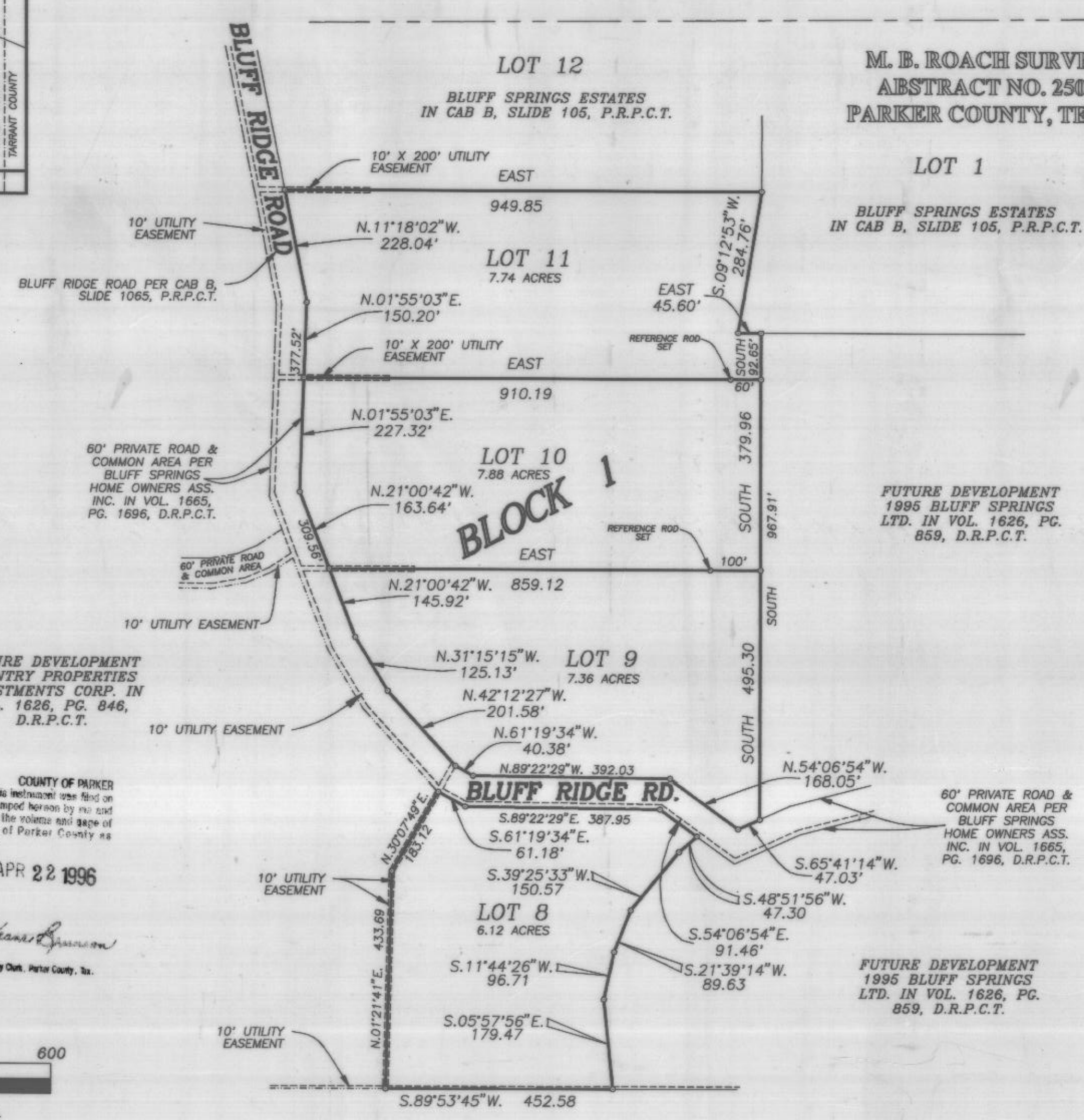
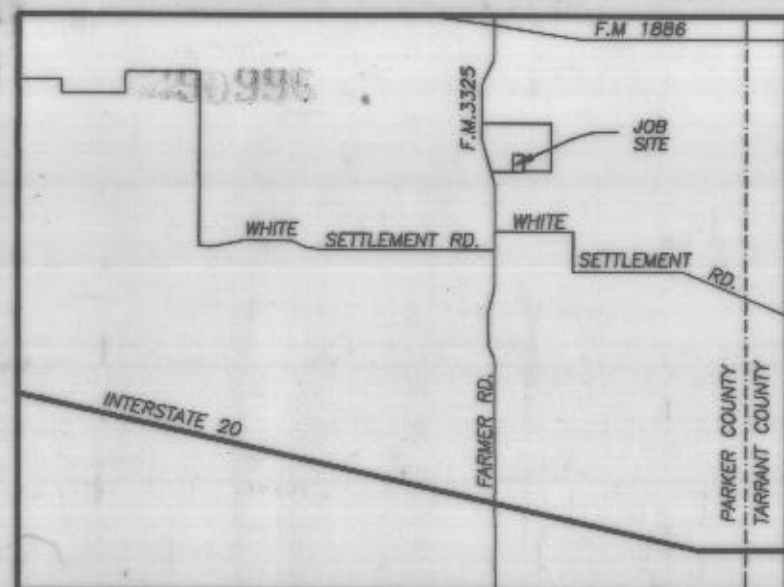


J. S. CANNON SURVEY,
ABSTRACT NO. 2294,
PARKER COUNTY, TEXAS

M. B. ROACH SURVEY,
ABSTRACT NO. 2502,
PARKER COUNTY, TEXAS



Dedication
STATE OF TEXAS
COUNTY OF PARKER

Whereas, Moritz Interest, Ltd., a Texas limited partnership, acting through its duly authorized agent, David L. Moritz, being the owners of 2 tracts of land situated in the M. B. Roach Survey, Abstract No. 2502, Parker County, Texas, said tracts being portions of that certain tract of land described in a deed to Moritz Interest, Ltd., recorded in Volume 1626, Page 872, Deed Records, Parker County, Texas, being more particularly described as Tract I and Tract II by metes and bounds, as follows;

Tract I

Beginning at a 1/2" rebar rod set at the southwest corner of said Moritz Interest Ltd. Tract;

Thence N.01°21'41"E., 433.69 feet to a 1/2" rebar rod set;

Thence N.30°07'49"E., 183.12 feet to a 1/2" rebar rod set in the south line of Bluff Ridge Road, as shown on the plat recorded in Cabinet B, Slide 105, Plat Records, Parker County, Texas;

Thence the following calls along said south line:
S.61°19'34"E., 61.18 feet to a 1/2" rebar rod found;
S.89°22'29"E., 387.95 feet to a 1/2" rebar rod found;
S.54°06'54"E., 91.46 feet to a 1/2" rebar rod found;

Thence S.48°51'56"W., 47.3 feet, leaving said south line, to a 1/2" rebar rod found;

Thence S.39°25'33"W., 150.57 feet to a 1/2" rebar rod found;

Thence S.21°39'14"W., 89.63 feet to a 1/2" rebar rod found;

Thence S.11°44'26"W., 96.71 feet to a 1/2" rebar rod found;

Thence S.05°57'56"E., 179.47 feet to a 1/2" rebar rod found in the south line of said Moritz Interest Ltd. Tract;

Thence S.89°53'45"W., 452.58 feet to the point of beginning.

Tract II

Beginning at a 1/2" rebar rod found at the southwest corner of Lot 12, Block 1, Bluff Springs Estates, as shown on the plat recorded in Cabinet B, Slide 105, Plat Records, Parker County, Texas;

Thence East, 949.85 feet along the south line of said Lot 12, to a 1/2" rebar rod found at the southeast corner of Lot 12;

Thence S.09°12'53"W., 284.76 feet to a fence corner post found;

Thence East, 45.6 feet to a 1/2" rebar rod found;

Thence South, 967.91 feet to a 1/2" rebar rod found in the north line of Bluff Ridge Road, as shown on the plat recorded in Cabinet B, Slide 105, Plat Records, Parker County, Texas;

Thence the following calls along the common line of this described tract and said Bluff Ridge Road;

S.65°41'14"W., 47.03 feet to a 1/2" rebar rod found;
N.54°06'54"W., 168.05 feet to a 1/2" rebar rod found;
N.89°22'29"W., 392.03 feet to a 1/2" rebar rod found;
N.61°19'34"W., 40.38 feet to a 1/2" rebar rod found;
N.42°12'27"W., 201.58 feet to a 1/2" rebar rod found;
N.31°15'15"W., 125.13 feet to a 1/2" rebar rod found;
N.21°00'42"W., 309.56 feet to a 1/2" rebar rod found;
N.01°55'03"E., 377.52 feet to a 1/2" rebar rod found;
N.11°18'02"W., 228.04 feet to the point of beginning.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Moritz Limited, acting by and through its duly authorized agent, David L. Moritz, does hereby adopt this plat designating the herein described real property as Lots 8, 9, 10 and 11, Block 1, Bluff Springs Estates, Phase II, an Addition to Parker County, Texas, and does hereby dedicate to Bluff Springs Homeowners Association the easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the 17 day of April, 1995.

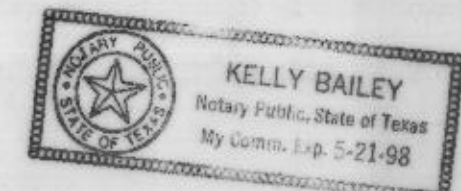
David L. Moritz, authorized agent for Moritz Limited.

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 David L. Moritz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 17 day of April, 1995.

Kelly Bailey, Notary Public, My Commission Expires 5/21/98



PLAT SHOWING

LOTS 8, 9, 10 AND 11, BLOCK 1
BLUFF SPRINGS ESTATES, PHASE II,
AN ADDITION TO PARKER COUNTY, TEXAS, BEING
SITUATED IN THE M. B. ROACH SURVEY, ABSTRACT NO.
2502, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET B, SLIDE 115, DATE 4-22-96

290996
RCB-115

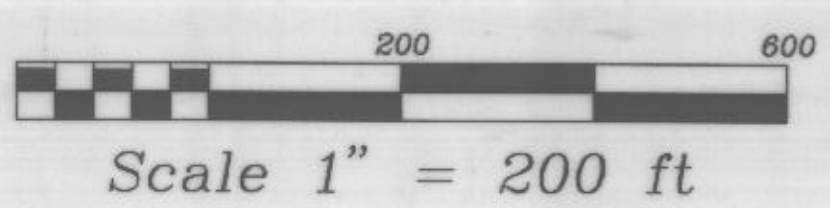
RECEIVED AND FILED FOR RECORD
10:30 Clock

APR 22 1996

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS

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

RECORDED APR 22 1996
Jeanne Brunson
County Clerk, Parker County, Tex.



Developer:
Reilly Brothers Property Company
1000 Ballpark Way, Suite 304
Arlington, Texas, 76011
Phone: 817-265-2364
Fax: 817-265-0537

LOWELL ORR AND WIFE,
BETTY ORR, IN VOL. 649,
PG. 391, D.R.T.C.T.

NOTES:
1. 1/2" REBAR RODS SET AT ALL CORNERS

APPROVED BY THE PARKER COUNTY COMMISSIONERS
PLAT APPROVED DATE April 22, 1996
BY: Ben Long, COUNTY JUDGE
BY: Wayne Wirth
BY: Mack Walsh
BY: Coy Carter
BY: Rena Pedersen



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
Conner Stevens
CONNER STEVENS
R.P.L.S. No. 1983
6-28-95

DELTA SURVEYING
607 N. LAS VEGAS TRAIL
FORT WORTH, TEXAS 76108
246-7766 FAX: 246-7767