



C1
 $\Delta = 22^\circ 43' 25''$
 $R = 270.00'$
 $L = 107.08'$
 $CH = N78^\circ 53' 41'' E$
 $106.38'$

C2
 $\Delta = 22^\circ 43' 25''$
 $R = 330.00'$
 $L = 130.88'$
 $CH = N11^\circ 06' 19'' W$
 $130.02'$

PC-C-123
 PARKER COUNTY
 FILING

Doc 00514788 Bk OR Vol 2209 Pg 1106

FILED AND RETURNED
 OFFICIAL PUBLIC RECORDS
 APR 14 2004

Notary Public
 My Commission Expires
 March 6, 2005

STATE OF TEXAS
 I hereby certify that this instrument was
 filed on the date and time stamped herein by me
 and was duly recorded in the volume and page
 of the same records of Parker County
 as stamped herein by me.

Apr 14, 2004

Jane Brown, County Clerk
 Parker County

- 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.

OWNER:
 James A. Landrum and Suzanne W. Landrum
 7004 Greenpoint Drive
 Arlington, Texas 76001

SURVEYOR:
 Baird, Hampton & Brown, Inc.
 Engineering & Surveying
 919 Hwy 377 East, Suite 5, Granbury, TX 76048 Tel: (817) 579-7700 Fax: (817) 579-7764 E-Mail: granbury@bhbc.com

THE STATE OF TEXAS:
 COUNTY OF PARKER:
 APPROVED by the Commissioners Court of Parker County, Texas
 on this the 14 day of April, 2004.

County Judge

Commissioner #1

Commissioner #2

Commissioner #3

Commissioner #4

Authorized Agent
 Date 4-7-04

OWNERS DEDICATION:
 STATE OF TEXAS:
 COUNTY OF PARKER:
 KNOW ALL PERSONS BY THESE PRESENT:
 THAT, James A. Landrum and Suzanne W. Landrum, being the owner's of the hereon described property as recorded in Volume 2193, Page 1682 of the Official Public Records of Parker County, Texas to wit: Being Lots 164, 165 and 166 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, James A. Landrum and Suzanne W. Landrum, being the owner's of the above described tracts hereby adopt this replat as Lot 164R, 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 of 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 28th day of March, 2004.

James A. Landrum Date Mar. 28 04

Suzanne W. Landrum Date 3/28/04

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 James A. Landrum and Suzanne W. Landrum, 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 28th day of March, 2004.

Notary Public
 My Commission expires March 6, 2005

LUCILLE M. KUMPUNEN
 MY COMMISSION EXPIRES
 March 6, 2005

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
 R.P.L.S. No. 4749

STATE OF TEXAS
 REGISTERED
 DANIEL H. JOSLIN
 4749
 PROFESSIONAL LAND SURVEYOR

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 5th day of April, 2004.

Lara Whidden
 Notary Public
 My Commission expires July 18, 2004

LARA WHIDDEN
 MY COMMISSION EXPIRES
 JULY 18, 2004

REPLAT
 LOT 164R
QUAIL SPRINGS RANCH
 BEING A REPLAT OF LOTS 164, 165 & 166
 QUAIL SPRINGS RANCH
 AS RECORDED IN PLAT CABINET C-57
 OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS
 MARCH 11, 2004

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