, Hampton & Brown, Inc.
 Engineering & Surveying
 919 Hwy 377 East, Suite 5, Granbury, TX 78048 Tel: (817)379-7700 Fax: (817)379-7764 E-Mail: granbury@bhbc.com

THE STATE OF TEXAS:
 COUNTY OF PARKER:

APPROVED by the Commissioners Court of Parker County, Texas
 on this the 11th day of MAY, 2005.

David K. ...
 County Judge

...
 Commissioner #1

...
 Commissioner #2

...
 Commissioner #3

...
 Commissioner #4

TRI-COUNTY ELECTRIC COOPERATIVE INC.
David ...
 Authorized Agent

3-29-05
 Date

ACCT. NO.: 16430
 SCH. DIST.: PE
 CITY: ...
 MAP NO.: ...

REPLAT
 LOT 184R
 QUAIL SPRINGS RANCH

BEING A REPLAT OF LOTS 184 & 185
 QUAIL SPRINGS RANCH
 AS RECORDED IN PLAT CABINET C-57
 OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS
 March 22, 2005