

Doc# 688517
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Doc# 688517 Fees: \$66.00
08/13/2008 9:48AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

C1
? = 75~48'38"
R = 60.00'
L = 79.39'
CH = S67°54'21"E
73.72'

C2
? = 26~18'48"
R = 330.00'
L = 151.55'
CH = S76°50'37"E
150.23'

OWNERS DEDICATION:
STATE OF TEXAS:
COUNTY OF PARKER:

KNOW ALL PERSONS BY THESE PRESENT:

THAT, Neil E. Tees and Teresa Lorena F. Tees, being the owner's of the hereon described property as recorded in Volume 2633, Pages 785 and 788 of the Official Public Records of Parker County, Texas to wit: Being Lots 108 and 109 in Quail Springs Ranch, an Addition in Parker County, Texas according to the plat thereof recorded in Plat Cabinet C-57, Official Public Records, Parker County, Texas.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Neil E. Tees and Lorena F. Tees, being the owner's of the above described tracts hereby adopt this replat as Lot 108R, 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 3 day of August, 2008.

Neil E. Tees
Neil E. Tees Date 8-3-08

Lorena F. Tees
Lorena F. Tees Date 8-3-08

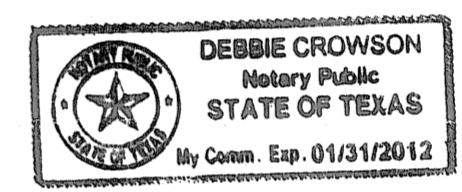
STATE OF TEXAS:
COUNTY OF Tarrant

Before me, the undersigned authority, a notary public, in and for said county and state on this day personally appeared Neil E. Tees and Lorena F. Tees, 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 3 day of August, 2008.

Debbie Crowson
Notary Public

My Commission expires 1-31-2012



I, John Margotta, 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.

John Margotta
John Margotta
R.P.L.S. No. 5956

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 John Margotta 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 6th day of August, 2008.

Michelle A. Soules
Michelle A. Soules
Notary Public
My Commission expires February 19, 2012



THE STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED by the Commissioners Court of Parker County, Texas
on this the 13th day of August, 2008.

absent
County Judge

absent
Commissioner #1

absent
Commissioner #3

absent
Commissioner #2

absent
Commissioner #4

TRI-COUNTY ELECTRIC COOPERATIVE INC.

Authorized Agent _____ Date _____

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

REPLAT
LOT 108R

QUAIL SPRINGS RANCH

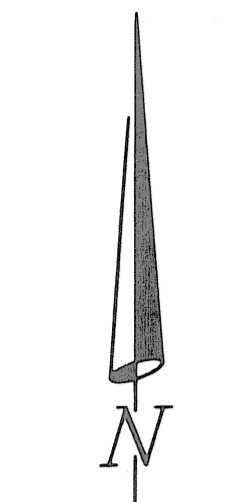
BEING A REPLAT OF LOTS 108 & 109

QUAIL SPRINGS RANCH

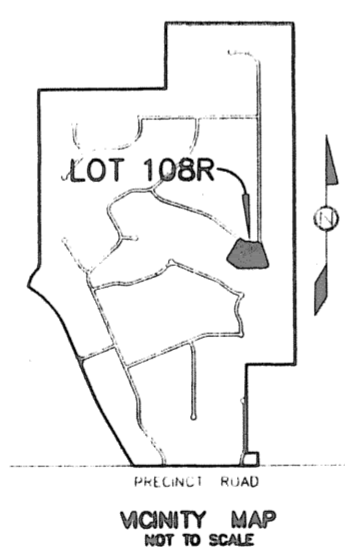
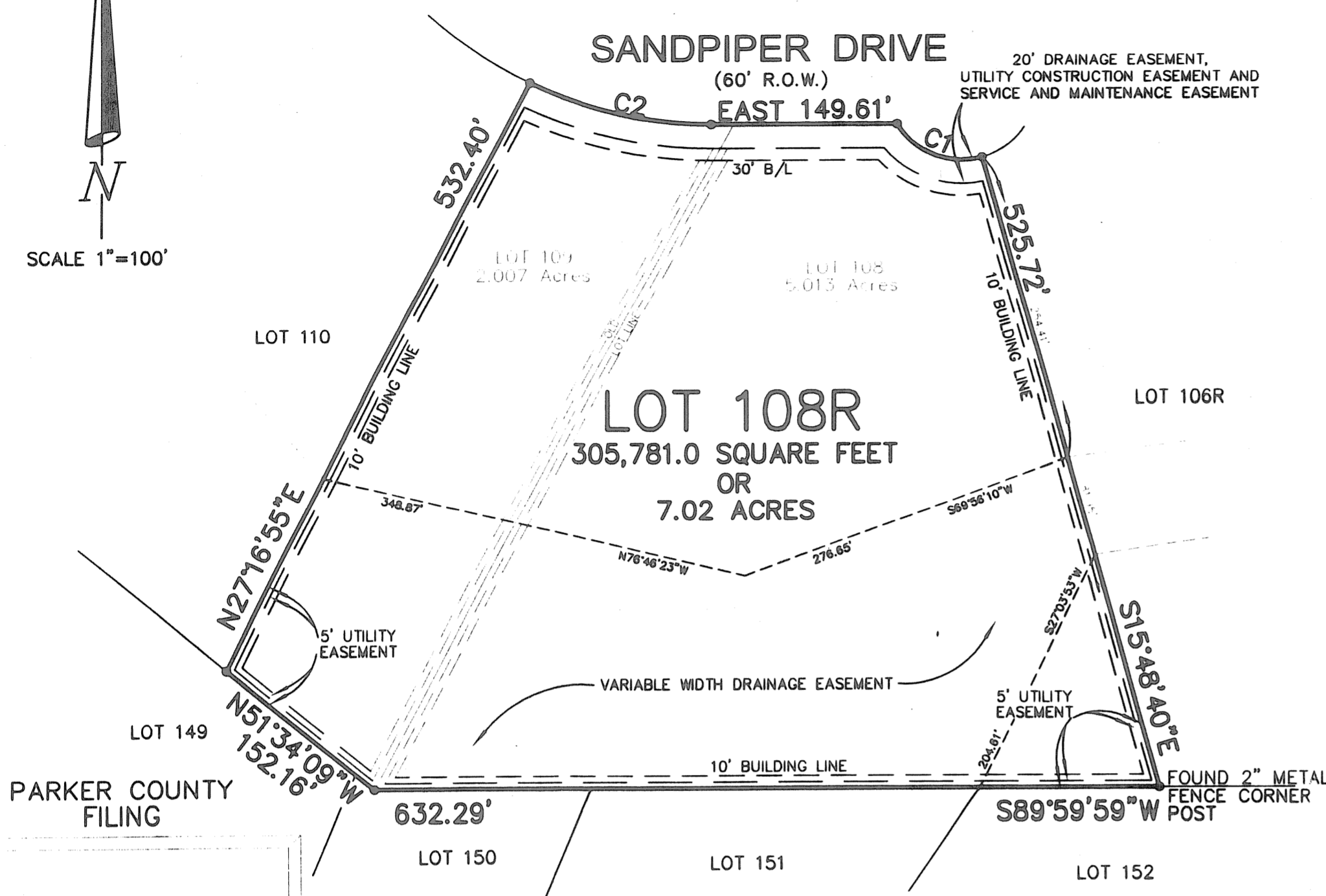
AS RECORDED IN PLAT CABINET C-57

OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS

JUNE 9, 2008



SCALE 1"=100'



FLOODPLAIN NOTE:
According to flood insurance rate map, Parker County, Texas Panel No. 480520 0125 C dated January 3, 1997, this property does not appear to be in a flood hazard area.

- 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.
 - This property is not located within the extraterritorial jurisdiction of any city or town.

OWNER:
Neil E. Tees and Lorena F. Tees
609 Leta Lane
Colleyville, Texas 76034

SURVEYOR:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
1315 Waters Edge Dr., Suite 108, Granbury, TX 76048 Tel: (817)579-7700 Fax: (817)579-7764 E-Mail: d_jain@bhinc.com