

I hereby certify that this plat was prepared from an on the ground survey made under my personal supervision.

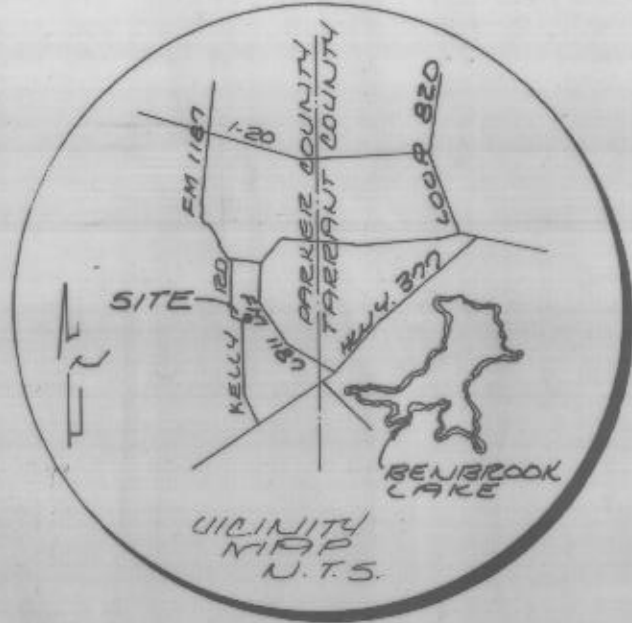
Brent A. Mizell
Brent A. Mizell

Registered Professional Land Surveyor
Texas Registration No. 1967



STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That, John H. Hall, Jr. and wife, Suzanne Hall, are the owners of the following described real property, to wit:



CITY OF FORT WORTH TEXAS
CITY PLAN COMMISSION

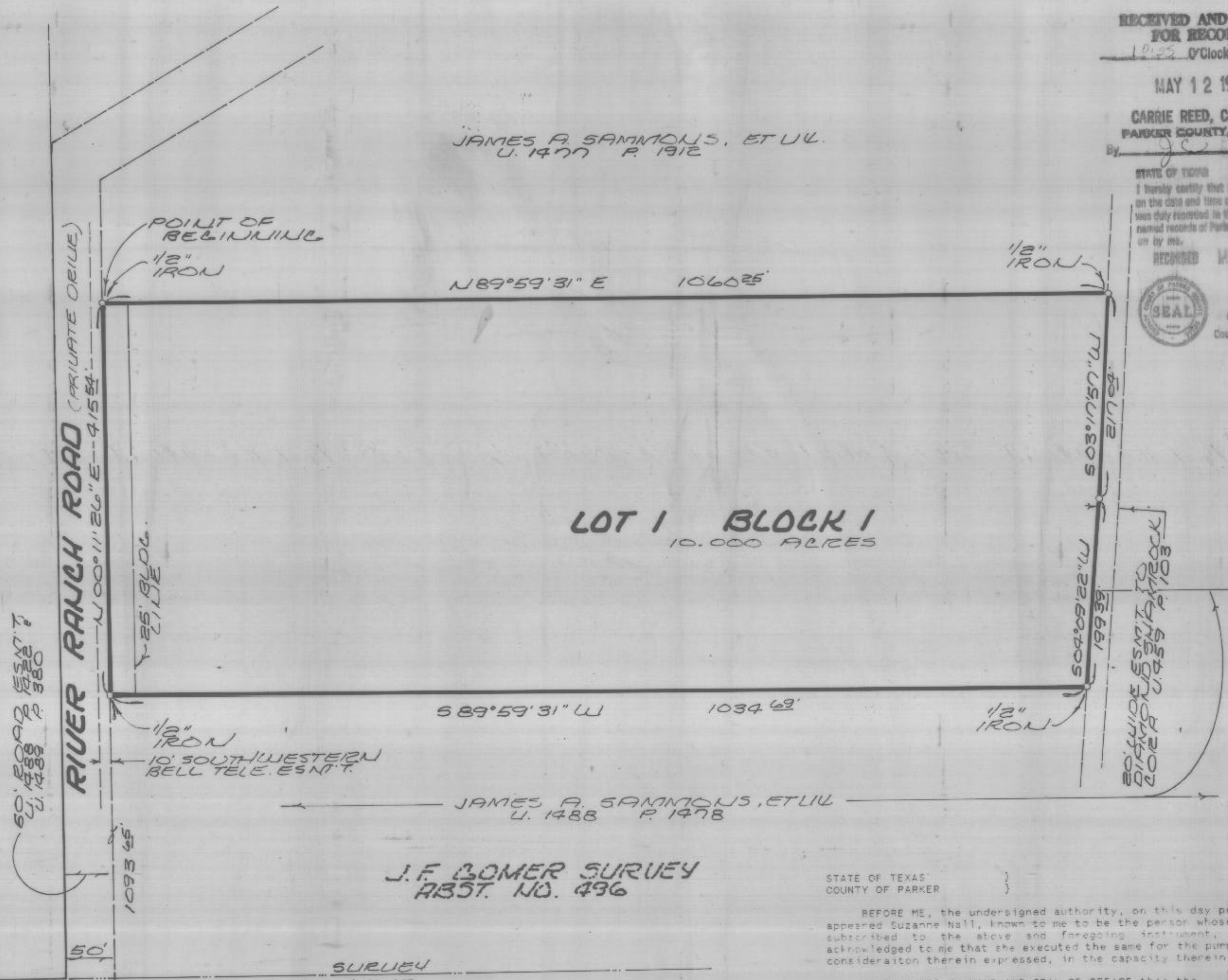
NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL
PLAT APPROVED DATE: **FS-91-114**
1-10-92

BY: *Allen Taylor*
CHAIRMAN
BY: *Joe Bilbidi*
SECRETARY

Notes:
The landowners, and any subsequent owners, of Lots in the Subdivision, jointly and severally, shall be responsible and liable for the construction, operation and maintenance of any private common areas of facilities in the Subdivision, including but not limited to wastewater treatment facilities, water facilities, private streets, emergency access easements, recreation areas and open spaces. The City of Fort Worth shall have no responsibility, or liability for the construction, operation or maintenance of said common facilities and said owners agree to indemnify and hold harmless the City of Fort Worth from all claims, damages and losses resulting from performance of the obligations of said owners set forth in this paragraph.

UTILITY EASEMENT
By public utility, including the City of Fort Worth, shall have the right to use and keep open all or part of any building, fence, trees, shrubs, other growth or improvement, which in any way encroaches or interferes with the construction, maintenance, or efficiency of its respective system or 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 to and from and over said easements for the purpose of construction, reconstruction, inspection, maintenance, and repair to be necessary to any part of its respective system without the necessity of any form of procuring the permission of anyone.

JACK HINES SR.
U. 1400 P. 598

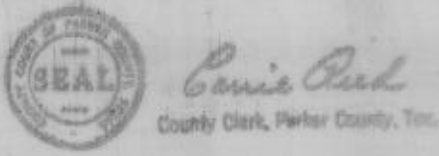


LOT 1 BLOCK 1
10.000 ACRES

J.F. GOMER SURVEY
ABST. NO. 496

R. MATTHEUS SURVEY
ABST. NO. 2566

221001 PCA-747
RECEIVED AND FILED
FOR RECORD
10:25 O'clock A.M.
MAY 12 1992
CARRIE REED, Co. Clerk
PARKER COUNTY, TEXAS
By *Carrie Reed* Deputy
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 record records of Parker County as stamped hereon by me.
RECORDED MAY 12 1992



10.000 acres situated in the J.F. GOMER SURVEY, Abstr. No. 496, Parker County, Texas, being more particularly described by metes and bounds, as follows:
Commencing at a 1 1/4" iron at a corner point in the south line of that certain tract of land conveyed to James A. Sammons, et ux, by deed recorded in Volume 1477, Page 1912, Deed Records, Parker County, Texas, said point being (per deed call) N 87°30' E, 285 varas and N 00°30' W, 928 varas from the southwest corner of the A. MC AFEE SURVEY, Abstr. No. 2401;
THENCE S 00°19'34" E, along the east line of said Sammons tract, 817.92 feet to a 1/2" iron at the northeast corner of that certain tract of land conveyed to said Sammons, et ux, by deed recorded in Volume 1479, Page 1250, Deed Records, Parker County, Texas;
THENCE S 89°59'31" W, along the north line of said Sammons tract, 1557.28 feet to a 1/2" iron at the northwest corner of said Sammons tract;
THENCE S 00°11'26" W, along the west line of said Sammons tract, 478.30 feet to a 1/2" iron at the Point of Beginning of the herein described tract;
THENCE N 89°59'31" E, 1060.25 feet to a 1/2" iron in the west line of a twenty foot wide easement conveyed to Diamond Shamrock Corporation recorded in Volume 459, Page 103, Deed Records, Parker County, Texas;
THENCE S 03°17'57" W, along the west line of said twenty foot wide easement, 217.04 feet to a 1/2" iron;
THENCE S 04°09'22" W, continuing along the west line of said twenty foot wide easement, 199.39 feet to a 1/2" iron;
THENCE S 89°59'31" W, 1034.69 feet to a 1/2" iron in a fifty foot wide Road easement;
THENCE N 00°11'26" E, along said Road easement, 415.54 feet to the POINT OF BEGINNING and containing 10.000 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That, John H. Hall, Jr. and Suzanne Hall, owners, do hereby adopt this plat of the hereinabove described real property, to be known as:

Lot 1, Block 1
RIVER RANCH ADDITION
Parker County, Texas

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

EXECUTED this the **3** day of **JAN.**
19**92**
John H. Hall, Jr.
John H. Hall, Jr.
Suzanne Hall
Suzanne Hall

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Suzanne Hall, known to me to be the person whose name is subscribed to the above and foregoing instrument, and she acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the **3** day of **JAN**, 19**92**



Owner Developer:
John Hall
915 Florence, Fort Worth, Texas 76102
817 336 5773
Volume 1489, Page 1370, PCDR

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared John H. Hall, Jr. known to me to be the person whose name is subscribed to the above and foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the **3** day of **JAN**, 19**92**

Brent A. Mizell
Notary Public, State of Texas
My Commission Expires **10-1-92**



STATE OF TEXAS
COUNTY OF PARKER

I, Carrie Reed, 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 **3** day of **JAN**, 19**92**, at **10:25** o'clock, in **A.M.** Records of said County in Plat Cabinet **12-12**, Slide **12-12**.

IN TESTIMONY WHEREOF, witness my hand and official seal of office, this the **3** day of **JAN**, 19**92**.

Carrie Reed
Clerk, County Court
Parker County, Texas

RTF Waymon
Commissioner date
Mark Dahl
Commissioner date
Harold Anderson
Commissioner date

Mark Dahl
Commissioner date
Delmar King
County Judge date

NOVEMBER 5, 1991

91317.00

MIZELL LAND SURVEYING, INC.
513 North Highway 1187
Aledo, Texas 76008
(817) 441-6199 (817) 598-1284