

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

Owner:
B.A.Y.R. Interest, L.P.
 1000 Ballpark Way, Suite 304
 Arlington, Texas, 76011
 Phone: 817-265-2364
 Fax: 817-265-0537

391390
 B-495

W.B. BRENT SURVEY ABSTRACT NO. 114,
 114, PARKER COUNTY, TEXAS.
 SHRINER HOSPITAL IN VOL. 1441, PG. 853, D.R.P.C.T.
 SHRINERS HOSPITAL FOR CHILDREN
 2900 ROCKY POINT ROAD
 TAMPA, FL 33631



PROPOSED LAND USE
 ENTIRE 139+- ACRES IS
 PROPOSED SINGLE FAMILY
 RESIDENTIAL.
 ALL PROPOSED STREETS
 ARE 60' RIGH-T-OF-WAY
 BUILDING LINES SHALL BE
 PER CITY OF FORT WORTH
 ZONING ORDINANCES.

RECEIVED AND FILED
 FOR RECORD
 JUN 21 2000
 8:30 o'clock A.M.
 Jeanie Brunson, Co. Clerk
 PARKER COUNTY, TEXAS
 P. Means

L. & G.N. RR. CO. SURVEY,
 BLOCK 5, SURVEY NO. 1,
 ABSTRACT NO. 1778,
 PARKER COUNTY, TEXAS.

FARM-TO-MARKET-HIGHWAY-NO-3325
 N.02°50'55"E. 12.46'



NOTE:
 ALL RODS SET WILL BE 1/2" REBAR RODS
 CAPPED R.P.L.S. No. 1983, ALL RODS
 FOUND ARE 1/2" REBAR, EXCEPT AS
 SHOWN.

STATE OF TEXAS
 CONNER STEVENS
 LAND SURVEYOR

11-16-99
 JOB# BLUFFPH7PTS
 (PP-98-030)

Legal Description
 Approximately 139+- acres out of the W.T. Talley Survey, Abstract No. 1562, the W.B. Brent Survey, Abstract No. 114, the W.K. Clark Survey, Abstract No. 2194 and the J.S. Cannon Survey, Abstract No. 2294, situated in the Eastern Part of Parker County, Texas.

LOT SUMMARY
 30 SINGLE FAMILY LOTS
 2 OPEN SPACE/STREET LOTS
 MINIMUM LOT SIZE 2.44 ACRES
 MAXIMUM LOT SIZE 11.23 ACRES

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

Notes:
 Lot 31 is a Home Owners Association Lot.
 Lot 32 is a 60' Emergency Access Easement only.
 Lot 31 is a Private Road.

FLOODPLAIN RESTRICTION
 Floodplain restriction shall be observed within the floodplain easement, without the written approval of the Director of Transportation and Public Works, in order to secure approved, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the contractor(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE
 The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, shall be maintained by the individual lot owners whose lots are all or partially within the floodplain. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways, properly owners shall keep the adjacent drainageways traversing their property clear and free of debris, and other substances which would result in unsatisfactory conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainageways are occasionally subject to storm water overflow and/or bank erosion that cannot be detected. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainageways. The drainageway crossing each lot is contained within the floodplain easement line as shown on the plat.

FINAL PLAT SHOWING
 LOTS 1 - 32 AND 31-A, BLOCK 1,
BLUFF RIDGE,
 AN ADDITION TO PARKER COUNTY, TEXAS, BEING
 SITUATED IN THE J. S. CANNON SURVEY,
 ABSTRACT NO. 2294, THE W.K. CLARK SURVEY,
 ABSTRACT NO. 2194 AND THE W.T. TALLEY SURVEY
 ABSTRACT NO. 1562, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET B495 SLIDE

JOHN J. QUINCY AND WIFE,
 KARAN G. QUINCY IN VOL.
 1605, PG. 322, D.R.P.C.T.
 JOHN J. QUINCY AND KAREN G. QUINCY
 FORT WORTH, TX 76108

MORITZ LIMITED
 VOL. 1626, PG. 872
 D.R.P.C.T.
 DAVID L. MORITZ
 P.O. BOX 490
 ARLINGTON, TX 76004

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

CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION
 NOTE:
 THIS PLAT IS VALID ONLY IF
 RECORDED WITHIN (6) MONTHS
 AFTER DATE OF APPROVAL.
 PLAT APPROVED DATE 4-20-00
 BY: Wanda Conlin, CHAIRMAN
 BY: John Fayfield, SECRETARY

APPROVED BY THE PARKER
 COUNTY COMMISSIONERS
 PLAT APPROVED DATE 5-24-2000
 BY: ABSENT, COUNTY JUDGE
 BY: [Signature],
 BY: [Signature],
 BY: [Signature],
 BY: ABSENT