

PC C 489

Doc# 618006
Book 2485 Page 866

OWNERS DEDICATION:
STATE OF TEXAS:
COUNTY OF PARKER:
KNOW ALL PERSONS BY THESE PRESENT:

THAT, Charles C. Rodenburg and Bethany J. Rodenburg, being the owner's of the hereon described property as recorded in Volume 2289, Page 1125 and Volume 2439, Page 605, Official Records, Parker County, Texas to wit: Being Lots 86R and 87R, Quail Springs Ranch, a subdivision in Parker County, Texas, according to the replat recorded in Slide C-148, Plat Records, Parker County, Texas.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:
THAT, Charles C. Rodenburg and Bethany J. Rodenburg, being the owner's of the above described tracts does hereby adopt this replat as Lot 86R1 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 31st day of August, 2006.

Charles C. Rodenburg
Charles C. Rodenburg

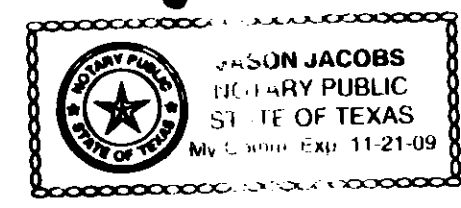
Bethany J. Rodenburg
Bethany J. Rodenburg

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 Charles C. Rodenburg and Bethany J. Rodenburg, 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 31st day of August, 2006.

Jason Jacobs
Notary Public
My Commission expires 11/21/09



STATE OF TEXAS:
COUNTY OF Tarrant:

We, Charles C. Rodenburg and Bethany J. Rodenburg, being the owner's of the above described tracts do hereby certify that they are not within the five (5) mile Extra-Territorial Jurisdiction of any incorporated city or town.

Charles C. Rodenburg
Charles C. Rodenburg

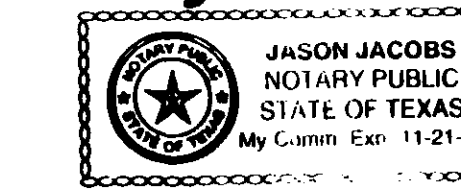
Bethany J. Rodenburg
Bethany J. Rodenburg

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 Charles C. Rodenburg and Bethany J. Rodenburg, 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 31st day of August, 2006.

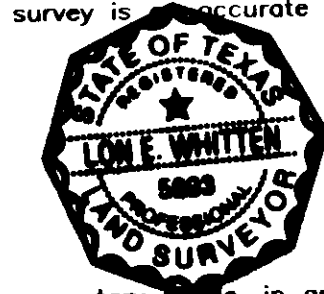
Jason Jacobs
Notary Public
My Commission expires 11/21/09



SURVEYOR'S CERTIFICATE:

I, Lon E. Whitten, 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.

Lon E. Whitten
Lon E. Whitten
RPLS No. 5893

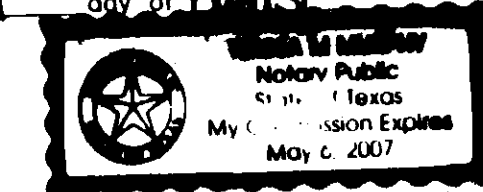


STATE OF TEXAS:
COUNTY OF HOOD:

Before me, the undersigned authority, a notary public, in and for said county and state on this day personally appeared Lon E. Whitten 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 21st day of August, 2006.

James M. Murphy
Notary Public
My Commission expires May 6, 2007



ACCT. NO.: 16400
SCH. DIST.: PE
CITY: PE
MAP NO.: 16-0

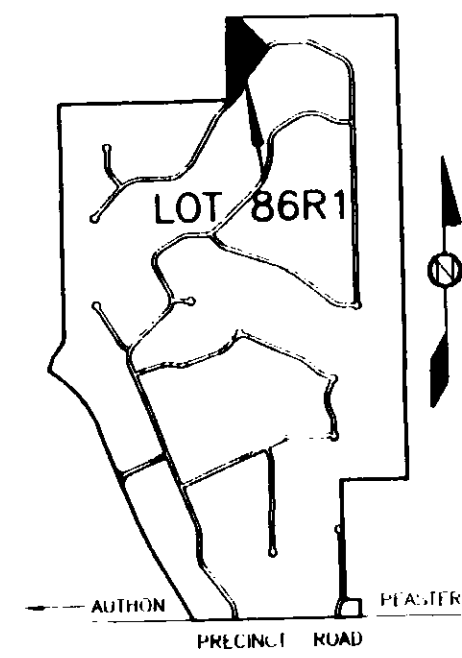
Doc# 618006 Fees: \$66.00
11/06/2006 12:34PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

REPLAT
LOT 86R1

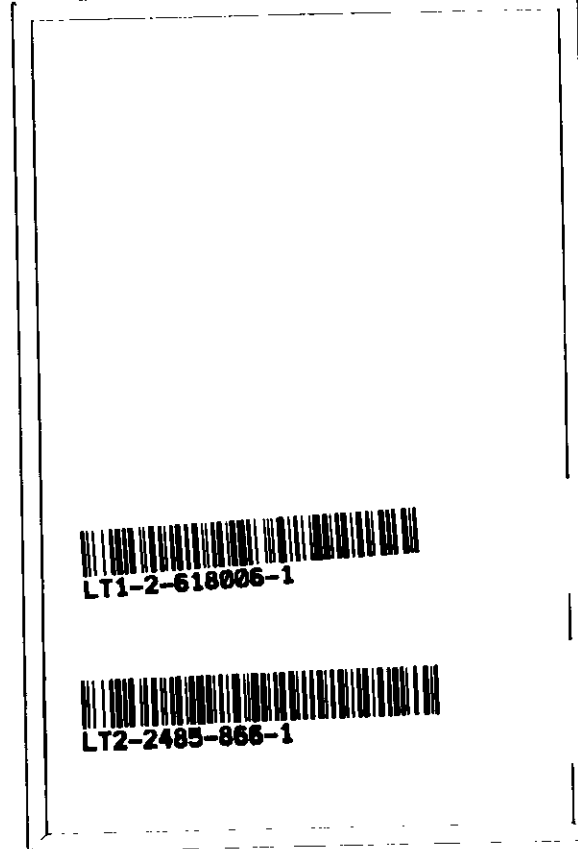
QUAIL SPRINGS RANCH

BEING A REPLAT OF LOTS 86R & 87R
QUAIL SPRINGS RANCH
AS RECORDED IN SLIDE C-148
PLAT RECORDS OF PARKER COUNTY, TEXAS
August 23, 2006

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	9°31'00"	54.81'	330.00'	S42°43'59"W	54.75'
C2	21°23'29"	197.88'	530.00'	S27°16'44"W	196.73'
C3	27°44'09"	227.52'	470.00'	S30°27'04"W	225.31'



PARKER COUNTY
FILING

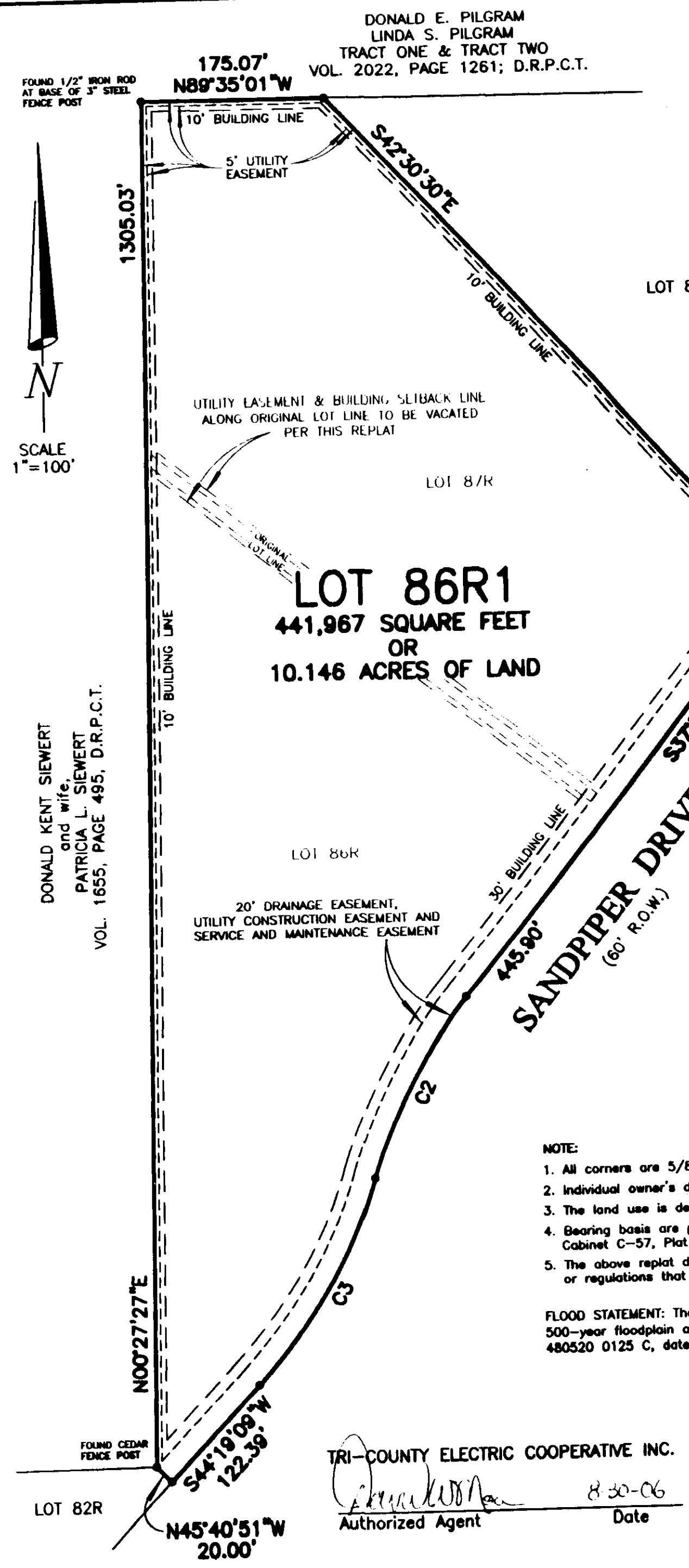


- NOTE:
- All corners are 5/8 inch capped iron rods stamped "BHB INC" unless otherwise noted.
 - Individual owner's development of lots shall not block any tributary runoff.
 - The land use is designated as single family residential sites.
 - Bearing basis are per plat of Quail Springs Ranch as recorded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

FLOOD STATEMENT: The subject property lies within Zone X, areas determined to be outside 500-year floodplain according to the Flood Insurance Rate Map: Community Panel No. 480520 0125 C, dated January 3, 1997.

THE STATE OF TEXAS:
COUNTY OF PARKER:
APPROVED by the Commissioners Court of Parker County, Texas
on this the 11th day of October, 2006.

APSENT
County Judge
Commissioner #1
Commissioner #2
Commissioner #3
Commissioner #4



TRI-COUNTY ELECTRIC COOPERATIVE INC.
Authorized Agent
Date 8-30-06

OWNER:
Charles and Bethany Rodenburg
2505 Thoroughbred Lane
Mansfield, Texas 76085

SURVEYOR:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
910 May 377 East, Suite 5, Greer, SC 29615
Tel: (817) 578-7700 Fax: (817) 578-7704 E-Mail: graham@bhbb.com