

LEGEND

○	FOUND MONUMENT	●	SET 5/8" IR W/ CAP
		(C.M.)	CONTROLLING MONUMENT
D.R.P.C.T.	DEED RECORDS, PARKER CO., TX.		
P.R.P.C.T.	PLAT RECORDS, PARKER CO., TX.		
Sq.Ft.	SQUARE FEET		
U.E.	UTILITY EASEMENT		
---	SURVEY LINE		
---	FLOODPLAIN		
---	EASEMENT		
SET 5/8" IR W/ CAP	SET 5/8" IRON ROD WITH CAP	STAMPED "DUNAWAY ASSOC. LP"	

Flood-Plain Restrictions
Where construction is permitted, all finished floor elevations shall be a minimum of 2ft. (two feet) above the 100-year "flood plain" water elevation.

Private Streets
Streets are to be privately maintained.

Doc# 684921 Fees: \$66.00
07/09/2008 10:22AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
FRANK BRIDGEMAN, COUNTY CLERK

LINE TABLE

LINE	BEARING	LENGTH
L1	S39°53'35"E	14.14
L2	N50°06'25"E	14.14
L3	S67°01'44"E	14.44
L4	S03°27'39"E	14.14
L5	N86°32'21"E	14.14
L6	S41°32'21"W	30.69
L7	N17°31'45"E	104.34
L8	N05°06'25"E	39.30

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	54.83	530.00	05°55'37"	N15°07'10"E -54.80'
C2	182.83	1000.00	10°28'31"	S10°20'41"W -182.57'
C3	36.57	200.00	10°28'31"	N10°20'41"E -36.51'
C4	256.42	500.00	29°22'59"	S26°50'52"W -253.61'
C5	91.01	500.00	10°25'43"	N12°18'54"E -90.88'
C6	54.20	250.00	12°25'20"	N11°19'05"E -54.10'
C7	216.97	530.00	23°22'22"	S29°48'40"W -215.46'
C8	241.03	470.00	29°22'59"	N26°50'52"E -238.40'

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS THAT RELLY BROTHERS PROPERTY COMPANY, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING a 30.46 acre tract of land situated in the Michael B. Bateham Survey, Abstract Number 1701, S.A. Winslow Survey, Abstract Number 1668, E. Bellow Survey, Abstract Number 1702, Benjamin Stephenson Survey, Abstract Number 1235, and David Spear Survey, Abstract Number 1235, located in Parker County, Texas, being part of a tract of land described in the Special Warranty Deed with Vendor's Lien to Bear Creek 4011 Partners L.P., dated May 10, 2000, as recorded in Volume 1886, Page 1154 of the Deed Records of Parker County, Texas (D.R.P.C.T.) and being a tract of land described in the Limited General Warranty Deed to Bear Creek 4011 Partners L.P., executed May 10, 2000, as recorded in Volume 1887, Page 27, D.R.P.C.T., and being more particularly described as follows:

COMMENCING at a 3 1/2 inch found pipe for the northwest corner of a tract of land described in the General Warranty Deed to Bear Creek 4011 Partners L.P., executed September 5, 2000, as recorded in Volume 1887, Page 27, D.R.P.C.T., the northeast corner of a tract of land described as "Tract Two" in the Warranty Deed to Charles B. Moncrief and Kit T. Moncrief, as recorded in Volume 1119, Page 1083 D.R.P.C.T. and on the south line of Bear Creek Road aka County Road No. 4011 (variable width right-of-way);

THENCE South 07 Degrees 38 Minutes 11 Seconds East, with said south line and with the north line of said Bear Creek (Volume 1886, Page 1154) tract, a distance of 877.71 feet to a found 1800 nail for the northeast corner of said Bear Creek (Volume 1886, Page 1154) tract and for the northeast corner of said Bear Creek (Volume 1887, Page 1704) tract;

THENCE South 70 Degrees 48 Minutes 35 Seconds East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 1704) tract, a distance of 443.65 feet to a 5/8-inch set iron rod with a yellow plastic cap stamped "Dunaway Assoc. LP" (hereinafter referred to as "lith cap") for an angle point on the north line of said Bear Creek (Volume 1887, Page 1704) tract, from which a 0" wood fence post bears North 39 Degrees 04 Minutes 16 Seconds West, a distance of 1.77 feet;

THENCE North 09 Degrees 46 Minutes 53 Seconds East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 1704) tract, a distance of 204.67 feet to a 5/8-inch set iron rod with cap for the POINT OF BEGINNING of the herein described tract;

THENCE North 09 Degrees 46 Minutes 53 Seconds East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 1704) tract, a distance of 1,282.73 feet to a found 5-inch wood fence post for an angle point on the north line of said Bear Creek (Volume 1887, Page 1704) tract;

THENCE South 02 Degrees 43 Minutes 22 Seconds East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 1704) tract, a distance of 227.47 feet to a found 5 1/2-inch wood fence post for an angle point on the north line of said Bear Creek (Volume 1887, Page 1704) tract;

THENCE South 43 Degrees 54 Minutes 01 Second East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 1704) tract, a distance of 18.65 feet to a found 5 1/2-inch wood fence post for an angle point on the north line of said Bear Creek (Volume 1887, Page 1704) tract;

THENCE South 04 Degrees 53 Minutes 35 Seconds East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 1704) tract, a distance of 875.57 feet to a found 8-inch wood fence post for the northeast corner of said Bear Creek (Volume 1887, Page 27) tract and for an outer oil corner of said Bear Creek (Volume 1887, Page 1704) tract;

THENCE South 02 Degrees 54 Minutes 33 Seconds East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 27) tract, a distance of 218.82 feet to a found 8-inch wood fence post for an angle point on the north line of said Bear Creek (Volume 1887, Page 27) tract;

THENCE South 08 Degrees 29 Minutes 16 Seconds East, continuing with the south line of Bear Creek Road and with the north line of said Bear Creek (Volume 1887, Page 27) tract, a distance of 812.88 feet to a found 5/8-inch iron rod with cap for an angle point on the north line of said Bear Creek (Volume 1887, Page 27) tract, from which a found 3" pipe bears North 83 Degrees 29 Minutes 35 Seconds West, a distance of 0.82 feet;

THENCE South 02 Degrees 39 Minutes 12 Seconds East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 1704) tract, a distance of 875.57 feet to a found 8-inch wood fence post for the northeast corner of said Bear Creek (Volume 1887, Page 27) tract and for an outer oil corner of said Bear Creek (Volume 1887, Page 1704) tract;

THENCE South 02 Degrees 54 Minutes 33 Seconds East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 27) tract, a distance of 218.82 feet to a found 8-inch wood fence post for an angle point on the north line of said Bear Creek (Volume 1887, Page 27) tract;

THENCE South 08 Degrees 29 Minutes 16 Seconds East, continuing with the south line of Bear Creek Road and with the north line of said Bear Creek (Volume 1887, Page 27) tract, a distance of 812.88 feet to a found 5/8-inch iron rod with cap for an angle point on the north line of said Bear Creek (Volume 1887, Page 27) tract, from which a found 3" pipe bears North 83 Degrees 29 Minutes 35 Seconds West, a distance of 0.82 feet;

THENCE South 02 Degrees 39 Minutes 12 Seconds East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 1704) tract, a distance of 875.57 feet to a found 8-inch wood fence post for the northeast corner of said Bear Creek (Volume 1887, Page 27) tract and for an outer oil corner of said Bear Creek (Volume 1887, Page 1704) tract;

THENCE South 02 Degrees 42 Minutes 51 Seconds East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 1704) tract, a distance of 310.22 feet to a found 5/8-inch set iron rod with cap for an angle point on the north line of said Bear Creek (Volume 1887, Page 1704) tract, from which a found retraced the fence post bears North 63 Degrees 29 Minutes 04 Seconds West, a distance of 0.82 feet;

THENCE South 40 Degrees 27 Minutes 39 Seconds East, continuing with said south line and with the north line of said Bear Creek (Volume 1887, Page 1704) tract, a distance of 598.37 feet to a found 5/8-inch set iron rod with cap for an angle point on the north line of said Bear Creek (Volume 1887, Page 1704) tract, from which a found 3" pipe bears North 83 Degrees 29 Minutes 35 Seconds West, a distance of 0.82 feet;

THENCE South 12 Degrees 09 Minutes 22 Seconds East, departing said line and with the east line of said Bear Creek (Volume 1887, Page 1704) tract and with the west line of said W.A. Moncrief tract, a distance of 103.75 feet to a 5/8-inch set iron rod with cap for the southeast corner of the herein described tract;

THENCE North 77 Degrees 50 Minutes 38 Seconds West, departing said west line and crossing said Bear Creek (Volume 1887, Page 1704) tract, a distance of 349.99 feet to a 5/8-inch set iron rod with cap for corner;

THENCE South 12 Degrees 09 Minutes 22 Seconds West, continuing across said Bear Creek (Volume 1887, Page 1704) tract, a distance of 103.75 feet to a 5/8-inch set iron rod with cap for corner;

THENCE North 77 Degrees 50 Minutes 38 Seconds West, continuing across said Bear Creek (Volume 1887, Page 1704) tract, a distance of 349.99 feet to a 5/8-inch set iron rod with cap for corner;

THENCE North 12 Degrees 09 Minutes 22 Seconds East, continuing across said Bear Creek (Volume 1887, Page 1704) tract, a distance of 103.75 feet to a 5/8-inch set iron rod with cap for corner;

THENCE North 02 Degrees 42 Minutes 51 Seconds West, continuing across said Bear Creek (Volume 1887, Page 1704) tract, a distance of 883.13 feet to a 5/8-inch set iron rod with cap for corner;

THENCE North 05 Degrees 12 Minutes 37 Seconds West, continuing part of the way across said Bear Creek (Volume 1887, Page 1704) tract and crossing the east line of said Bear Creek (Volume 1887, Page 27) tract, a distance of 1,023.22 feet to a 5/8-inch set iron rod with cap for corner;

THENCE North 07 Degrees 05 Minutes 46 Seconds West, continuing across said Bear Creek (Volume 1887, Page 27) tract, a distance of 128.30 feet to a 5/8-inch set iron rod with cap for corner;

THENCE North 02 Degrees 30 Minutes 12 Seconds West, continuing part of the way across said Bear Creek (Volume 1887, Page 27) tract and crossing the west line thereof and an east line of said Bear Creek (Volume 1887, Page 1704) tract, a distance of 1,195.91 feet to a 5/8-inch set iron rod with cap for corner in a circular curve to the left, having a radius of 500.00 feet and a chord bearing of South 09 Degrees 31 Minutes 40 Seconds West, a distance of 10.00 feet;

THENCE with said circular curve to the left continuing across said Bear Creek (Volume 1887, Page 1704) tract, through a central angle of 01 Degree 09 Minutes 46 Seconds and an arc distance of 10.00 feet to a 5/8-inch set iron rod with cap for corner;

THENCE North 04 Degrees 53 Minutes 35 Seconds East, continuing across said Bear Creek (Volume 1887, Page 1704) tract, a distance of 80.05 feet to a 5/8-inch set iron rod with cap for corner;

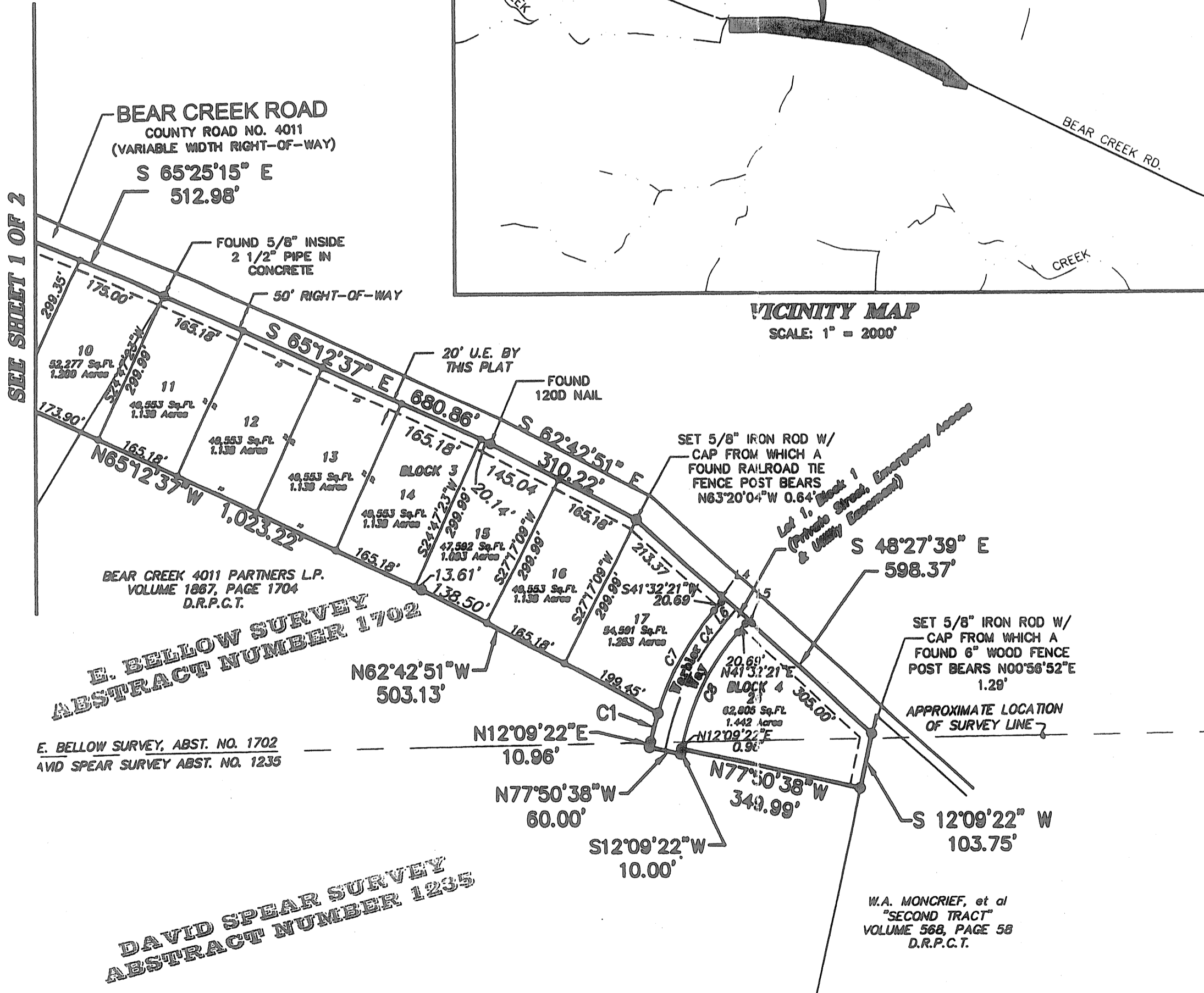
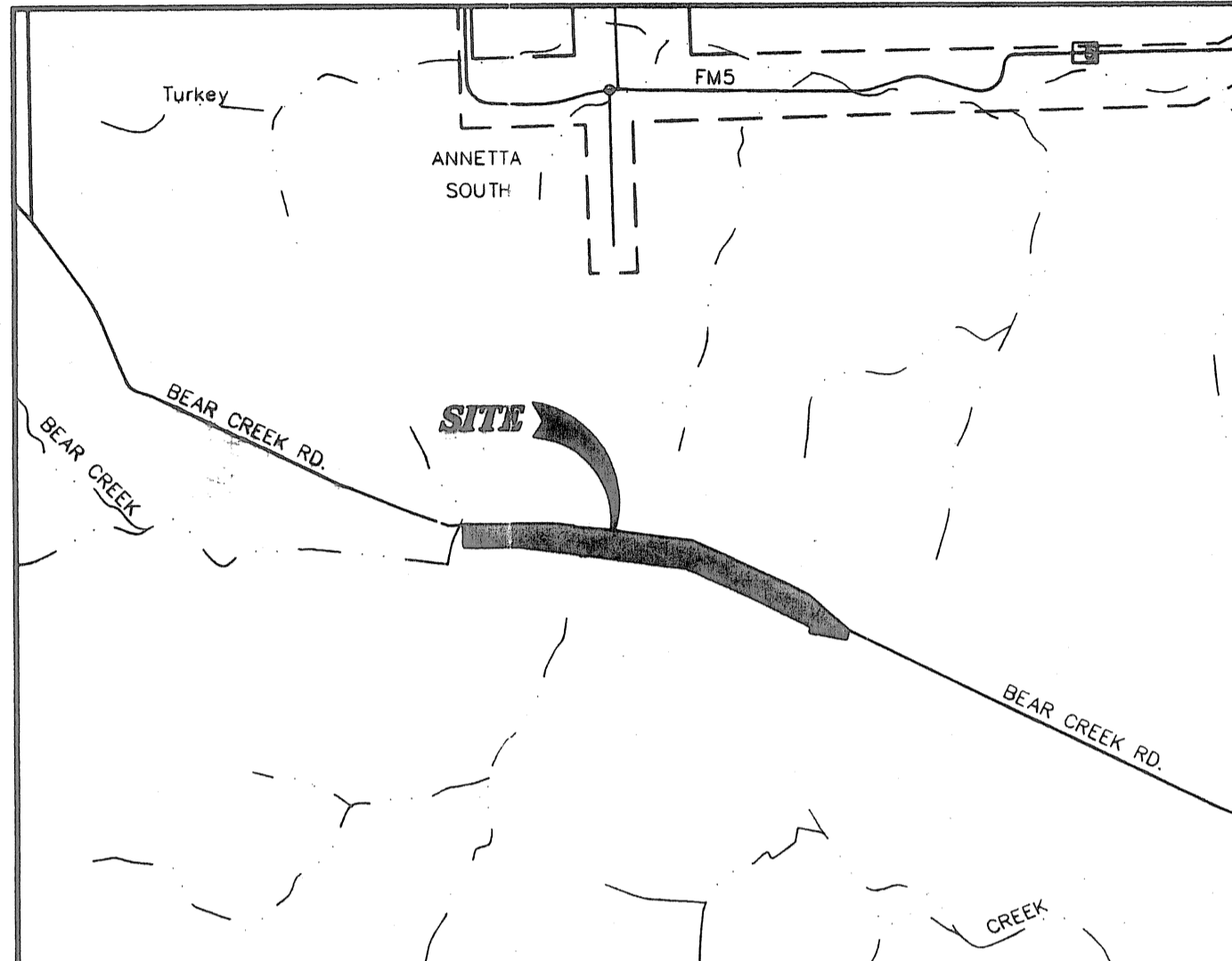
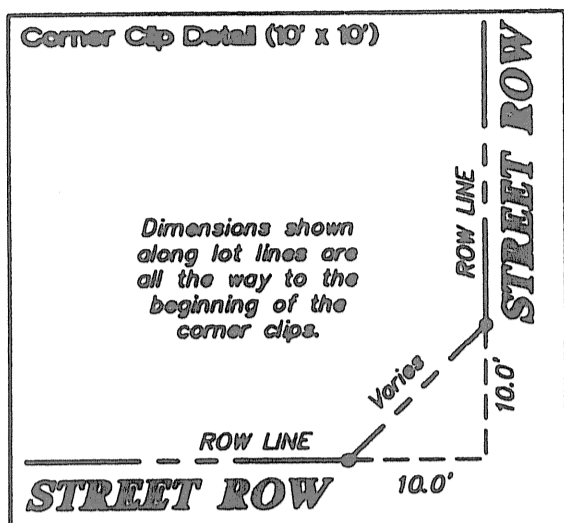
THENCE North 05 Degrees 05 Minutes 25 Seconds East, continuing across said Bear Creek (Volume 1887, Page 1704) tract, a distance of 12.05 feet to a 5/8-inch set iron rod with cap for corner;

THENCE North 02 Degrees 43 Minutes 22 Seconds West, continuing across said Bear Creek (Volume 1887, Page 1704) tract, a distance of 712.70 feet to a 5/8-inch set iron rod with cap for corner;

THENCE South 09 Degrees 45 Minutes 59 Seconds West, continuing across said Bear Creek (Volume 1887, Page 1704) tract, a distance of 858.00 feet to a 5/8-inch set iron rod with cap for the beginning of a non-tangent circular curve to the right, having a radius of 350.00 feet and a chord bearing of North 05 Degrees 12 Minutes 37 Seconds West, a distance of 95.45 feet;

THENCE with said circular curve to the right continuing across said Bear Creek (Volume 1887, Page 1704) tract, through a central angle of 09 Degree 05 Minutes 24 Seconds and an arc distance of 95.52 feet to a 5/8-inch set iron rod with cap for corner;

THENCE North 09 Degrees 14 Minutes 01 Second West, continuing across said Bear Creek (Volume 1887, Page 1704) tract, a distance of 104.70 feet to the POINT OF BEGINNING and containing 30.46 acres, or 1,328,894 square feet of land.



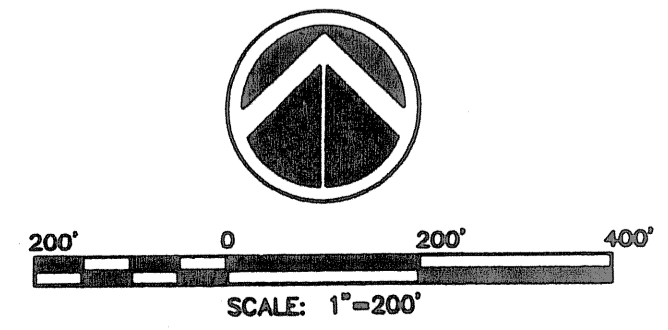
A Final Plat Of
Lot 1, Block 1 (Private Street, Emergency Access
& Utility Easement);
Lots 1 thru 8 of Block 2;
Lots 1 thru 17 of Block 3;
& Lot 26 of Block 4

FIVE ACES AT BEAR CREEK

AND BEING A TRACT OF LAND SITUATED IN THE MICHAEL B. BATEHAM SURVEY, ABSTRACT NUMBER 1701, S.A. WINSLOW SURVEY, ABSTRACT NUMBER 1668, E. BELLOW SURVEY, ABSTRACT NUMBER 1702, BENJAMIN STEPHENSON SURVEY, ABSTRACT NUMBER 1220, AND DAVID SPEAR SURVEY, ABSTRACT NUMBER 1235, LOCATED IN PARKER COUNTY, TEXAS

26 LOTS **PHASE 1** 30.46 ACRES

THIS PLAT WAS PREPARED IN MAY, 2008



ACCT. NO: _____
SCH. DIST: _____
CITY: _____
MAP NO: _____