

DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, that, BFE DEVELOPMENT CORPORATION, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

An 88.55 acre tract of land out of the Stephen Heffington Survey, Abstract No. 620 situated in Parker County, Texas, being a portion of a 161.5 acre tract of land out of the S. Heffington Survey, Abstract No. 620; the E. Nowland Survey, Abstract No. 1006; and the B.B. & C. RR. Co. Survey, Abstract No. 159 conveyed to Richard L. and Barbara Jane Bourland by deed recorded in Volume 1116, Page 864, Real Records, Parker County, Texas, said 88.55 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a railroad rail found at the most northerly northeast corner of the Richard T. Barnett Survey, Abstract No. 40 said point also lying in the west line of the said Heffington Survey;

THENCE N 01° 34' 00" W, 953.10 feet to a 1" iron for a corner said corner also lying in the southwest right of way of U.S. Hwy No. 377;

THENCE N 30° 20' 00" E, 487.00 feet along the right of way of said Hwy 377 to a point for a corner;

THENCE S 82° 09' 25" E, 440.23 feet to a point for a corner;

THENCE S 07° 50' 35" W, 61.13 feet to a point for a corner;

THENCE S 54° 07' 53" W, 337.27 feet to a point for a corner;

THENCE S 35° 52' 07" E, 410.71 feet to a point for a corner;

THENCE S 70° 49' 37" E, 344.07 feet to a point for a corner;

THENCE N 14° 34' 44" W, 75.42 feet to a point for a corner;

THENCE N 26° 33' 54" E, 78.26 feet to a point for a corner;

THENCE N 49° 37' 26" E, 95.97 feet to a point for a corner;

THENCE S 51° 29' 03" E, 227.8 feet to a point for a corner;

THENCE N 52° 50' 19" E, 186.44 feet to a point for a corner; and the beginning of a curve to the right having a central angle of 28° 10' 45" and a radius of 311.11 feet;

THENCE along said curve to the right a distance of 153.01 feet to a point for a corner;

THENCE N 81° 01' 04" E, 175.52 feet to a point for a corner;

THENCE S 09° 00' 26" E, 2,236.88 feet to a point for a corner; said point also lying in the south line of said 161.5 acre tract;

THENCE S 82° 56' 41" W, 592.91 feet to a point for a corner; to a 1" iron found at the northwest corner of that certain tract of land conveyed to Paul Walton Wood and George Wood, by deed recorded in Volume 1725, Page 1540, real Records, Parker County, Texas;

THENCE S 88° 55' 47" W, 961.26 feet to a point for a corner; to a "Y" cut in a rock found;

THENCE N 00° 20' 41" E, 757.80 feet to a point for a corner, said corner in the approximate center of Red Bear Creek;

THENCE along the approximate centerline of said Red Bear Creek, as follows:

N 49° 41' 07" W, 102.77 feet;
N 03° 13' 25" E, 221.12 feet;
N 07° 17' 28" E, 231.24 feet;

THENCE N 29° 07' 56" W, 403.11 feet to a 1" iron found for a corner;

THENCE N 89° 47' 56" W, 161.10 feet to the POINT OF BEGINNING, and containing 88.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BFE Development Corporation (owner) does hereby adopt this Plat of the hereinabove described real property to be designated as

LOTS 1-24, BLOCK 1; LOTS 1-9, 21, BLOCK 2; LOTS 1-20, BLOCK 3 AND LOTS 1-7, BLOCK 4, BOURLAND FIELD ESTATES, PHASE I, PARKER COUNTY, TEXAS

and does hereby dedicate to the public use, all emergency access and utility easements shown hereon.

EXECUTED this the 17 day of March, 1998.

BFE DEVELOPMENT CORPORATION
Richard L. Bourland, President

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day personally appeared Richard L. Bourland, President of BFE Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executes the same for the purposes and considerations therein expressed and as the act and deed of said President.

EXECUTED this the 17 day of March, 1998

Carol Arledge
Notary Public, Parker County, Texas
My Commission Expires January 04, 2001

STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

F. P. GREENHAW III, P.E.; R.P.L.S.
Registration No. 32981
RPLS Registration No. 2786



VICINITY MAP

NOTE: THIS PLAT IS NOT IN FT. WORTH OR OTHER CITY'S E.T.J. UNLESS OTHERWISE SHOWN, ALL UTIL. ESM'TS. ARE 10'.



Table with columns: CURBNO, A, T, R, L. It lists street and curve data for various lots.

NOTE: ALL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY BEAR CREEK AND WHO DESIRE TO CONSTRUCT AN ACCESS STRUCTURE ACROSS THE CREEK SHALL RETAIN A QUALIFIED REGISTERED PROFESSIONAL ENGINEER TO PREPARE DESIGN/STUDY TO ACCOMMODATE THE CROSSING AND SUBMIT SAME TO THE PARKER COUNTY FLOOD PLAN ADMINISTRATOR FOR APPROVAL.

PORTIONS OF THIS PROJECT LIE WITHIN THE 100 YEAR FLOOD PLAIN OF BEAR CREEK ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, UNINCORPORATED AREAS, COMMUNITY-PANEL NUMBER 480520 0285 C, REVISED MAP, JANUARY 3, 1997.

FLOODWAY RESTRICTION: No construction shall be allowed within the floodplain easement without the written approval of the Parker County Floodplain Administrator.

FLOODPLAIN/DRAINAGE MAINTENANCE: The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times, and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainageways.

FLOODWAY RESTRICTIONS: No construction shall be allowed within the floodway easement without the written approval of the Parker County Floodplain Administrator.

NOTE: ALL STREETS SHOWN HEREON ARE PRIVATE STREETS, FIRE LANES, AND EMERGENCY ACCESS AND UTILITY EASEMENTS.

NO LOT SHALL BE DEVELOPED BY ITS OWNER THAT WILL CREATE DRAINAGE PROBLEMS FOR ANY ADJACENT LOT. EACH LOT SHALL RECEIVE DRAINAGE AND CONVEY DRAINAGE ACROSS ITS BOUNDARIES TO CONFORM GENERALLY WITH NATURAL DRAINAGE COURSES.

BOURLAND FIELD HOMEOWNER'S ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREETS AND GATEWAY AND APPURTENANCES THERETO IN PERPETUITY.

STATE OF TEXAS
COUNTY OF PARKER
Approved by the Commissioners Court of Parker County, Texas, this 30 day of March, 1998.

Signatures of Commissioners: Ben Long, Mack With, Charlie Porter, Gene Paden.

341377 B-321
RECEIVED AND FILED FOR RECORD
10:30 O'clock A.M.
JUL 29 1998
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

FINAL PLAT OF LOTS 1-20, BLOCK 1; LOTS 1-9, 21, BLOCK 2; LOTS 1-20, BLOCK 3; AND LOTS 1-7, BLOCK 4 BOURLAND FIELD ESTATES

PHASE I
BEING AN 88.55 ACRE TRACT OF LAND OUT OF THE S. HEFFINGTON SURVEY, A-620 TO PARKER COUNTY, TEXAS

DEVELOPER
BOURLAND FIELD, INC.
17611 HWY 377 SOUTH
FORT WORTH, TEXAS 76126
1-817-443-0375

FEBRUARY 1998
F. P. GREENHAW III, INC. ENGINEERS/PLANNERS
3332 WEST 7TH STREET FORT WORTH, TEXAS 76107
1-817-335-7654