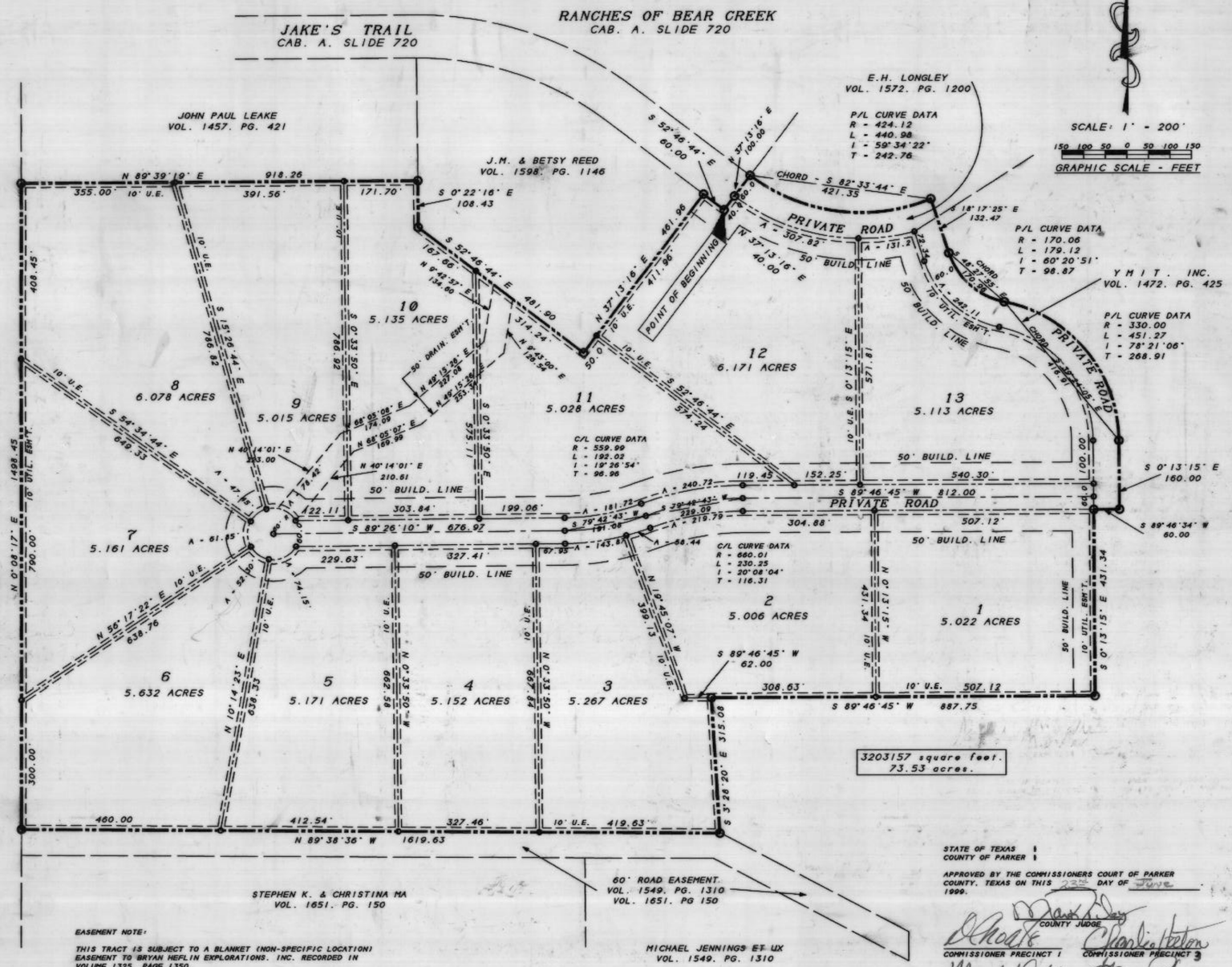
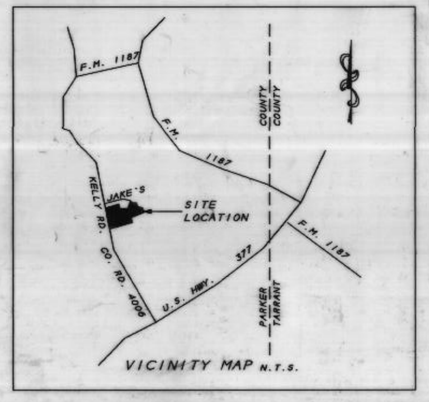


EASEMENT NOTE:

THIS TRACT IS SUBJECT TO A BLANKET (NON-SPECIFIC LOCATION) EASEMENT TO BRYAN HEFLIN EXPLORATIONS. INC. RECORDED IN VOLUME 1325. PAGE 1350.



VICINITY MAP N.T.S.

SURVEYOR'S CERTIFICATION:

I. B.F. RIVERS. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190. STATE OF TEXAS. HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THIS PROPERTY MADE ON THE GROUND IN MAY AND JUNE. 1999.

B.F. Rivers

B.F. RIVERS. M.S.. P.E.. R.P.L.S.
NO. 2190. STATE OF TEXAS
DATE: 6-15-99

STATE OF TEXAS REGISTERED B.F. RIVERS 2190 PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1. UTILITY EASEMENTS SHALL BE 10.0 FEET INSIDE ALL FRONT AND REAR LOT LINES AND 5.0 FEET ALONG ALL SIDE YARD LOT LINES ADJOINING ANOTHER LOT.

2. ALL STREETS SHALL BE PRIVATE WITH A MINIMUM 60.0 FOOT RIGHT-OF-WAY WIDTH.

3. ALL BUILDING LINES SHALL BE 50.0 FEET FRONT ALONG PROPOSED ROADS AND 50.0 FEET ALONG SIDE LOT LINES.

4. ALL CUL-DE-DACS SHALL HAVE A 60.0 FOOT RADIUS.

5. ALL LOT CORNERS. ANGLE POINTS. POINTS OF TANGENCY AND POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2 INCH IRON RODS AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES.

6. INDIVIDUAL WATER AND SEWAGE SYSTEMS SHALL CONFORM TO PARKER COUNTY AND STATE REGULATIONS.

7. DIRECT ACCESS FROM RESIDENTIAL DRIVES TO KELLY ROAD (PARKER COUNTY ROAD NO. 4006) IS PROHIBITED.

NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY. TEXAS PANEL NO. 480520 0125 B. DATED SEPTEMBER 27. 1991.

LAND USE DATA:

TOTAL LAND AREA----------73.53 ACRES
MINIMUM LOT SIZE---------- 5.006 ACRES
TOTAL RESIDENTIAL LOTS----------13
PROPOSED LAND USE----------RESIDENTIAL
ESTIMATED POPULATION----------42

DEVELOPER
STEVE REID AND DON STEPHAN
203 JAKE'S TRAIL
ALEDO. TEXAS 76008
817-443-0449

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY. TEXAS ON THIS 22nd DAY OF June. 1999.

COUNTY JUDGE

COMMISSIONER PRECINCT 1 — COMMISSIONER PRECINCT 3

COMMISSIONER PRECINCT 2 — COMMISSIONER PRECINCT 4

STATE OF TEXAS
COUNTY OF PARKER

I. CLERK OF THE COUNTY COURT. IN AND FOR SAID PARKER COUNTY. DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION. WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 199 _____. AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____ 199_____. AT _____ O'CLOCK _____M. IN THE _____ RECORDS OF SAID COUNTY IN PLAT CABINET _____. PAGES _____

IN TESTIMONY WHEREOF. WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS THE _____ DAY OF _____. 199 ____.

_____
CLERK. COUNTY COURT

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS. STEVE REID. DON STEPHAN. E.H. LONGLEY AND Y M I T . INC. ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

BEING 73.53 ACRES OUT OF THE W.G.S. HUGHES SURVEY. ABSTRACT NO. 693. PARKER COUNTY. TEXAS AND BEING A PART OF THAT CERTAIN TRACT CONVEYED TO YMIT. INC. BY DEED RECORDED IN VOLUME 1472. PAGE 425 OF THE REAL RECORDS OF PARKER COUNTY. TEXAS AND BEING MORE PARTICULALRY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2. RANCHES OF BEAR CREEK. AN ADDITION IN PARKER COUNTY. TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A. SLIDE 720 OF THE PLAT RECORDS OF PARKER COUNTY. TEXAS. SAID POINT BEING IN THE SOUTH LINE OF JAKE'S TRAIL (A 100 FOOT R.O.W.)

THENCE N 37D 13' 16" E. A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 11. SAID BLOCK 2. RANCHES OF BEAR CREEK TO A 1/2" IRON ROD. FOUND IN PLACE:

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 59D 34' 22" AND A RADIUS OF 424.12 FEET THE CHORD OF WHICH BEARS S 82D 33' 44" E 421.35 FEET. AN ARC DISTANCE OF 440.98 FEET TO A POINT:

THENCE S 18D 17' 25" E. A DISTANCE OF 132.47 FEET TO THE P.C. OF A CURVE TO THE LEFT:

THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 60D 20' 51" AND A RADIUS OF 170.06 FEET THE CHORD OF WHICH BEARS S 48D 27' 55" E 170.96 FEET. AN ARC DISTANCE OF 179.12 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT:

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 78D 21' 06" AND A RADIUS OF 330.00 FEET THE CHORD OF WHICH BEARS S 39D 24' 05" E 416.91 FEET. AN ARC DISTANCE OF 451.27 FEET TO THE P.T. OD SAID CURVE:

THENCE S 00D 13' 15" E. A DISTANCE OF 160.00 FEET TO A 1/2 INCH IRON ROD. FOUND IN PLACE:

THENCE S 89D 46' 34" W. A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD. FOUND IN PLACE:

THENCE S 00D 13' 15" E. A DISTANCE OF 431.34 FEET TO A 1/2 INCH IRON ROD. FOUND IN PLACE:

THENCE S 89D 46' 45" W. A DISTANCE OF 887.75 FEET TO A 1/2 INCH IRON ROD. FOUND IN PLACE:

THENCE S 03D 28' 20" E. A DISTANCE OF 315.08 FEET TO A 1/2 INCH IRON ROD. FOUND IN PLACE. IN THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO MICHAEL JENNINGS BY DEED RECORDED IN VOLUME 1549. PAGE 1310 OF THE REAL RECORDS OF PARKER COUNTY. TEXAS:

THENCE N 89D 38' 36" W. ALONG AND WITH THE NORTH LINE OF SAID JENNINGS TRACT AND ALONG AND WITH THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO STEPHEN AND CHRISTINA MA BY DEED RECORDED IN VOLUME 1651. PAGE 150 OF THE REAL RECORDS OF PARKER COUNTY. TEXAS. A DISTANCE OF 1619.63 FEET TO A 1/2 INCH IRON ROD. FOUND IN PLACE. IN THE EAST LINE OF KELLY ROAD (COUNTY ROAD NO. 4006) AT THE NORTHWEST CORNER OF SAID MA TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE N 00D 08' 17" E. ALONG AND WITH SAID EAST LINE OF KELLY ROAD. A DISTANCE OF 1498.45 FEET TO A 1/2 INCH IRON ROD. FOUND IN PLACE. AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO JOHN PAUL LEAKE BY DEED RECORDED IN VOLUME 1457. PAGE 421 OF THE REAL RECORDS OF PARKER COUNTY. TEXAS FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE N 89D 39' 19" E. ALONG AND WITH THE SOUTH LINE OF SAID LEAKE TRACT. A DISTANCE OF 918.26 FEET TO A 1/2 INCH IRON ROD. FOUND IN PLACE. IN THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO J.M. AND BETSY REED BY DEED RECORDED IN VOLUME 1598. PAGE 1146 OF THE REAL RECORDS OF PARKER COUNTY. TEXAS:

THENCE S 00D 22' 16" E. ALONG AND WITH THE WEST LINE OF SAID REED TRACT. A DISTANCE OF 108.43 FEET TO A 1/2 INCH IRON ROD. FOUND IN PLACE. AT THE SOUTHWEST CORNER OF SAID REED TRACT:

THENCE S 52D 46' 44" E. ALONG AND WITH THE SOUTH LINE OF SAID REED TRACT. A DISTANCE OF 481.90 FEET TO A 1/2 INCH IRON ROD. FOUND IN PLACE. AT THE MOST SOUTHERLY CORNER OF SAID REED TRACT FOR AN ELL CORNER OF THIS TRACT:

THENCE N 37D 13' 16" E. ALONG AND WITH THE SOUTHEAST LINE OF SAID REED TRACT. A DISTANCE OF 461.96 FEET TO A 1/2 INCH IRON ROD. FOUND IN PLACE. IN THE SOUTH LINE OF SAID JAKE'S TRAIL FOR A CORNER:

THENCE S 52D 46' 44" E. ALONG THE SOUTH LINE OF SAID JAKE'S TRAIL. A DISTANCE OF 60.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 73.53 ACRES.

NOW. THEREFORE. KNOW ALL MEN BY THESE PRESENTS:
THAT STEVE REID. DON STEPHAN. E.H. LONGLEY AND YMIT. INC. DO HEREBY ADOPT THIS PLAT DESIGNATING THE ABOVE DESCRIBED PROPERTY AS RANCHES OF BEAR CREEK. PHASE III. AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS. EASEMENTS AND PUBLIC WAYS AS SHOWN HEREON.

WITNESS OUR HANDS THIS 21 DAY OF June. 1999.

STEVE REID — DON STEPHAN — E.H. LONGLEY — YMIT. INC. STEVE REID PRESIDENT

Plat Cabinet B.391

366211

RECEIVED AND FILED FOR RECORD 2:30 O'Clock P.M.
JUN 30 1999
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By _____

STATE OF TEXAS
COUNTY OF PARKER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE HE ON THE 21 DAY OF June 1999
BY STEVE REID. DON STEPHAN. E.H. LONGLEY AND STEVE REID AS PRESIDENT OF YMIT. INC.

NOTARY PUBLIC
PARKER CO.. TEXAS
MY COMMISSION EXPIRES: 12-10-01

ANGIE MARTIN NOTARY PUBLIC STATE OF TEXAS My Commission Expires 12-10-2001

TEXAS BANK OF WEATHERFORD. THE OWNER AND HOLDER OF A FIRST MORTGAGE LIEN UPON SAID PROPERY. JOINS HEREIN TO EVIDENCE AND SHOW ITS CONSENT AND AGREEMENT TO SUCH DEDICATION.

SIGNED. PUBLISHED AND DEDICATED ON THIS 21 DAY OF June. 1999.

TEXAS BANK WEATHERFORD

BY:
R. GLEN WRIGHT
SR. VICE PRESIDENT

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED JUN 30 1999

Jeane Brunson
County Clerk, Parker County, Tex.

STATE OF TEXAS
COUNTY OF PARKER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE HE ON THE 21 DAY OF June
BY R. GLEN WRIGHT. SR. VICE PRESIDENT. TEXAS BANK WEATHERFORD ON BEHALF OF SAID TEXAS BANK WEATHERFORD.

NOTARY PUBLIC
PARKER CO.. TEXAS
MY COMMISSION EXPIRES: 12-10-01

ANGIE MARTIN NOTARY PUBLIC STATE OF TEXAS My Commission Expires 12-10-2001

I. Steve Reid. BEING THE DEDICATOR AND OWNER OF THE FOREGOING PLAT OF SAID SUBDIVISION. DO HEREBY CERTIFY THAT IT IS WITHIN THE FIVE (5) MILE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH. TARRANT COUNTY. TEXAS.

BY: _____

LINDA HUDSON NOTARY PUBLIC STATE OF TEXAS My Commission Expires 06-20-2002

STATE OF TEXAS
COUNTY OF PARKER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE HE ON THE 22 DAY OF June. 1999
BY Linda Hudson Steve Reid

NOTARY PUBLIC
PARKER CO.. TEXAS
MY COMMISSION EXPIRES: 6-20-2002

SURVEYOR
RIVERS & ASSOCIATES
139 CROWLEY LANE
MINERAL WELLS. TEXAS 76067
940-325-8613
FAX 940-325-8028

FINAL PLAT
RANCHES OF BEAR CREEK. PHASE III
73.53 ACRES OUT OF
W.G.S. HUGHES SURVEY. ABSTRACT NO. 693
PARKER COUNTY. TEXAS

JUNE. 1999