

Texas Bank Weatherford, the owner and holder of a first mortgage loan upon said property, joins herein to evidence and show its consent and agreement to such dedication.

Signed, Published and Dedicated, this 22 day of February, 1989.

Texas Bank Weatherford
By Wayne Bryant

STATE OF TEXAS
COUNTY OF PARKER

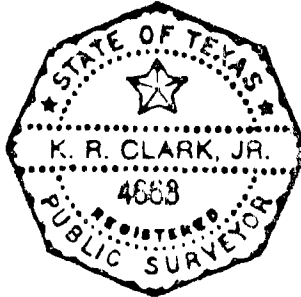
This instrument was acknowledged before me on the 22 day of February, 1989, by Wayne Bryant, Texas Bank Weatherford on behalf of said Texas Bank Weatherford.

Notary Public
Parker County, Texas

SURVEYOR'S CERTIFICATE

I, K. R. Clark Jr., hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground.

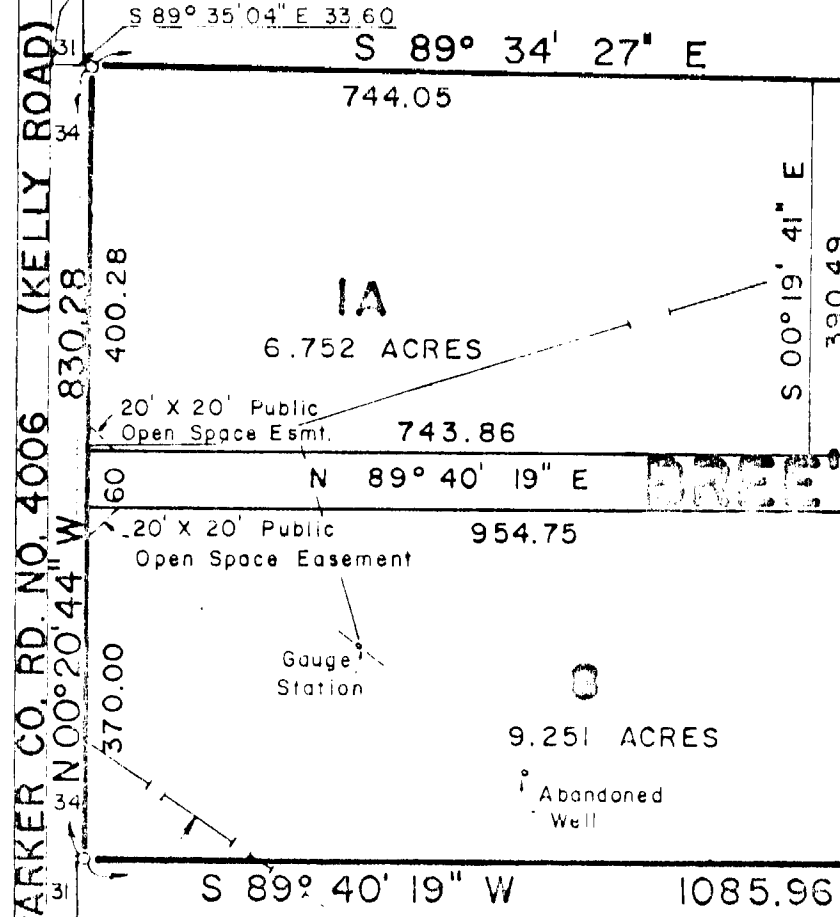
Registered Public Surveyor
No. 4663
Date: November 30, 1989



Munroe Veal Estate
Vol 160, Pg 515

MOST WESTERLY NORTHWEST CORNER SARAH FIELDS SUR. ABSTRACT NO. 485

ROSANNA MATTHEWS SURVEY, ABST. NO. 2566



CURVE DATA table with columns: No., Radius, Length, Long Chord. Rows C1 through C7.

PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE EXCEEDING 24 IN HEIGHT ABOVE TOP OF CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CACTI, THUS AS TO BE PLACED OR MAINTAINED IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL THE VALUED INSURANCE ADOPED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY REPLATED.

FINAL PLAT
LOTS 1 THRU 8
RANCHES OF BEAR CREEK
PHASE ONE

A 80.149 ACRE SUBDIVISION OUT OF THE SARAH FIELDS SURVEY, ABST. NO. 485, THE STANCIL COBB SURVEY, ABST. NO. 222, THE ROSANNA MATTHEWS SURVEY, ABST. NO. 2566 AND THE L. A. McAFEE SURVEY, ABST. NO. 2401, PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF PARKER
WHERE AS, MARK WORTHINGTON, STEVE REID AND STEVE REID II, ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY.

BEING a 80.149 acre tract of land out of the SARAH C. FIELDS SURVEY, Abstract No. 485, the STANCIL COBB SURVEY, Abstract No. 222, the ROSANNA MATTHEWS SURVEY, Abstract No. 2566, and the L. A. McAFEE SURVEY, Abstract No. 2401, Parker County, Texas and being a portion of a 722.408 acre tract of land described in the deed to Mark Worthington, Steve Reid et al, dated May 1, 1939, recorded in Volume 1443, Page 1729 of the Deed Records of Parker County, Texas and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron set on the east side of Parker County Road No. 4006 and by previous deed call in the most westerly north line of the said Sarah C. Fields Survey, said iron rod being by previous deed call S 89 deg. 35 min. 04 sec. E, 33.60 feet from the most westerly northwest corner of the said Sarah C. Fields Survey;

THENCE S 89 deg. 34 min. 27 sec. E, 1166.77 feet to a 1/2" iron rod found for corner;
THENCE N 08 deg. 53 min. 49 sec. E, 257.18 feet to a 1/2" iron rod set at a fence corner;
THENCE S 79 deg. 38 min. 41 sec. E, 163.65 feet to a 1/2" iron rod found for corner, said iron rod being southeasterly 4.0 feet from a fence corner;
THENCE N 08 deg. 12 min. 45 sec. E, 750.04 feet to a axle found for corner;
THENCE N 09 deg. 37 min. 17 sec. E, 797.53 feet to a 1/2" iron rod set at a fence corner;
THENCE S 01 deg. 22 min. 54 sec. W, 14.51 feet to a 1" iron rod found for corner;
THENCE N 09 deg. 45 min. 00 sec. E, 748.67 feet to a 1/2" iron rod set at a fence corner;
THENCE S 02 deg. 24' 43" E, 281.76 feet to a 1/2" iron rod set for corner;
THENCE S 03 deg. 04 min. 03 sec. E, 1227.48 feet to a 1/2" iron rod set for corner;
THENCE S 09 deg. 40 min. 19 sec. W, 1904.43 feet to a 1/2" iron rod set for corner;
THENCE S 08 deg. 20 min. 44 sec. E, 274.98 feet to a 1/2" iron rod found for corner;
THENCE S 89 deg. 40 min. 19 sec. W, 1085.96 feet to a 1/2" iron rod set on the east side of the above mentioned county road for corner;
THENCE N 08 deg. 20 min. 44 sec. W, along the east side of said county road, 830.28 feet to the POINT OF BEGINNING and containing 80.149 acres of land.

SARAH FIELDS SURVEY, ABSTRACT NO. 485 - 67.249 ACRES
STANCIL COBB SURVEY, ABSTRACT NO. 222 - 11.6 ACRES
ROSANNA MATTHEWS SURVEY, ABSTRACT NO. 2566 - 1.0 ACRE
L. A. McAFEE SURVEY, ABSTRACT NO. 2401 - 0.3 ACRE

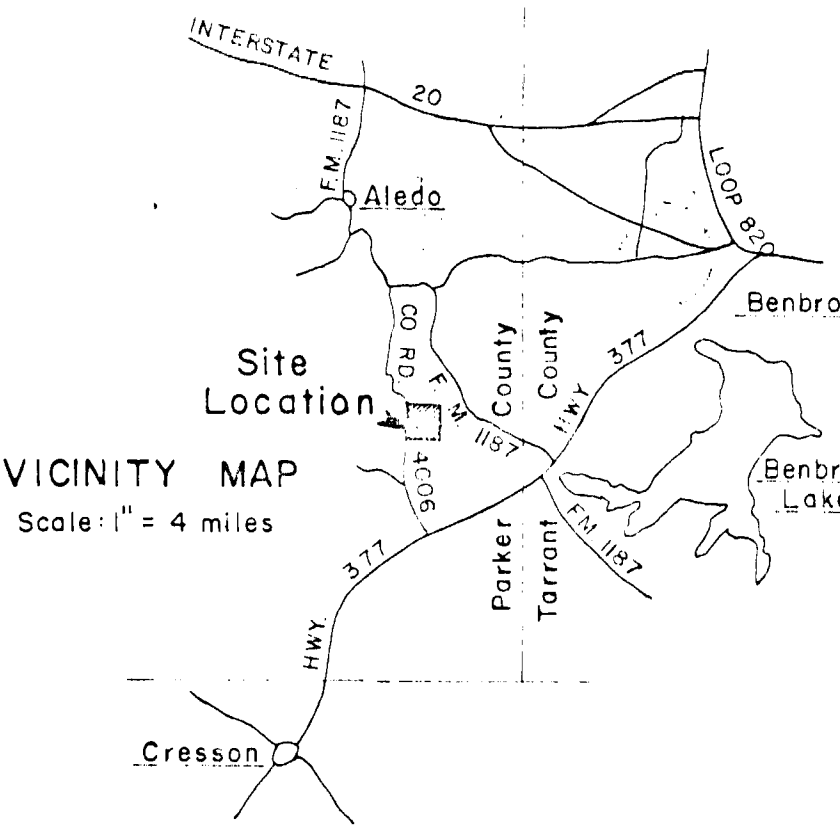
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, MARK WORTHINGTON, STEVE REID AND STEVE REID II, do hereby adopt this plat designating the above described property as Lots 1 thru 8 of RANCHES OF BEAR CREEK, PHASE ONE, and do hereby dedicate to the use of the Public forever all streets and easements as shown hereon.

WITNESS OUR HANDS this 21 day of February, 1989.
Mark Worthington, Steve Reid, Steve Reid II

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on the 21 day of February, 1989 by Mark Worthington, Steve Reid and Steve Reid II.

Notary Public
Parker County, Texas



STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas this the 21 day of February, 1989.
Harris E. Worthington, County Judge
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

STATE OF TEXAS
COUNTY OF PARKER
I, the undersigned, being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is within the five (5) mile Extra-Territorial Jurisdiction of the City of Fort Worth, Tarrant County, Texas.

STATE OF TEXAS
COUNTY OF PARKER
This instrument was acknowledged before me on the 22 day of February, 1989 by Mark Worthington, Steve Reid and Steve Reid II.
Notary Public
Parker County, Texas

CITY OF FORT WORTH TEXAS
CITY PLAN COMMISSION
NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL
PLAT APPROVED DATE: 2-21-89
Chairman
Secretary

- NOTES
1) THERE IS A TEN (10) FEET WIDE UTILITY EASEMENT RESERVED ALONG EACH SIDE OF EACH LOT LINE.
2) A FIFTY (50) FEET BUILDING LINE EXISTS FROM EACH PROPERTY LINE.
3) A 1/2 INCH IRON ROD HAS BEEN SET AT ALL CORNERS AND CURVE POINTS UNLESS NOTED.
4) THERE ARE A TOTAL OF NINE (9) RESIDENTIAL LOTS.
5) DIRECT ACCESS FROM SINGLE FAMILY/DUPLEX RESIDENTIAL DRIVES UNTO ARTERIAL (KELLY ROAD) IS PROHIBITED.
6) INDIVIDUAL WATER AND SEPTIC SYSTEMS SHALL CONFORM TO STATE REGULATIONS

JOYCE VANSOOPY
Notary Public (State of Texas)
P.O. Box 1614
Granbury, Texas 76048
Phone (817) 326-2057