

C-396

Doc# 592847
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Doc# 592847 Fees: \$66.00
04/12/2006 10:07AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

OWNERS DEDICATION

STATE OF TEXAS:

COUNTY OF PARKER:

KNOW ALL PERSONS BY THESE PRESENT:

THAT, R. Mike Lansford and Cindi Lin Lansford, being the owners of the hereon described property as recorded in Volume 2217, Page 321 of the Deed Records of Parker County, Texas to wit: Being Lots 117 and 118 of 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, R. Mike Lansford and Cindi Lin Lansford, being the owner of the above described tracts hereby adopt this replat as Lot 117R, Quail Springs Ranch, Parker County, Texas, and does hereby dedicate to the public's Use forever the streets and easements shown on this plat 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 patrolling, and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, 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 2ND day of MARCH, 2006.

R. Mike Lansford
R. Mike Lansford

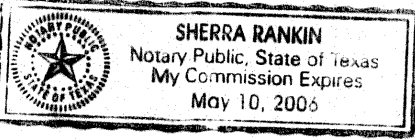
Cindi Lin Lansford
Cindi Lin Lansford

STATE OF Texas
COUNTY OF Tarrant

Before me, the undersigned authority, a notary public, in and for said county and state on this day personally appeared R. Mike Lansford and Cindi Lin Lansford, known to me to be the 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 2nd day of March, 2006.

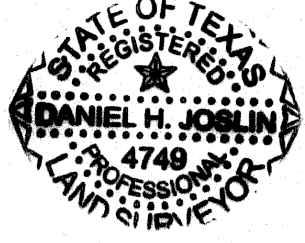
Sherra Rankin
Notary Public, in and for the State of Texas



SURVEYOR'S CERTIFICATE

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 during the month of February, 2006 and corners are marked as indicated.

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



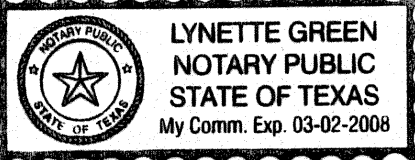
STATE OF TEXAS :

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 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 28th day of February, 2006.

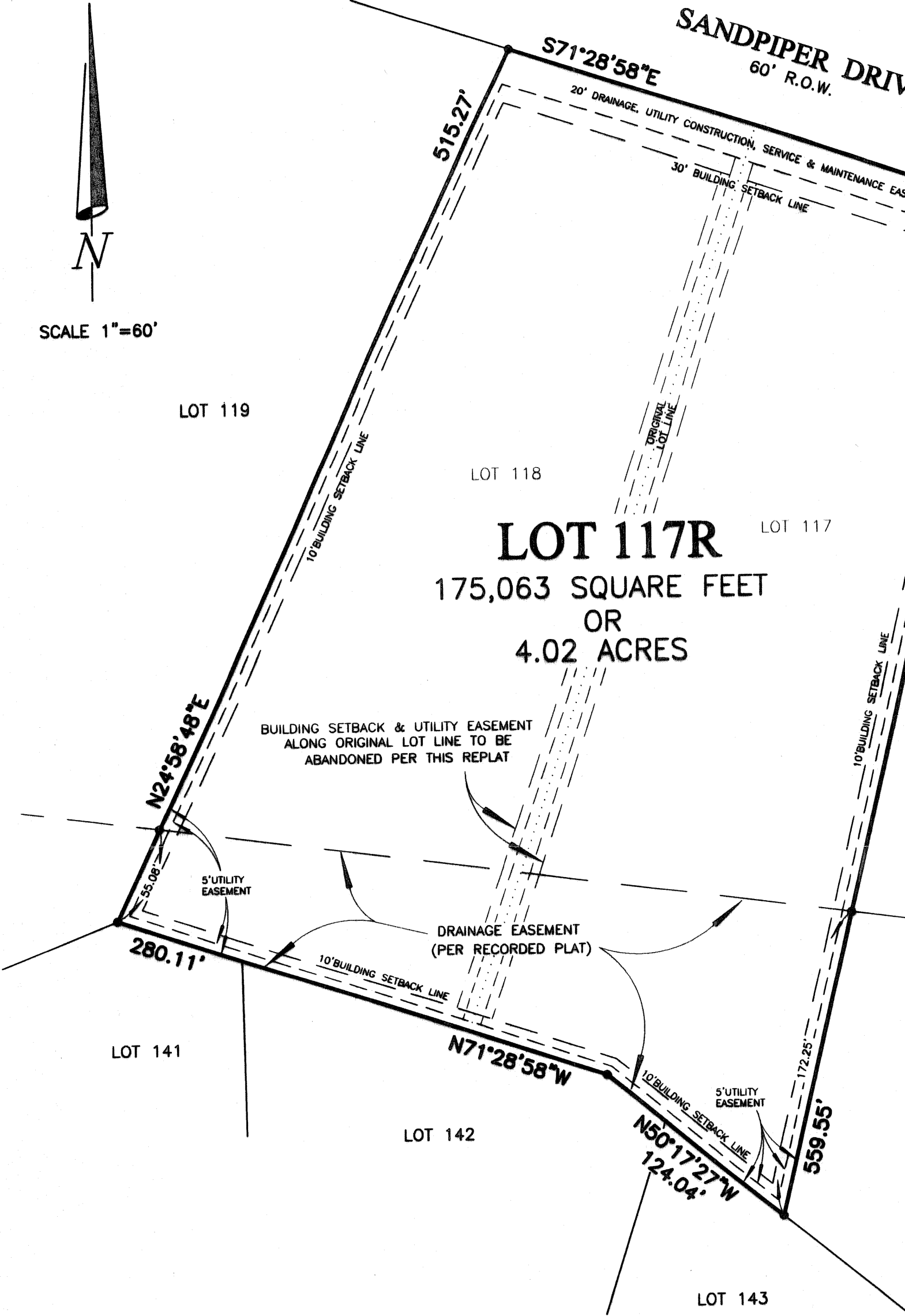
Lynette Green
Notary Public, Hood County, Texas



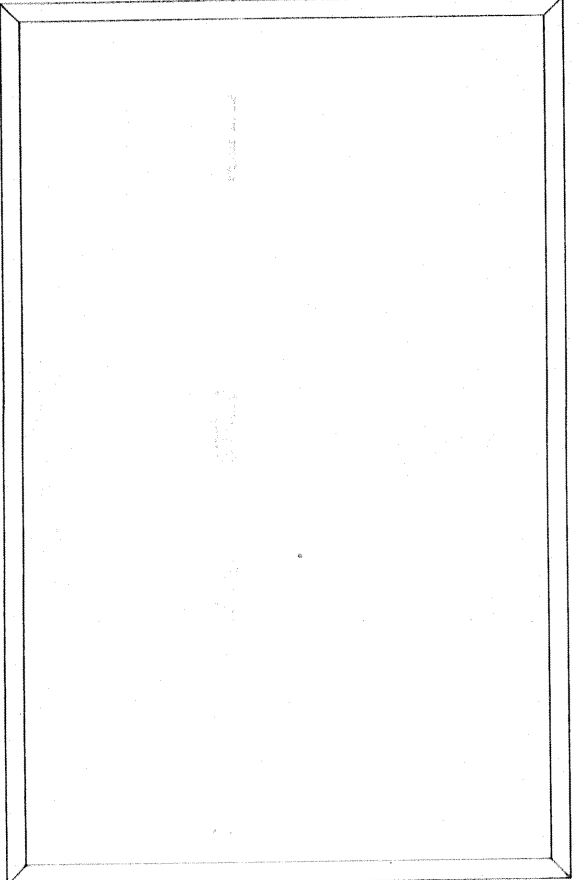
REPLAT
LOT 117R
QUAIL SPRINGS RANCH
PARKER COUNTY, TEXAS

ACCT. NO: 16480
SCH. DIST: PE
CITY: CO
MAP NO.: E.9

BEING A REPLAT OF LOTS 117 & 118
QUAIL SPRINGS RANCH
AS RECORDED IN PLAT CABINET C, SLIDE 57
PLAT RECORDS OF PARKER COUNTY, TEXAS
FEBRUARY 28, 2006



PARKER COUNTY FILING



- 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, Slide 57 in the Deed Records of Parker County, Texas.
 - 5. This replat does not change, alter, modify, etc. any restrictions, rules, or regulations that apply to the above property per previously recorded instruments.

OWNER:
Mike and Cindi Lansford
615 South Parkridge Drive
Mansfield, Texas 76063

SURVEYOR:
BHB Baird, Hampton & Brown, Inc.
Engineering & Surveying
919 Hwy 377 East, Suite 5, Granbury, TX 78040 Tel:(817)579-7700 Fax:(817)579-7784 E-Mail:granbury@bhbinc.com