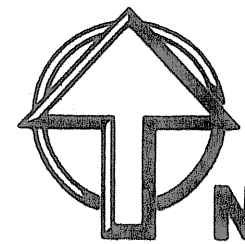
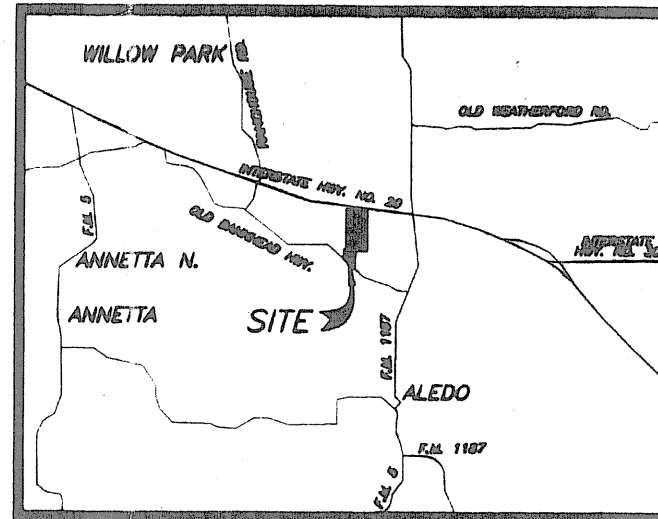


C717



GRAPHIC SCALE: 1 IN = 100 FT



VICINITY MAP N.T.S.

STATE OF TEXAS
COUNTY OF PARKER

THE UNDERSIGNED, BEING THE OWNERS OF OF A 4.000 ACRE TRACT, SAID 4.000 ACRE TRACT BEING ALL OF LOT 3R, BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 433, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID 4.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND BEING THE SOUTHEASTERLY CORNER OF LOT 2R2, BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 433, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID 1/2" IRON PIN FOUND ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BEAR CAT ROAD ACCORDING TO THE DEED RECORDED IN VOLUME 2232, PAGE 1862, DEED RECORDS, PARKER COUNTY, TEXAS, SAID 1/2" IRON PIN FOUND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1850.00' AND A LONG CHORD BEARING SOUTH 15 DEGREES 10 MINUTES 37 SECONDS WEST 434.04';

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEAR CAT ROAD AND ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13 DEGREES 28 MINUTES 25 SECONDS, AN ARC LENGTH OF 435.04 FEET TO A 1/2" IRON PIN FOUND;

THENCE SOUTH 08 DEGREES 26 MINUTES 24 SECONDS WEST CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEAR CAT ROAD A DISTANCE OF 13.03 FEET TO A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND BEING THE NORTHEASTERLY CORNER OF LOT 4, BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 333, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 85 DEGREES 06 MINUTES 47 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 4, BLOCK 2 PRAIRIE CREEK BUSINESS PARK A DISTANCE OF 385.74 FEET TO A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND BEING THE NORTHWESTERLY CORNER OF SAID LOT 4, BLOCK 2 PRAIRIE CREEK BUSINESS PARK, SAID 1/2" IRON PIN FOUND BEING ON THE WESTERLY LINE OF SAID BLOCK 2 PRAIRIE CREEK BUSINESS PARK, SAID 1/2" IRON PIN FOUND ALSO BEING ON THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO COWTOWN ENTERPRISES, INC. AS RECORDED IN VOLUME 1601, PAGE 1791, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 08 DEGREES 26 MINUTES 24 SECONDS EAST ALONG THE WESTERLY LINE OF SAID BLOCK 2 PRAIRIE CREEK BUSINESS PARK AND ALONG THE EASTERLY LINE OF SAID COWTOWN ENTERPRISES, INC. TRACT A DISTANCE OF 428.50 FEET TO A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND BEING THE SOUTHWESTERLY CORNER OF SAID LOT 2R2, BLOCK 2 PRAIRIE CREEK BUSINESS PARK;

THENCE SOUTH 86 DEGREES 44 MINUTES 08 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2R2, BLOCK 2 PRAIRIE CREEK BUSINESS PARK A DISTANCE OF 437.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND, MORE OR LESS.

DO HEREBY DEDICATE SAME TO BE KNOWN AS LOTS 3R1 & 3R2, BLOCK 2 PRAIRIE CREEK BUSINESS PARK, AN ADDITION TO PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE STREETS AND EASEMENTS AS SHOWN ON THE PLAT.

EXECUTED THIS THE 18TH DAY OF JUNE 2008.

Britt Phillips
BRITT PHILLIPS, PRESIDENT
PRAIRIE CREEK BUSINESS PARK, LLC

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRITT PHILLIPS, PRESIDENT OF PRAIRIE CREEK BUSINESS PARK, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18TH DAY OF June 2008.

Notary Public
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS (SEAL)
MY COMMISSION EXPIRES:

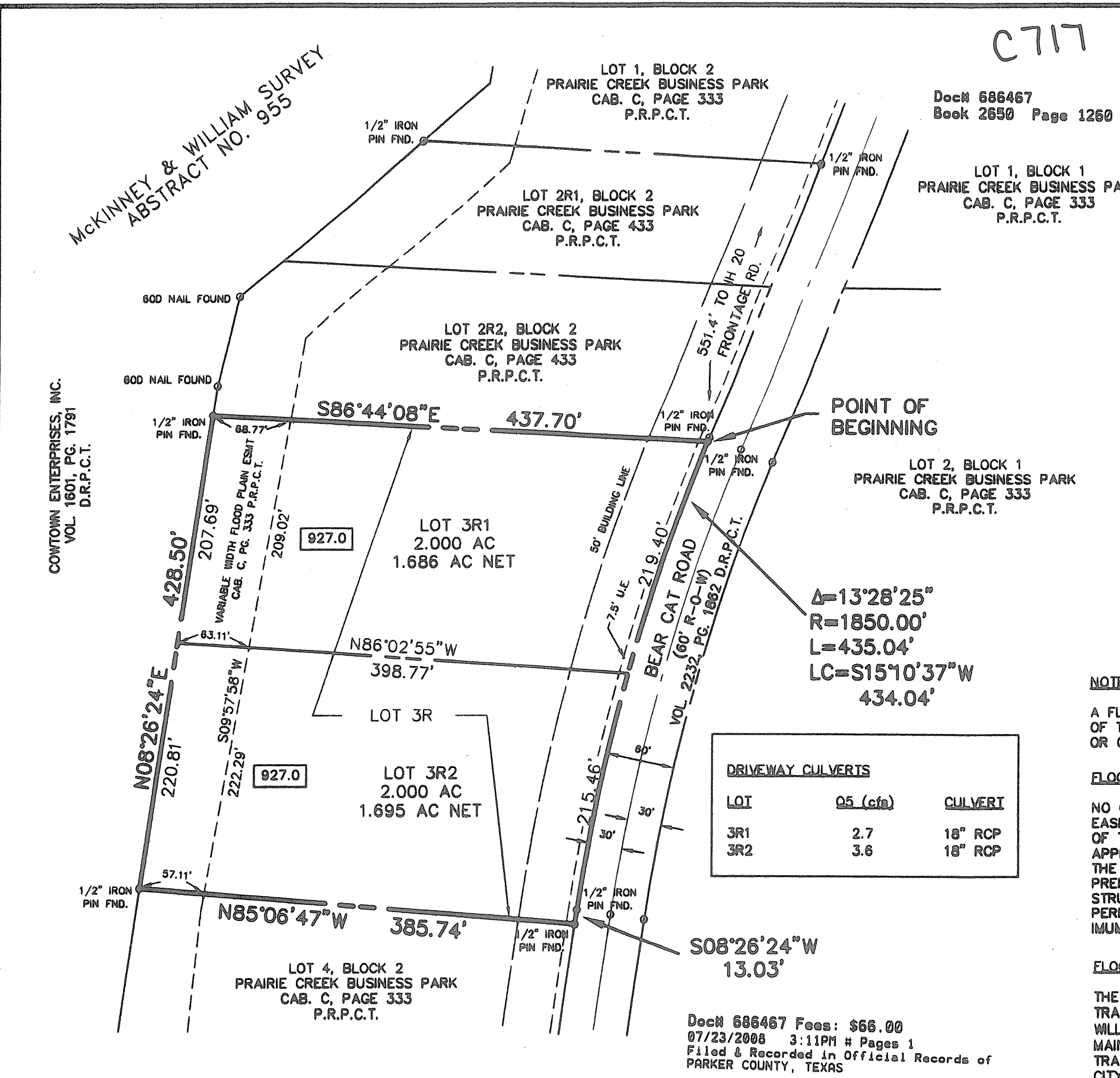


FINAL PLAT
L.L. BAH
6-27-08
LOTS 3R1 & 3R2
BLOCK 2
PRAIRIE CREEK BUSINESS PARK

BEING A REPLAT OF LOT 3R, BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CAB. C, PAGE 433, PLAT RECORDS, PARKER COUNTY, TEXAS
PARKER COUNTY, TEXAS

PREPARED JANUARY 8, 2008
FS-008-017
REF: FS-006-073, FP-05-247
PREPARED BY

SD Engineering, Inc.
Site Development Engineering
PO Box 1357 Aledo, TX 76008-1357
(817) 441-8400 Fax (817) 441-8085
www.sd-engineering.com



Doc# 686467
Book 2650 Page 1260

POINT OF BEGINNING

$\Delta=13^{\circ}28'25''$
 $R=1850.00'$
 $L=435.04'$
 $LC=S15^{\circ}10'37''W$
 $434.04'$

DRIVEWAY CULVERTS

LOT	CS (cfs)	CULVERT
3R1	2.7	18" RCP
3R2	3.6	18" RCP

Doc# 686467 Fees: \$66.00
07/23/2008 3:11PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

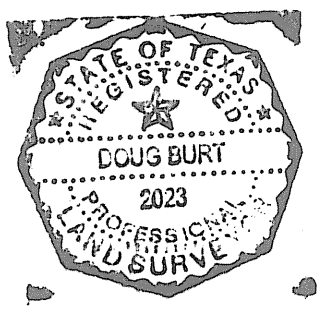
- NOTE:
- 1/2" IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES.
 - 000.0 DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO 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.

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMITISSUANCE VIA A PARKWAY PERMIT.

BASIS OF BEARINGS IS THE WESTERLY LINE OF BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 333, PLAT RECORDS, PARKER COUNTY, TEXAS.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.
BY: *Doug Burt*
DOUG BURT, RPLS #2023
DATE: 18 June 08

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN THREE (3) MONTHS (90 DAYS) AFTER DATE OF APPROVAL.
PLAT APPROVED DATE: 6/27/2008
BY: *Chairman*
BY: *Secretary*

PARKER COUNTY
COMMISSIONER'S COURT
PLAT APPROVED DATE: 07/23/08
BY: *County Judge*
BY: *Commissioner Precinct #1*
BY: *Commissioner Precinct #2*
BY: *Commissioner Precinct #3*
BY: *Commissioner Precinct #4*