

VICINITY MAP N.T.S.

**J.F. GOMER SURVEY
ABST. NO. 496**

$R=110.00'$ $L=49.62'$
DELTA = $25^{\circ}50'47''$
L.C.B. = $N 58^{\circ}49'36'' E$
L.C.D. = $49.20'$

$R=1840.00'$ $L=366.10'$
DELTA = $11^{\circ}24'00''$
L.C.B. = $N 66^{\circ}03'00'' E$
L.C.D. = $365.50'$

STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the
27 day of February 2002.

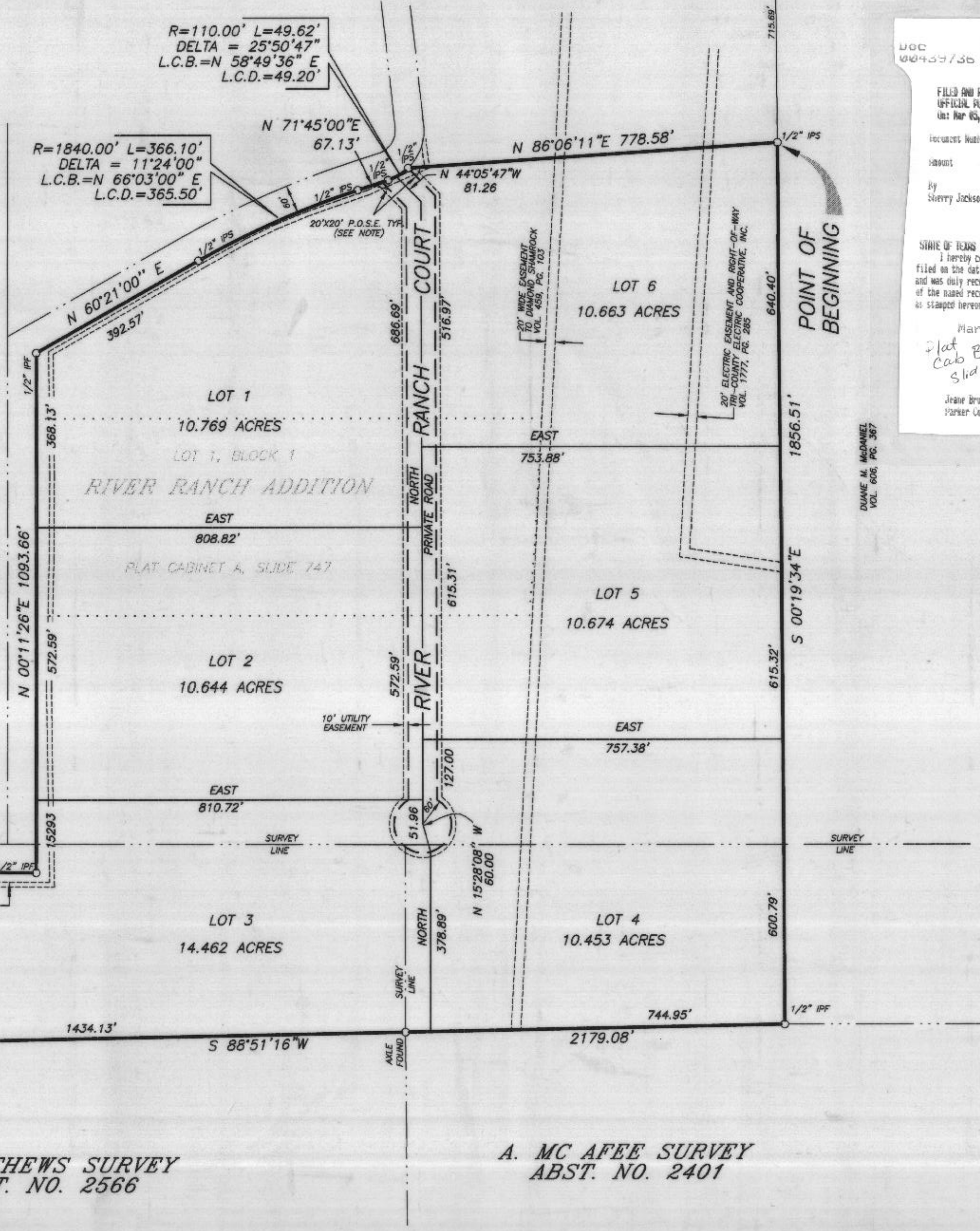
Max Riley
County Judge

Chas. E. ...
Commissioner Precinct No. 1

Mark ...
Commissioner Precinct No. 2

Clark ...
Commissioner Precinct No. 3

RIVER RANCH ROAD
(VARIABLE WIDTH PRIVATE ROAD
VOL. 1488, PG. 1422 AND VOL. 1489, PG. 380)



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Vol 1 Pg 1223
BK 1993
DR 00459736

Mar 05, 2002
J. Bruneau, County Clerk
Parker County

THE STATE OF TEXAS
COUNTY OF PARKER

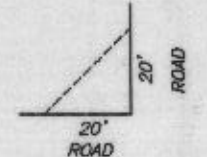
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Brent A. Mizell
BRENT A. MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1967
JANUARY 17, 2002

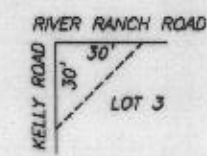
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0285 C EFFECTIVE DATE JANUARY 03, 1995 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: RIVER RANCH COURT IS A 60 FOOT WIDE PRIVATE ROAD.
NOTE: BUILDING LINES PER DEED RESTRICTIONS.
NOTE: THIS PROPERTY IS WITHIN THE CITY OF FORT WORTH E.T.J.
NOTE: ALL SEPTIC SYSTEMS SHALL BE AEROBIC AND EACH LOT SHALL HAVE ITS OWN WATER WELL.

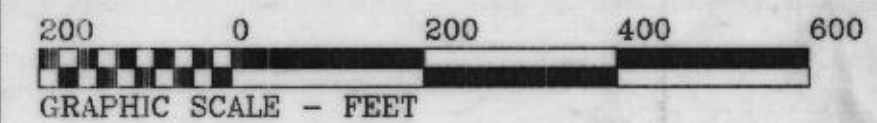


THERE SHALL BE PROVIDED AT THE INTERSECTION OF ALL STREETS, VISIBILITY TRIANGLES. EACH STREET SIDE THEREOF SHALL HAVE A LENGTH OF NOT LESS THAN TWENTY FEET (20') MEASURED AT THE RIGHT-OF-WAY BOUNDARY.

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, CARS, TRUCKS, ETC., MAY HEREAFTER BE PLACED OR RECONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THIS OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED OR THE PROPERTY REPLATED.



ENTRANCE EASEMENT
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, CARS, TRUCKS, ETC., MAY HEREAFTER BE PLACED OR RECONSTRUCTED IN THE ENTRANCE EASEMENT AS SHOWN ON THIS PLAT. THIS ENTRANCE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED OR THE PROPERTY REPLATED.



MIZELL LAND SURVEYING, INC.
513 North Highway 1187, Suite 5
P.O. Box 1029 Alledo, TX 76008
817-441-6199 FAX: 817-441-6805

OWNER/DEVELOPER
J.M.G. PROMISE LAND PROPERTIES, LTD.;
P.&G. GRAY PARTNERS, LTD.; JAMES TRAVIS SKIPWORTH AND JOLEEN GRAY SKIPWORTH;
9190 VISTA WAY, FT. WORTH, TEXAS 76126
817 249 3256

RIVER RANCH ADDITION

An Addition to Parker County, Texas
According to Plat Recorded in
Plat Cabinet A, Slide 747
Plat Records, Parker County, Texas

And 57.665 Unplatted Acres Situated in the
J.F. GOMER SURVEY - Abst. No. 496;
R. MATTHEWS SURVEY - Abst. No. 2566;
and the
A. MCAFEE SURVEY - Abst. No. 2401
Parker County, Texas