

SEE SHEET 2

DRAINAGE EASEMENT		
NUM	DISTANCE	BEARING
L14	243.77'	N57°53'23"E
L15	210.12'	N81°53'56"E
L20	152.34'	S44°46'21"W
L135	292.11'	N5°59'17"W
L136	304.02'	N5°59'17"W
L137	324.62'	N7°49'45"E
L138	323.91'	N7°49'45"E
L145	193.57'	N63°05'00"W
L146	185.96'	N63°05'00"W
L147	155.83'	N43°45'17"W
L148	156.06'	N43°45'17"W
L149	422.50'	N62°35'21"W
L150	465.81'	N62°35'21"W
L151	45.29'	N7°35'32"W
L152	285.73'	N7°35'32"W
L153	183.47'	N7°35'32"W
L154	254.52'	N1°24'45"W
L155	265.55'	N1°24'45"W
L156	328.77'	N9°35'42"W
L157	329.65'	N9°35'42"W
L158	215.36'	S47°54'58"E
L159	132.22'	S79°35'44"E
L161	461.57'	S62°13'16"W
L162	295.82'	S86°32'30"W
L163	324.22'	N71°39'50"W

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C11	68°53'03"	360.68'	300.00'	S11°50'56"W	339.34'
C12	18°12'03"	85.77'	270.00'	S13°29'34"E	85.41'
C13	50°40'59"	238.84'	270.00'	S20°56'57"W	231.13'
C14	30°03'49"	173.15'	330.00'	S07°33'41"E	171.17'
C15	11°40'01"	67.20'	330.00'	S13°18'14"W	67.08'
C16	35°07'37"	202.32'	330.00'	S48°04'59"E	199.16'
C17	35°07'37"	183.92'	300.00'	S48°04'59"E	181.06'
C18	35°07'37"	165.53'	270.00'	S48°04'59"E	162.95'
C19	16°43'18"	96.31'	330.00'	S37°55'48"W	95.97'
C20	98°21'29"	103.00'	60.00'	S41°20'26"E	90.81'
C21	62°48'58"	65.78'	60.00'	S39°14'48"W	62.54'
C22	55°57'11"	58.59'	60.00'	N81°22'07"W	56.29'
C23	47°44'47"	50.00'	60.00'	N29°31'07"W	48.57'
C24	35°07'32"	36.78'	60.00'	N11°55'03"E	36.21'
C25	75°01'25"	327.35'	250.00'	N08°46'44"E	304.46'
C26	75°01'25"	288.07'	220.00'	N08°46'44"E	267.93'
C27	37°21'57"	182.60'	280.00'	N27°36'29"E	179.39'
C28	25°21'23"	123.92'	280.00'	N16°03'17"W	122.91'
C29	37°57'07"	39.74'	60.00'	S51°45'02"W	39.02'
C30	47°44'47"	50.00'	60.00'	N85°24'01"W	48.57'
C31	47°44'47"	50.00'	60.00'	N37°39'13"W	48.57'
C32	47°44'47"	50.00'	60.00'	N10°05'34"E	48.57'
C33	83°15'39"	87.19'	60.00'	N75°35'47"E	79.72'
C34	35°32'51"	37.23'	60.00'	S44°59'58"E	36.63'
C35	88°12'47"	307.92'	200.00'	S15°22'25"W	278.40'
C36	88°12'47"	261.73'	170.00'	S15°22'25"W	236.64'
C38	36°20'56"	145.91'	230.00'	S03°37'42"W	143.48'
C120	06°59'28"	36.61'	300.00'	S70°54'08"W	36.58'
C121	06°59'28"	40.27'	330.00'	S70°54'08"W	40.24'
C122	06°59'28"	32.95'	270.00'	S70°54'08"W	32.93'
C123	24°07'33"	126.32'	300.00'	S86°27'40"W	125.39'
C124	24°07'33"	138.96'	330.00'	S86°27'40"W	137.93'
C125	24°07'33"	113.69'	270.00'	S86°27'40"W	112.85'
C126	28°58'17"	151.69'	300.00'	N84°02'18"E	150.08'
C127	07°16'29"	34.28'	270.00'	S85°06'48"E	34.26'
C128	21°41'48"	102.24'	270.00'	N80°24'03"E	101.63'
C183	05°02'28"	172.44'	1959.86'	N55°51'59"W	172.39'
C184	04°11'01"	143.11'	1959.86'	N51°15'14"W	143.08'
C185	07°09'56"	245.11'	1959.86'	N45°34'45"W	244.95'
C186	07°35'38"	259.76'	1959.86'	N38°11'58"W	259.57'
C187	07°51'54"	269.04'	1959.86'	N30°28'12"W	268.83'
C191	27°24'24"	157.85'	330.00'	N84°49'14"E	156.35'
C192	01°33'52"	9.01'	330.00'	N70°20'06"E	9.01'
C197	14°11'11"	56.95'	230.00'	S21°38'23"E	56.80'
C200	03°56'38"	134.91'	1959.86'	N24°33'55"W	134.88'

NOTE "A"  
 Approximate location of special flood hazard areas inundated by a 100 year flood. Area is designated as Zone A, no base flood elevation determined.

Information per FIRM Flood Insurance Rate Map, Parker County, Texas Community Panel Number 480520 0125C and 480520 0100B, Map revised January 3, 1997 and September 27, 1991.

The area as delineated is scaled from the above mentioned panels and is to be used for informational purposes only.

FINAL PLAT  
**QUAIL SPRINGS RANCH**  
 920.74 ACRES  
 232 SINGLE FAMILY LOTS  
 PARKER COUNTY, TEXAS

ACCT. NO.: 16480  
 SCH. DIST.: PE  
 CITY: CO  
 MAP NO.: E-9  
 October 22, 2003  
 SHEET 3 OF 8

NUM	DISTANCE	BEARING
L24	113.83'	S81°28'33"E
L25	113.83'	S81°28'33"E
L26	113.83'	S81°28'33"E
L27	115.85'	N67°24'24"E
L28	85.85'	S67°24'24"W
L29	85.85'	S67°24'24"W
L30	48.13'	S65°38'48"E
L31	19.50'	N65°38'48"W
L32	19.50'	N65°38'48"W
L48	300.02'	S87°13'32"E
L49	219.67'	S87°13'32"E
L50	119.09'	N87°13'32"W
L51	100.58'	N87°13'32"W
L52	53.61'	N79°33'43"W
L53	56.22'	N79°33'43"W
L54	132.12'	S59°45'48"W
L55	31.06'	N60°06'03"W

$\Delta = 35^\circ 47' 37"$   
 $R = 1959.86'$   
 $L = 1224.36'$   
 $CH = N40^\circ 29' 25" W$   
 $1204.55'$

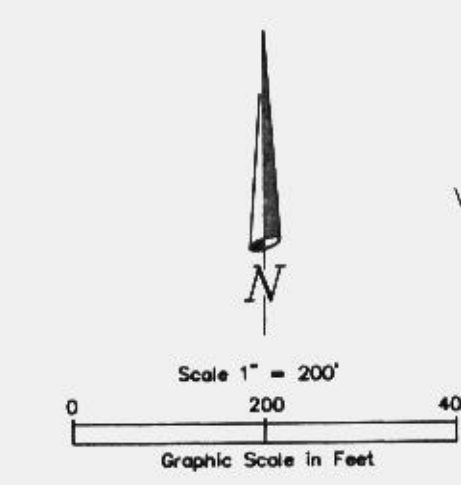
FM 1885  
 (100' WIDTH R.O.W.)

OWNER & DEVELOPER:  
**bluegreen southwest**  
 BLUEGREEN SOUTHWEST ONE, L.P.  
 3860 W. Northwest Highway Suite 230  
 Dallas, Texas 75220

ENGINEER & SURVEYOR:  
**Baird, Hampton & Brown, Inc.**  
 Engineering & Surveying  
 919 Highway 377 East, Ste. 5 Granbury, TX 76048 Tel: (817) 579-7700 Fax: (817) 579-7704 E-Mail: granbury@bahbc.com

STATE OF TEXAS  
 I, Surveyor, do hereby certify that this instrument was filed on the date and time stated herein in the public records of the County of Parker, Texas, and that the same is a true and correct copy of the original as shown to me by the person filing the same.  
 Oct 22, 2003  
 ERNE WANDA, COUNTY CLERK  
 PARKER COUNTY

Doc 00497797 BK Vol 2161 Pg 34 g  
 FILED FOR RECORD  
 OFFICE OF PUBLIC RECORDS  
 ON 10/22/2003 AT 10:41 AM  
 Instrument Number: 00497797  
 Surveyed by Larry Hanna



H.H. DAVIDSON  
 VOL. 344, PG. 297  
 D.R.P.C.T.

JOE O. BISHOP  
 FIRST TRACT  
 VOL. 1046, PG. 992  
 D.R.P.C.T.

SET 5/8" CAPPED  
 IRON ROD (BHB INC)  
 AT BASE OF FENCE POST

FOUND 3/8" IRON ROD

SEE SHEET 4

Plat Cab C-57