

APPROVED BY THE PARKER COUNTY COMMISSIONERS

PLAT APPROVED DATE June 2, 1997

BY: Ben Long  
COUNTY JUDGE  
BY: D. Hood  
BY: Mack Dull  
BY: Charlie Datta  
BY: Rena Peden

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

314115

PC B-216  
RECEIVED AND FILED  
FOR RECORD  
11:50 O'Clock A.M.

JUN 2 1997

Jeane Brunson, Co. Clerk  
PARKER COUNTY, TEXAS

By [Signature] Deputy

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  
public records of Parker County as stamped here-  
on by me.

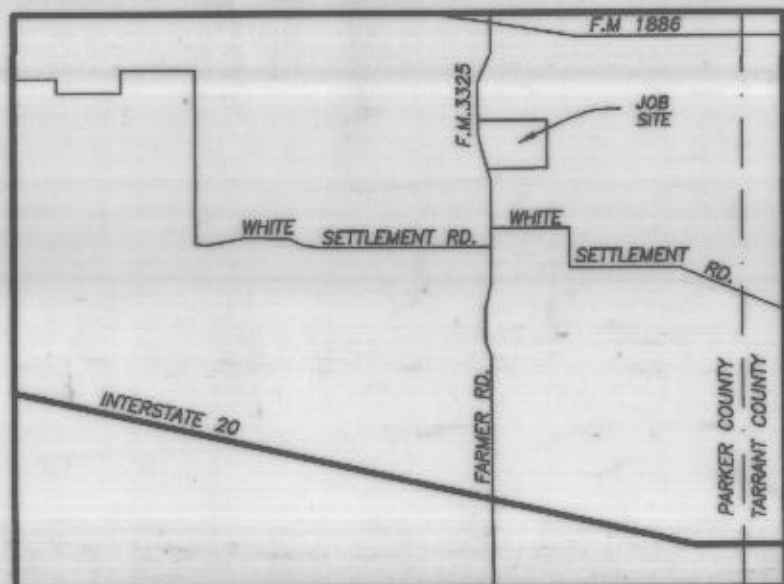
RECORDED JUN 02 1997



Jeane Brunson  
County Clerk, Parker County, Tex.

CURVE DATA  
L=102.89'  
R=5779.58'  
CHORD=  
N.15°04'47"W.-  
102.89'

Scale 1" = 200 ft



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

JOB# 97-03-0284

LOT 15  
IN CAB. B, SLIDE  
105, P.R.P.C.T.

BLUFF RIDGE ROAD IN CAB. B, SLIDE  
105, P.R.P.C.T.

LOT 10  
BLUFF SPRINGS PH II,  
IN CAB. B, SLIDE  
115, P.R.P.C.T.

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

BLUFF RIDGE ROAD IN CAB. B, SLIDE  
105, P.R.P.C.T.

LOT 9  
BLUFF SPRINGS PH II,  
IN CAB. B, SLIDE  
115, P.R.P.C.T.

LOT 16  
6.53 ACRES

COUNTRY PROPERTIES INVESTMENT,  
CORPORATION, IN VOL. 1626,  
PG. 846, D.R.P.C.T.

LOT 17  
7.82 ACRES

LOT 8  
BLUFF SPRINGS PH II,  
IN CAB. B, SLIDE  
115, P.R.P.C.T.

MORITZ INTREST LTD.  
VOL. 1626, PG. 872  
D.R.P.C.T.

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

REMAINDER OF LETA WARD et vir TRACT,  
VOLUME 294, PG. 142, D.R.P.C.T.

Dedication

Whereas Country Properties Investment, Corporation, acting by and through its duly authorized agent James A. Sammons, being the owner of a tract of land situated in the J. S. Cannon Survey, Abstract No. 2294, and the M. B. Roach Survey, Abstract No. 2502 and the I. & G. N. R. R. Co. Survey, Block 5, Survey 1, Abstract No. 1778, all in Parker County, Texas, said tract being a portion of that tract described in a deed to Country Properties Investment, Corporation, recorded in Volume 1626, Page 846, Deed Records, Parker County, Texas; Whereas Moritz Interest Ltd., acting by and through its duly authorized agent David L. Moritz, being the owner of a tract of land situated in the J. S. Cannon Survey, Abstract No. 2294, and the M. B. Roach Survey, Abstract No. 2502 and the I. & G. N. R. R. Co. Survey, Block 5, Survey 1, Abstract No. 1778, all in Parker County, Texas, said tract being a portion of that tract described in a deed to Moritz Interest Ltd., recorded in Volume 1626, Page 872, Deed Records, Parker County, Texas, and both portions being more particularly described by metes and bounds in one tract as follows;

Beginning at a  $\epsilon$  rebar rod found in the east line of Farm to Market Road No. 3325 at the southwest corner of said Country Properties Investment, Corporation Tract;

Thence 102.86 feet along a curve in the east line of Farm to Market Road No. 3325, whose radius is 5779.58 feet and chord is N.15 04'54"W., 102.86 feet to a Texas Hwy. Dept. monument found at the end of said curve;

Thence N.15 27'04"W., 970.11 feet continuing along the west line of Farm to Market Road No. 3325 to a  $\epsilon$  rebar rod found for the northwest corner of this described tract, said rod being at the intersection of said east line of Farm to Market Road No. 3325 with the south line of Bluff Ridge Road (a 60 feet wide private road and common area) as shown on the plat recorded in Cabinet B, Slide 105, Plat Records, Parker County, Texas;

Thence the following calls along a common line between the edge of Bluff Ridge Road and this described property; N.75 50'43"W., 105.16 feet; N.68 22'39"E., 139.85 feet to a 1/2" rebar rod found; S.81 26'48"E., 116.22 feet to a 1/2" rebar rod found; S.88 57'58"E., 64.04 feet to a 1/2" rebar rod found; N.80 11'40"E., 69.69 feet to a 1/2" rebar rod found; N.67 00'54"E., 54.36 feet to a 1/2" rebar rod found; N.56 37'29"E., 52.1 feet to a 1/2" rebar rod found; S.21 00'42"E., 196.38 feet to a 1/2" rebar rod found; S.31 15'15"E., 136.26 feet to a 1/2" rebar rod found and S.42 12'27"E., 217.44 feet to a 1/2" rebar rod found at the northwest corner of Lot 8 Block 1, Bluff Springs Estates Phase II, according to the plat recorded in Cabinet B, Slide 115, Plat Records Parker County, Texas;

Thence S.30 07'49"E., 183.12 feet along a common line with said Lot 8, to a 1/2" rebar rod found;

Thence S.01 21'41"W., 433.69 feet continuing along said common line to a 1/2" rebar rod found at the southeast corner of said Country Living Properties Tract same being the southwest corner of said Lot 8;

Thence S.89 53'45"W., 504.13 feet to the point of beginning and containing 14.35 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Country Properties Investment, Corporation, acting by and through its duly authorized agent James A. Sammons, does hereby adopt this plat designating the herein described real property as Lots 16 and 17, Block 1, Bluff Springs Estates, Phase IV, an Addition to Parker County, Texas, and does hereby dedicate to the Bluff Springs Homeowners Association the streets and easements shown hereon.

Witness my hand in Tarrant County, Texas, the 22<sup>nd</sup> day of June, 1997.

James A. Sammons  
James A. Sammons, authorized agent for Country Properties Investment, Corporation.

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. Sammons, 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 22<sup>nd</sup> day of June, 1997.

Leah D. McCann  
Leah D. McCann  
Notary Public  
My Commission Expires 9-9-2000



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Moritz Interest Ltd., acting by and through its duly authorized agent David L. Moritz, does hereby adopt this plat designating the herein described real property as Lots 16 and 17, Block 1, Bluff Springs Estates, Phase IV, an Addition to Parker County, Texas, and does hereby dedicate to the Bluff Springs Homeowners Association the streets and easements shown hereon.

Witness my hand in Tarrant County, Texas, the 20 day of June, 1997.

David L. Moritz  
David L. Moritz, authorized agent for Moritz Interest Ltd.

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 20 day of June, 1997.

Amy Atteberry  
Amy Atteberry  
Notary Public  
My Commission Expires 10-27-97



Notes:  
According to the Flood Insurance Rate Map for Parker County Unincorporated, Community Panel No. 48080 0150 B, Dated September 27, 1991, this lot is in Zone X, which is not in the 100 year flood zone.

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

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

4-18-97

FINAL PLAT

# LOTS 16 AND 17, BLOCK 1, BLUFF SPRINGS ESTATES, PHASE V,

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 216, DATE 06/02/97