NOTES:
1. The purpose of this plat is to eliminate the 20'/20' Orange & Express Easement along the east boundary line of Lot 114, eliminate Dom Maintenance Area #1, and the area contained within Dom Maintenance Area #1 into Lot 114 and Lot 145, eliminate the utility easements and Building setback lines along the common boundary line of Dom Maintenance Area #1, Lot 114 and Lot 145, and add 10' Building Setback lines along the common boundary line of Lot 114 and Lot 145.
2. Bases of bearing being S 23°47'02" W for the east boundary line of Lot 145 as recorded in Gabinet C, Site 51, P.R.C.P.T.
3. The land used for oil is designated as single family residential sites.
4. The land contained in this plat does not lie within the extra-territorial jurisdiction of any municipality.
5. Sanitary sewage treatment will be provided with onsite sewage facilities.
6. The property being rezoned is subject to all oil, gas and mineral leases as recorded in the records of the County Clerk of Parker County.
7. This plat does not change, alter or modify any restrictions, rules, or regulations that apply to the land within this plat per previously recorded instruments.
8. The portion of this plat which was designated in the plat recorded in Gabinet C, Site 57, P.R.C.P.T, as Dom Maintenance Area #1 is hereby deleted as a Dom Maintenance Easement.
9. No construction or filling without the written approval of the Parker County Commissioner's Court shall be allowed within a roadway easement or a 100-year floodplain, and then only after detailed engineering plans and studies show that the proposed construction does not alter the natural flow of water and will not increase the flood risks.
10. No construction, without the written approval of the Parker County Commissioner's Court shall be allowed within a roadway easement or a 100-year floodplain, and then only after detailed engineering plans and studies show that the proposed construction does not alter the natural flow of water and will not increase the flood risks.
11. No portion of the subject property lies within a Special Road Impact Area (SRIA) as indicated on FIRM (Flood Insurance Rate Map) Panel 3810702252 E, dated September 26, 2009.

LEGEND
1/2" U.S.S. 1/2" ROD SET WITH CAP STAMPED "1/2" INC."
5/8" U.S.S. 5/8" ROD FOUND WITH CAP STAMPED "1/2" INC."
P.R.C.P.T. PLAT RECORDS PARKER COUNTY BL. BUILDING SETBACK LINE U.E. UTILITY EASEMENT

SURVEYOR'S CERTIFICATE
I Chris E. Griffin, a Registered Professional Land Surveyor of the State of Texas, do hereby state that to the best of my knowledge and belief, the above survey is an accurate delineation of a field survey performed during the month of June, 2009 and the corners are established as indicated.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF JULY, 2009.

CARL D. GRIFFIN
RECORDS PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 4646
DATE: JUNE 20, 2009

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT
QUAIL SPRINGS RANCH
LOT 114R AND LOT 145R
BEING A REPLAT OF
LOT 114, LOT 145 AND DAM MAINTENANCE AREA #1
QUAIL SPRINGS RANCH
(CAB. C, 911A, P.R.C.P.T.)
AND BEING
6.646 ACRES
SITUATED IN THE
T.P.R. RR CO. SURVEY ABSTRACT NO. 1406
J.F. SWAFFORD SURVEY ABSTRACT NO. 2283
PARKER COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TODD GEORGE, P.E., RLS
PARKER COUNTY, TEXAS
DATE: JULY 2, 2009

OWNER'S CERTIFICATE AND DEDICATION
WE, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, on this date do hereby record this plat which is subscribed by 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF JULY, 2009.

RICHARD W. SWAFFORD
OWNER OF LOT 145R AND LOT 146
DATE: JULY 2, 2009

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE: JULY 2, 2009

SHEET 1 OF 1