

**DRAINAGE RESTRICTIONS:**

No construction, or filling without the written approval of the Parker County Commissioner's Court, shall be allowed within a natural drainage course. No obstruction to the natural flow of water shall be permitted.

**FLOODWAY EASEMENT and 100 YEAR FLOODPLAIN RESTRICTION:**

No construction, without the written approval of the Parker County Commissioner's Court, shall be allowed within a floodway easement or a 100 year floodplain, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result and that the 100 year flood elevation is not increased.

**REAR AND SIDE BUILDING SETBACK RESTRICTIONS**

1. 10 foot building setback along all side and rear lot lines of each lot.

**EASEMENTS:**

- 5 foot wide utility easement along all rear and side lot lines of each lot, unless otherwise noted.
- 20 foot wide drainage, utility construction, service, and maintenance easement adjacent all right of way is hereby dedicated.
- The drainage easements as show on the following sheets do not delineate all natural drainage courses as mentioned in the above Drainage Restrictions.
- Any public utility, including Parker County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including Parker County, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, 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.

**PUBLIC OPEN SPACE RESTRICTION:**

- 20'x20' triangular public "open space" easement on all corner lots at the intersection of two roads. No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the crown of the road, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These open space easements will remain in effect until vacated by a Court Order issued by the Commissioner's Court of Parker County and the property replatted.

SLIDE C-148

DONALD E. PILGRAM  
LINDA S. PILGRAM  
TRACT ONE & TRACT TWO  
VOL.2022, PG.1261  
D.R.P.C.T.

JOE E. BERRY  
FIRST TRACT  
VOL.592, PG.195  
D.R.P.C.T.

BLUEGREEN  
SOUTHWEST ONE, LP  
VOL.2106, PG.004  
D.R.P.C.T.

JOE E. BERRY  
SECOND TRACT  
VOL.592, PG.195  
D.R.P.C.T.

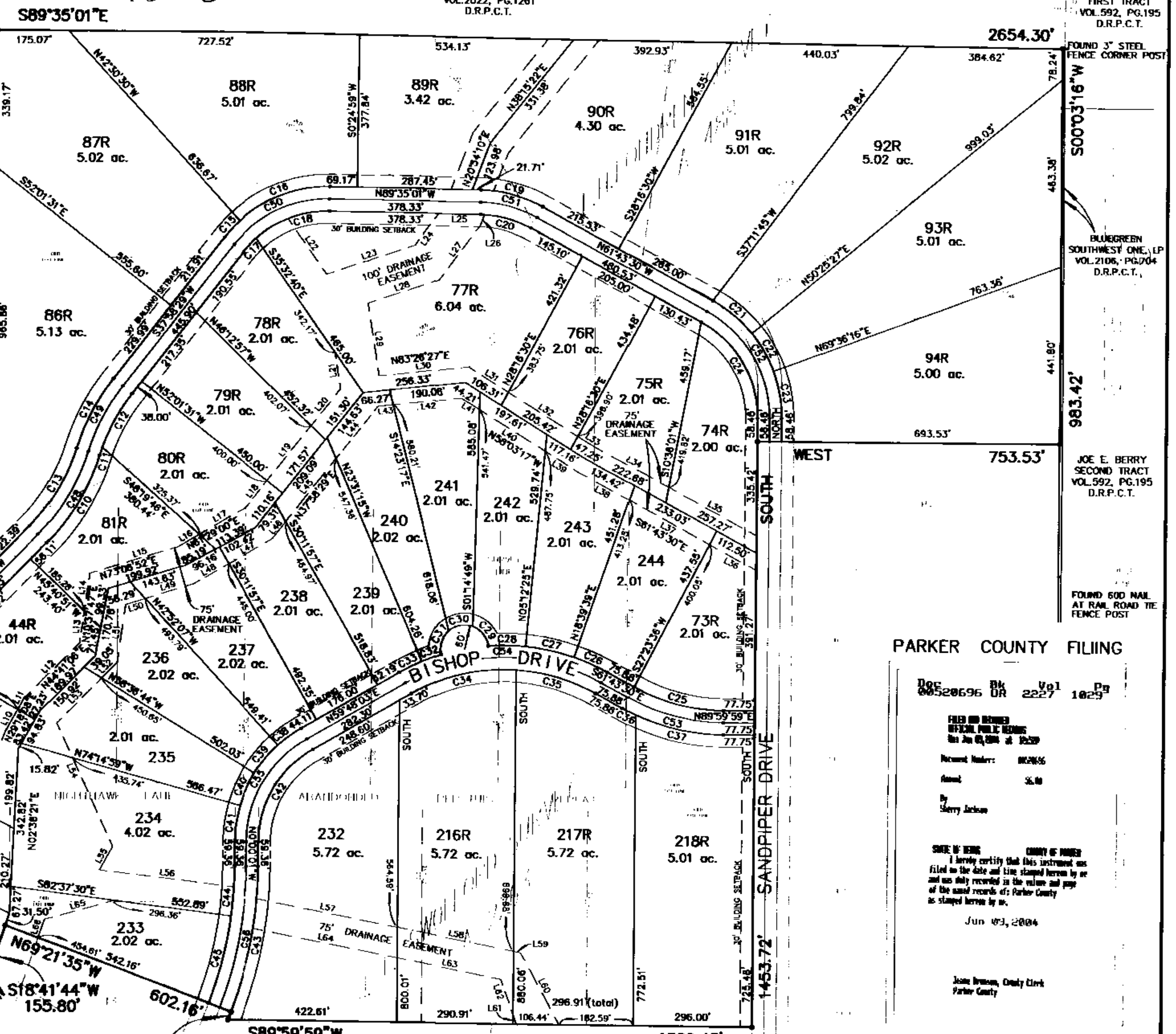
FOUND 600 MAIL  
AT RAIL ROAD THE  
FENCE POST

FOUND 1/2" IRON ROD  
AT BASE OF A 3" STEEL  
FENCE POST

DONALD KENT SEWERT  
and wife  
PATRICIA L. SEWERT  
VOL.1653, PG.495  
D.R.P.C.T.

**POINT OF BEGINNING**

FOUND 5/8" CAPPED IRON ROD (BHB INC)  
FOUND 5/8" CAPPED IRON RODS (BHB INC)  
FOUND CEDAR FENCE POST



**PARKER COUNTY FILING**

Doc 00520696 BK Vol Pg  
00520696 DR 2227 1029

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Jun 03 2004 at 10:29

Record Number: 002696  
Amount: \$6.00  
By: Sherry Jackson

STATE OF TEXAS COUNTY OF PARKER  
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.

Jun 03, 2004

Jane Brinson, County Clerk  
Parker County

**REPLAT**  
LOTS 44R THRU 50R,  
LOTS 73R THRU 94R,  
LOTS 216R THRU 218R,  
LOTS 232 THRU 244

**QUAIL SPRINGS RANCH**  
BEING A REPLAT OF LOT 44 THRU 50,  
73 THRU 94, & 216 THRU 218  
QUAIL SPRINGS RANCH  
AS RECORDED IN PLAT CABINET C-57, P.R.P.C.T.  
PARKER COUNTY, TEXAS  
SHEET 2 OF 2  
MAY 20, 2004

**OWNER & DEVELOPER:**  
bluegreen  
BLUEGREEN SOUTHWEST ONE, L.P.  
2000 E. Lamar, Suite 360  
Arlington, Texas 76006

**SUVERYOR:**  
Baird, Hampton & Brown, Inc.  
Engineering & Surveying  
919 Hwy 371 East, Suite 3, Crowley, TX 76036 Tel: (817) 575-7700 Fax: (817) 575-7704 E-Mail: graham@bhbinc.com

- GENERAL NOTES:**
- All property corners are set 5/8 inch capped iron rods (BHB INC) unless otherwise noted.
  - The land use is designated as single family residential sites unless otherwise noted.
  - Bearings are based on Geodetic North (NGS84) as determined by GPS technology.
  - The above subdivision does not lie within the ETJ of any municipality.
  - Sanitary sewage treatment to be provided by onsite sewage facilities.
  - Property as platted is subject to all oil, gas, and mineral leases as recorded in Parker County Clerk's Office, being of which affect the subject property.
  - WC - Witness Corner 5/8 inch capped iron rod set (BHB INC).

ACCT. NO: \_\_\_\_\_  
SCH. DIST: \_\_\_\_\_  
CITY: \_\_\_\_\_  
MAP NO: \_\_\_\_\_

