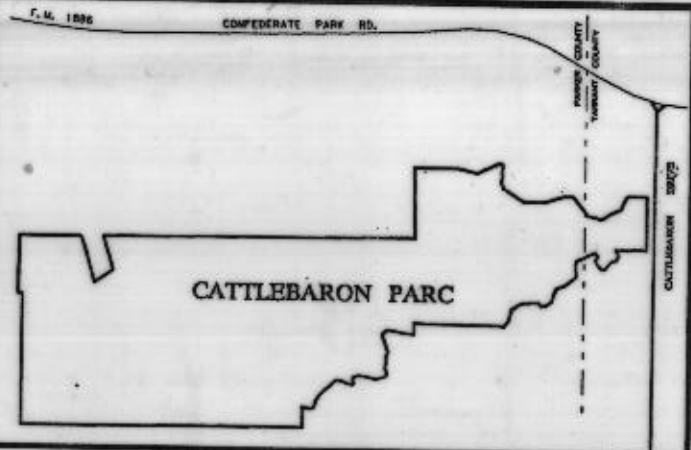


131RP-2171104.dgn - L06=1PP1 - ON=1-55, 58-62
 TBL=00-1BYERS\new\011DR\TLOGPEN.TBL USER=info DR JOB#=#961217014 PLOTTED Fri Jun 24 09:05:51
 131RP-2171104.dgn - L06=1PP1 - ON=1-55, 58-62
 PRF=0-1PLOT.21711RP.PRF - ROT=90.00000000 - SCALE=200.000400
 RICHARD M. DEAS VOL. 1224, PG. 595
 131RP-2171104.dgn - L06=1PP1 - ON=1-55, 58-62
 PRF=0-1PLOT.21711RP.PRF - ROT=90.00000000 - SCALE=200.000400
 RICHARD M. DEAS VOL. 1224, PG. 595
 131RP-2171104.dgn - L06=1PP1 - ON=1-55, 58-62
 PRF=0-1PLOT.21711RP.PRF - ROT=90.00000000 - SCALE=200.000400
 RICHARD M. DEAS VOL. 1224, PG. 595

CENTERLINE ACCESS EASEMENT CURVE DATA

NAME	CURVE NO.	DELTA	RADIUS	LENGTH	LONG CHORD
MATADOR COURT	7	31° 47' 18"	200.00	110.96	N15° 53' 39" W, 109.54
	8	09° 47' 18"	200.00	34.17	N26° 53' 39" W, 34.13



VICINITY MAP

CERTIFICATION

I, QUOI QUOC CAO, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN DECEMBER, 1996, AND THAT ALL CORNERS ARE AS SHOWN.



Quoi Q. Cao
 QUOI QUOC CAO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4620
 DATE: 01-24-97

DANIEL M. BROCK
 VOL. 521, PG. 130

GRADY E. DEAS & NANCY R. DEAS
 VOL. 1181, PG. 263

MYRIKA S. TYLER FAMILY TRUST
 VOL. 1669, PG. 136B

MYRIKA S. TYLER FAMILY TRUST
 VOL. 1669, PG. 136B

JACOB WILCOX SURVEY
 ABSTRACT NO. 1661

MARY A. FREEMAN SURVEY
 ABSTRACT NO. 458

OWNER
 THE MYRIKA S. TYLER FAMILY TRUST
 3800 HULEN STREET
 FORT WORTH, TX 76107
 (817) 737-4044

DEVELOPER
 CATTLEBARON PARC J.V.
 2710 STEMMONS FREEWAY
 SUITE 200 N. TOWER
 DALLAS, TX 75207
 (214) 879-1442

THE STATE OF TEXAS)
 COUNTY OF PARKER)

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 3rd DAY OF February, 1997.

Ben Long
 BEN LONG, COUNTY JUDGE

Wanda Dobb
 COMMISSIONER # 2
 MACK DOBBS

Rena Peden
 COMMISSIONER # 4
 RENA PEDEN

Waymon Wright
 COMMISSIONER # 1
 WAYMON WRIGHT
 DANMY CHOATE

Charlie Horton
 COMMISSIONER # 3
 GOY CARTER
 CHARLIE HORTON

CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION

NOTE:
 THIS PLAT IS VALID ONLY AFTER RECORDED WITHIN 6 MONTHS AFTER DATE OF APPROVAL
 PS-96-164
 PLAT APPROVED DATE: 1-30-97

BY: *Wanda Conlin*
 CHAIRMAN

BY: *John S. Fairfield*
 SECRETARY



STATE OF TEXAS)
 COUNTY OF PARKER) Dallas

I, LINDSEY VINSON, MANAGING PARTNER OF CATTLEBARON PARC JOINT VENTURE, 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 ANY INCORPORATED CITY OR TOWN.

Lindsey Vinson
 LINDSEY VINSON

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDSEY VINSON, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Lindsey Vinson
 NOTARY PUBLIC, PARKER COUNTY, TEXAS

GIVEN UNDER MY HAND AND SEAL ON THIS THE 24th DAY OF January, 1997

CERTIFICATE OF RECORD

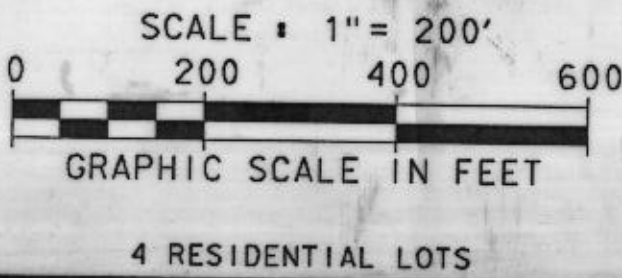
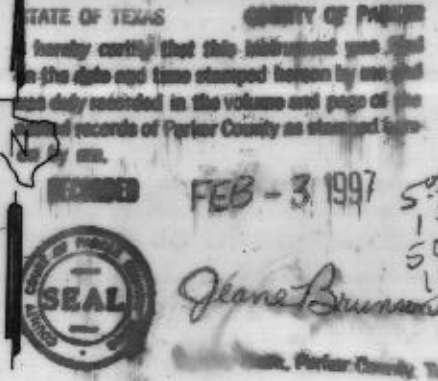
THE STATE OF TEXAS)
 COUNTY OF PARKER)

I, JEANE BRUNSON, CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 1997, AT _____ O' CLOCK _____ M., AND DULY RECORDED THE _____ DAY OF _____, 1996, AT _____ O' CLOCK _____ M., IN _____ RECORDS OF SAID COUNTY IN PLAT CABINET, PAGES _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE _____ DAY OF _____, 1997

Jeane Brunson
 307401
 307401
 JEANE BRUNSON, COUNTY CLERK
 PARKER COUNTY, TEXAS

BY: _____
 DEPUTY



STATE OF TEXAS)
 COUNTY OF TARRANT)

KNOW ALL MEN BY THESE PRESENTS THAT CATTLEBARON PARC JOINT VENTURE IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE MARY A. FREEMAN SURVEY, ABSTRACT NO. 458 AND THE JACOB WILCOX SURVEY, ABSTRACT NO. 1661, PARKER COUNTY, TEXAS AND BEING ALL OF THOSE LOTS 65 TO 68, BLOCK 1 AND COUNTY AS RECORDED IN CABINET B, SLIDE NO. 1468, TARRANT COUNTY PLAT RECORDS AND TO PARKER COUNTY AS RECORDED IN CABINET B, SLIDE NO. 171, PARKER COUNTY PLAT RECORDS, TEXAS, CONTAINING 14.199 ACRES OF LAND, MORE OR LESS TO BE KNOWN AS:

LOT 65R TO 68R, BLOCK 1, CATTLEBARON PARC

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY AND TO PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS THE 24th DAY OF January, A. D. 1997.

CATTLEBARON PARC JOINT VENTURE

BY: *Lindsey Vinson*
 LINDSEY VINSON, MANAGING PARTNER

STATE OF TEXAS)
 COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LINDSEY VINSON, MANAGING PARTNER OF CATTLEBARON PARC JOINT VENTURE, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24th DAY OF January, 1997.

Lindsey Vinson
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES: April 12, 1998

- NOTES**
- PUBLIC OPEN SPACE EASEMENTS (P.O.S.E.) RESTRICTION
 NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF TWENTY FOUR (24) INCHES TO A HEIGHT OF ELEVEN (11) FEET ABOVE THE TOP OF CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC. IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY REPLATTED.
 - ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
 - NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF WATER, SEWER, STORM DRAIN, STREET LIGHTS, AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.
 - UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, IRON RODS SHALL BE SET AT ALL LOT AND BLOCK CORNERS AND AT ALL POINTS OF TANGENCY OF CURVES.
 - ALL STREETS GREATER THAN 42' IN WIDTH SHALL REQUIRE SIDEWALKS TO BE CONSTRUCTED AT THE TIME THE PROPERTY IS DEVELOPED (BUILDING PERMIT) IN ACCORDANCE WITH STANDARD POLICY.
 - THE MAXIMUM IMPACT FEE THAT CAN BE ASSESSED FOR WATER AND WASTEWATER SERVICE SHALL BE IN ACCORDANCE WITH SCHEDULE 1, WATER AND WASTEWATER IMPACT FEE ASSESSMENT SCHEDULE OF ORDINANCE NO. 10871 OF THE CITY OF FORT WORTH DATED JULY 2, 1991.
 - ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING SETBACK REQUIREMENTS OF THE CITY OF FORT WORTH COMPREHENSIVE ZONING ORDINANCE.
 - A FLOOD PLAIN PERMIT SHALL BE OBTAINED FROM THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY FILLING OR GRADING IN ANY AREA OF FLOOD HAZARD.
 - FLOODWAY RESTRICTION
 NO CONSTRUCTION, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF FORT WORTH, SHALL BE ALLOWED WITHIN THE FLOODWAY EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
 THE EXISTING CREEK, CREEKS, LAKES, RESERVOIRS OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF EROSION. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVELING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE CHANNEL, AS IN THE CASE OF ALL NATURAL DRAINAGE CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM A FAILURE OF ANY STRUCTURE(S) WITHIN THE NATURAL DRAINAGE CHANNELS. THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT.
 - CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

THIS PLAT FILED IN CABINET _____, SLIDE # _____, DATE _____

A FINAL PLAT OF
 LOTS 65R TO 68R, BLOCK 1, PHASE I
CATTLEBARON PARC
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY AND TO PARKER COUNTY, SITUATED IN THE MARY A. FREEMAN SURVEY, ABSTRACT NO. 458 AND THE JACOB WILCOX SURVEY, ABSTRACT NO. 1661, PARKER COUNTY, TEXAS AND BEING A REPLAT OF LOTS 65 TO 68 RECORDED IN TARRANT COUNTY AND PARKER COUNTY, TEXAS.

DATE: 01-22-97

