

APPROVED BY THE PARKER COUNTY COMMISSIONERS

PLAT APPROVED DATE 11-24-97

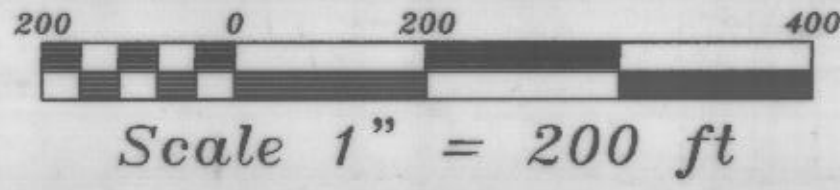
BY: Ben Long
COUNTY JUDGE

BY: D. Wade

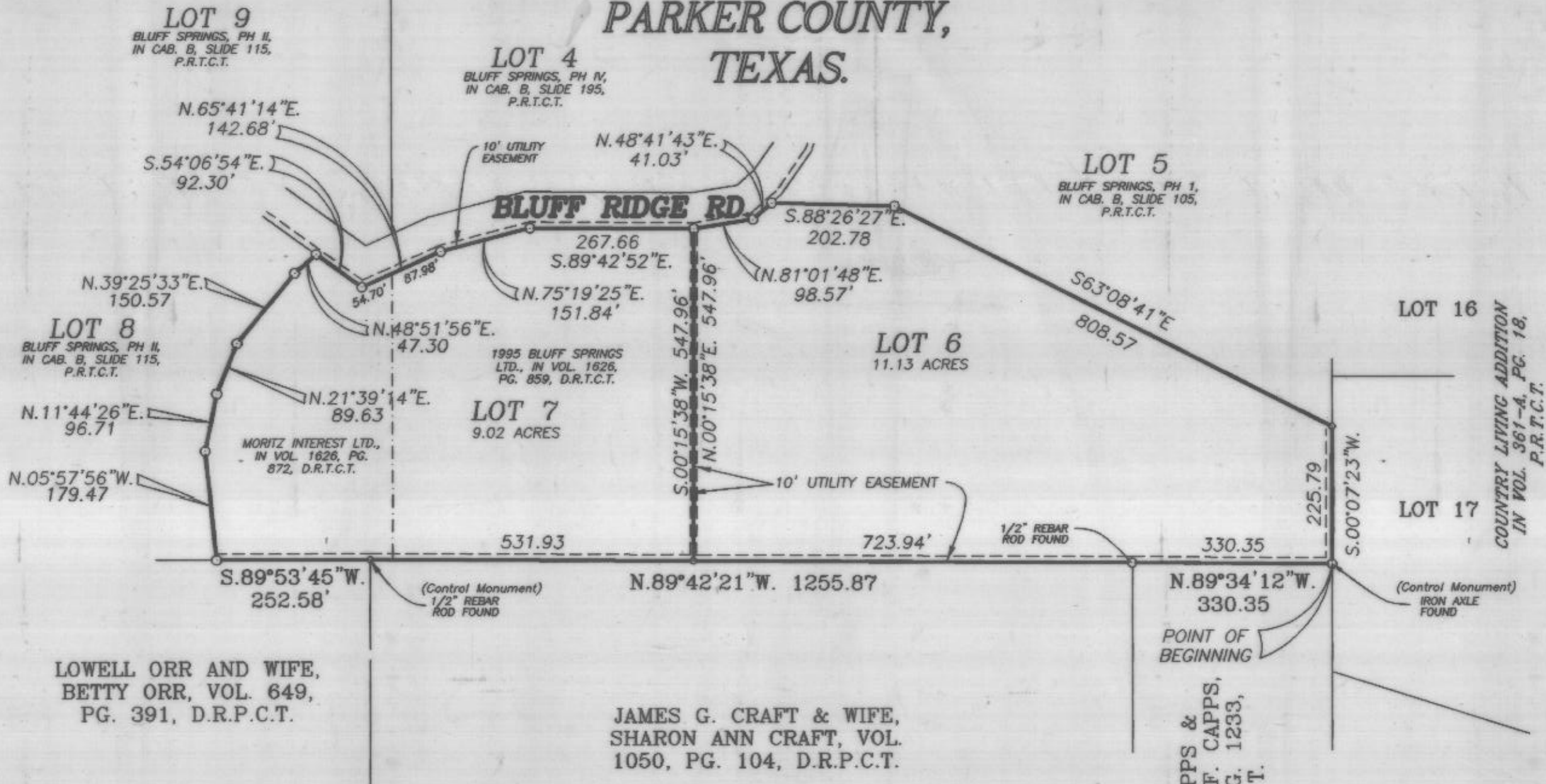
BY: Mark Dabler

BY: Charlie Neale

BY: Rena Peden



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



Note:

1. Bluff Ridge Road is a private road.
2. No portion of this plat lies in the 100 year flood plain.

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

DELTA
SURVEYING
607 N. LAS VEGAS TRAIL
FORT WORTH, TEXAS 76108
246-7786 FAX: 246-7767

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



RECEIVED AND FILED FOR RECORD
4:01 O'clock a M
NOV 24 1997
Jeane 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 NOV 24 1997
Jeane Brunson
County Clerk, Parker County, Texas

Dedication

Whereas, I, Thomas W. Reilly III, acting by and through as duly authorized agent to 1995 Bluff Springs Tract, being the owner of a tract of land situated in the M. B. Roach Survey, Abstract No. 2502, Parker County, Texas, said tract being a portion of that tract described in a deed to Bluff Springs Tract, recorded in Volume 1626, Page 859, Deed Records, Parker County, Texas; Whereas, I, David L. Moritz, acting by and through as duly authorized agent for Moritz Interest Ltd., being the owner of a tract of land situated in the M. B. Roach Survey, Abstract No. 2502, 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 an iron axle found (Control Monument) for the southeast corner of said Bluff Springs Tract, same being the northeast corner of Gary L. Capps and wife, Sandra F. Capps, recorded in Volume 1388, Page 1233, Deed Records, Tarrant County, Texas and in the west line of Lot 17, Country Living Addition, an addition to Parker County, Texas, according to the plat recorded in Volume 361-A, Page 18, Deed Records, Parker County, Texas;

Thence N.89°34'12"W., 330.35 feet along the common line between said Bluff Springs Tract and said Capps Tract to a 1/2" rebar rod found (Control Monument) for the northwest corner of the Capps Tract same being the northeast corner of a tract of land described in a deed to James G. Craft and wife, Sharon Ann Craft, recorded in Volume 1050, Page 104, Deed Records, Parker County, Texas;

Thence N.89°42'21"W., at 1218.46 feet passing the southwest corner of the Bluff Springs Tract same being the northeast corner of Gary L. Capps and wife, Sandra F. Capps, recorded in Volume 1388, Page 1233, Deed Records, Tarrant County, Texas and in the west line of Lot 17, Country Living Addition, an addition to Parker County, Texas, according to the plat recorded in Volume 361-A, Page 18, Deed Records, Parker County, Texas;

Thence S.89°53'45"W., 252.58 feet along the common line between the Moritz Tract and said Orr Tract to a 1/2" rebar rod found for the southeast corner of Lot 8, Bluff Springs Phase II, an addition to Parker County, Texas, according to the plat recorded in Cabinet 8, Slide 115, Plat Records, Parker County, Texas;

Thence the following calls along the east line of said Lot 8:
Thence N.05°57'56"W., 179.47 feet to a 1/2" rebar rod found;
Thence N.11°44'26"E., 96.71 feet to a 1/2" rebar rod found;
Thence N.21°39'14"E., 89.63 feet to a 1/2" rebar rod found;
Thence N.39°25'33"E., 150.57 feet to a 1/2" rebar rod found;
Thence N.48°51'56"E., 47.30 feet to a 1/2" rebar rod found in the south line of Bluff Ridge Road;

Thence the following calls along the south line of Bluff Ridge Road:
Thence S.54°06'54"E., 92.30 feet to a 1/2" rebar rod found;
Thence N.65°41'14"E., at 54.70 feet passing the east line of the Moritz Tract same being the west line of the Bluff Springs Tract, in all 142.68 feet to a 1/2" rebar rod found;
Thence N.75°19'25"E., 151.84 feet to a 1/2" rebar rod found;
Thence S.89°42'52"E., 267.66 feet to a 1/2" rebar rod found;
Thence N.81°01'48"E., 98.57 feet to a 1/2" rebar rod found;
Thence N.89°41'43"E., 41.03 feet to a 1/2" rebar rod found for the southwest corner of Lot 5, Bluff Springs Phase I, an addition to Parker County, Texas, according to the plat recorded in Cabinet 8, Slide 105, Plat Records, Parker County, Texas;

Thence the following calls along the south line of Lot 5:
Thence S.88°26'27"E., 202.78 feet to a 1/2" rebar rod found;
Thence S.63°08'41"E., 808.57 feet to a 1/2" rebar rod found in the west line of Lot 16 of said County Living Addition;

Thence S.00°07'23"W., 225.79 feet along the common line between the Bluff Springs Tract and Lot 17 to the point of beginning and containing 20.15 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Thomas W. Reilly acting by and through is duly authorized agent to 1995 Bluff Springs Ltd., do hereby adopt this plat designating the herein described real property as Lots 6 and 7, Block 1, Bluff Springs Estates, Phase VI, 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 21 day of Nov, 1997.
T.W. Reilly III
Thomas W. Reilly III, authorized agent to 1995 Bluff Springs 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 Thomas W. Reilly III, 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 21 day of Nov, 1997.

Betty Cole Parker 8-31-99
Notary Public My Commission Expires



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, David L. Moritz acting by and through as duly authorized agent to Moritz Interest Ltd., do hereby adopt this plat designating the herein described real property as Lots 16 and 17, Block 1, Bluff Springs Estates, Phase VI, 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 21 day of Nov, 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 21 day of Nov, 1997.

Lynn Swogger 12-6-2000
Notary Public My Commission Expires



FINAL PLAT
LOTS 6 AND 7, BLOCK 1,
BLUFF SPRINGS ESTATES,
PHASE VI
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 _____, SLIDE _____, DATE _____