

BEVERLY YATES REILLY
SEPERATE PROPERTY
VOL. 1626, PG. 814, D.R.P.C.T.

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

APPROXIMATE LOCATION OF THE 100
YEAR FLOOD ZONE PER THE FLOOD
INSURANCE RATE MAP FOR PARKER
COUNTY, TEXAS AND UNINCORPORATED
AREAS, COMBINED PAGES 30, 40, 50, 60
0130 B, DATED SEPT. 27, 1991.

T. & F. R.R. CO. SURVEY, SECTION 5,
BLOCK 1, ABSTRACT NO. 1506,
PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

DEDICATION

Whereas, 1995 Bluff Springs Limited, acting by and through its duly authorized agent Thomas W. Reilly, III, 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, Parker County, Texas, being a portion of that certain tract of land described in a deed to 1995 Bluff Springs Limited recorded in Volume 1626, Page 859, Deed Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod set for the northeast corner of said 1995 Bluff Springs Limited Tract and the southeast corner of a tract of land described in a deed to Beverly Yates Reilly Separate Property recorded in Volume 1626, Page 814, Deed Records, Parker County, Texas, being S.0070723"W, 234.83 feet from the northwest corner of the T. & F. R.R. Co. Survey, Section 5, Block 1, Abstract No. 1506, Parker County, Texas, and a re-entrant corner of said W. K. Clarke Survey, said rod being in the west line of Country Living, an Addition to Parker County, Texas, according to the plat recorded in Volume 381-A, Page 18, Plat Records, Parker County, Texas;

Thence S.0070723"W, 1630.86 feet along the common line between said 1995 Bluff Springs Limited Tract and Country Living Addition to a 1/2" rebar rod set for the southeast corner of this described tract;

Thence N.6370841"W, 808.57 feet to a 1/2" rebar rod set for corner;

Thence N.882627"W, 202.78 feet to a 1/2" rebar rod set in the easterly line of Bluff Ridge Road;

Thence the following courses and distances along Bluff Ridge Road:

Thence N.484143"E, 23.66 feet to a 1/2" rebar rod set;
Thence N.345711"E, 84.39 feet to a 1/2" rebar rod set;
Thence N.160251"E, 155.28 feet to a 1/2" rebar rod set;
Thence N.0070807"W, 62.48 feet to a 1/2" rebar rod set;
Thence N.100443"W, 81.52 feet to a 1/2" rebar rod set;
Thence N.073835"W, 83.33 feet to a 1/2" rebar rod set;
Thence N.093211"E, 373.97 feet to a 1/2" rebar rod set at the beginning of a curve;

Thence 248.81 feet along the arc to said curve whose radius is 50.0 feet and long chord is N.80744"W, 59.99 feet to a 1/2" rebar rod set;

Thence S.80744"E, 524.25 feet to a 1/2" rebar rod set;

Thence East, at 144.74 feet passing a 1/2" rebar rod set for reference, in oil, 199.74 feet to a 1/2" rebar rod set for the southwest corner of this described tract, said corner being in the east line of a tract of land described in a deed to Moritz Limited recorded in Volume 1626, Page 872, Deed Records, Parker County, Texas;

Thence North, 1077.97 feet along the common line between the 1995 Bluff Springs Limited Tract and the Moritz Limited Tract to a 1/2" rebar rod set for the northwest corner of the 1995 Bluff Springs Limited Tract, the northeast corner of the Moritz Limited Tract, being in the south line of the said Reilly Tract;

Thence East, 1554.35 feet along the common line between the 1995 Bluff Springs Limited Tract and the Reilly Tract to the Point of Beginning.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
Witness my hand in Tarrant County, Texas, the 9th day of February, 1996

Thomas W. Reilly, III, authorized agent for 1995 Bluff Springs 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 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 9th day of February, 1996

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

STATE OF TEXAS
COUNTY OF TARRANT

Whereas, Moritz Limited, 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, Parker County, Texas, being a portion of that certain tract of land described in a deed to Moritz Limited recorded in Volume 1626, Page 872, Deed Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod set for the northeast corner of said Moritz Limited Tract, the northwest corner of a tract of land described in a deed to 1995 Bluff Springs Limited recorded in Volume 1626, Page 859, Deed Records, Parker County, Texas, being S.0070723"W, 234.83 feet and West, 1554.35 feet from the northwest corner of the T. & F. R.R. Co. Survey, Section 5, Block 1, Abstract No. 1506, Parker County, Texas, and a re-entrant corner of said W. K. Clarke Survey;

Thence South, 796.89 feet to a 1/2" rebar rod set for the southeast corner of this described tract;

Thence West, 948.85 feet to a 1/2" rebar rod set in the most westerly east line of Bluff Ridge Road;

Thence the following courses and distances along the most westerly east line of Bluff Ridge Road:

Thence N.1110202"W, 281.66 feet to a 1/2" rebar rod set;
Thence N.2742107"E, 155.55 feet to a 1/2" rebar rod set;
Thence N.153043"E, 113.06 feet to a 1/2" rebar rod set;
Thence N.2070421"E, 206.56 feet to a 1/2" rebar rod set;
Thence N.1075817"E, 81.50 feet to a 1/2" rebar rod set in the north line of the Moritz Tract and the south line of said Reilly Tract;

Thence East, 816.09 feet along the common line between the Moritz Tract and the Reilly Tract 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 Lot 12, Block 1, Bluff Springs Estates, 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 9th day of February, 1996

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 9th day of February, 1996

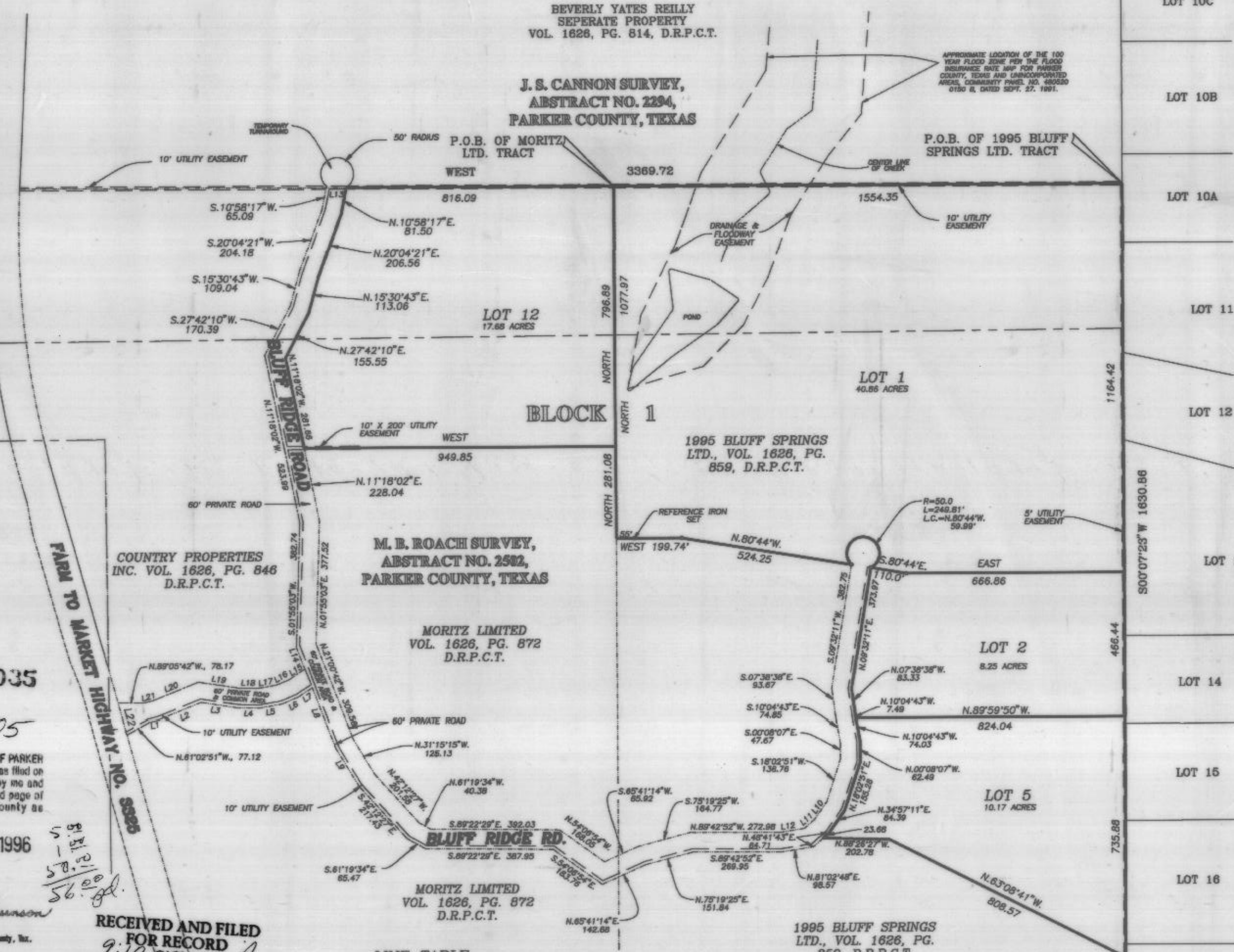
Kelly Bailey
Notary Public
My Commission Expires 5/21/98

KELLY BAILEY
Notary Public, State of Texas
My Comm. Exp. 5-21-98

FINAL PLAT

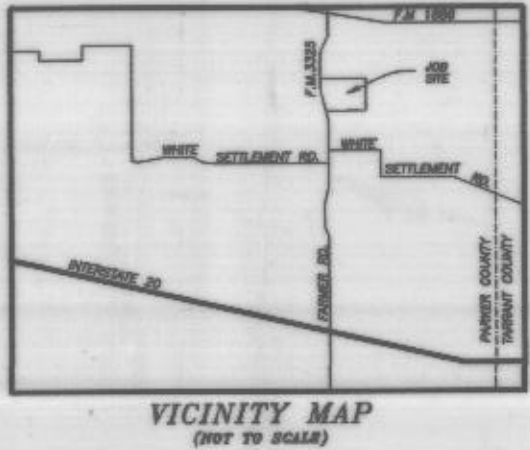
LOTS 1, 2, 5 & 12, BLOCK 1,
BLUFF SPRINGS ESTATES,
AN ADDITION TO PARKER COUNTY, TEXAS, BEING
SITUATED IN THE J. S. CANNON SURVEY, ABSTRACT
NO. 2294 AND THE M. B. ROACH SURVEY, ABSTRACT
NO. 2502, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET _____, SLIDE _____, DATE _____

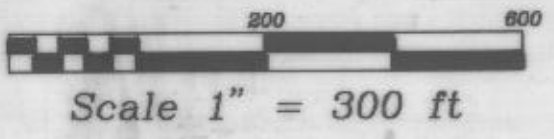


LINE TABLE

LINE	DIRECTION	DISTANCE
1	N.752043"E	30.14
2	N.882627"E	138.85
3	S.1110202"W	113.06
4	S.2070421"E	206.56
5	N.1075817"E	81.50
6	N.153043"E	113.06
7	N.2742107"E	155.55
8	S.1110202"W	281.66
9	S.2742107"E	155.55
10	S.1110202"W	155.55
11	S.1110202"W	155.55
12	S.1110202"W	155.55
13	S.1110202"W	155.55
14	S.1110202"W	155.55
15	S.1110202"W	155.55
16	S.1110202"W	155.55
17	S.1110202"W	155.55
18	S.1110202"W	155.55
19	S.1110202"W	155.55
20	S.1110202"W	155.55
21	S.1110202"W	155.55
22	S.1110202"W	155.55



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



287035
PCB-105
RECORDED FEB 12 1996
County Clerk, Parker County, Tex.

RECEIVED AND FILED
FOR RECORD
9:10 O'Clock A.M.
FEB 12 1996

Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

APPROVED BY THE PARKER
COUNTY COMMISSIONERS
PLAT APPROVED DATE:
BY: Ben Long
BY: [Signature]
BY: [Signature]
BY: [Signature]
BY: Rene Peden

I CERTIFY THAT THIS IS A TRUE AND
ACCURATE REPRESENTATION OF THIS
SURVEY AS MADE ON THE GROUND.
CONNER STEVENS
R.P.L.S. No. 1989
6-28-95



DELTA
SURVEYING
607 N. LAS VEGAS TRAIL
FORT WORTH, TEXAS 76108
246-7766 FAX: 246-7787
DWG: BLUFFSP1.DWG