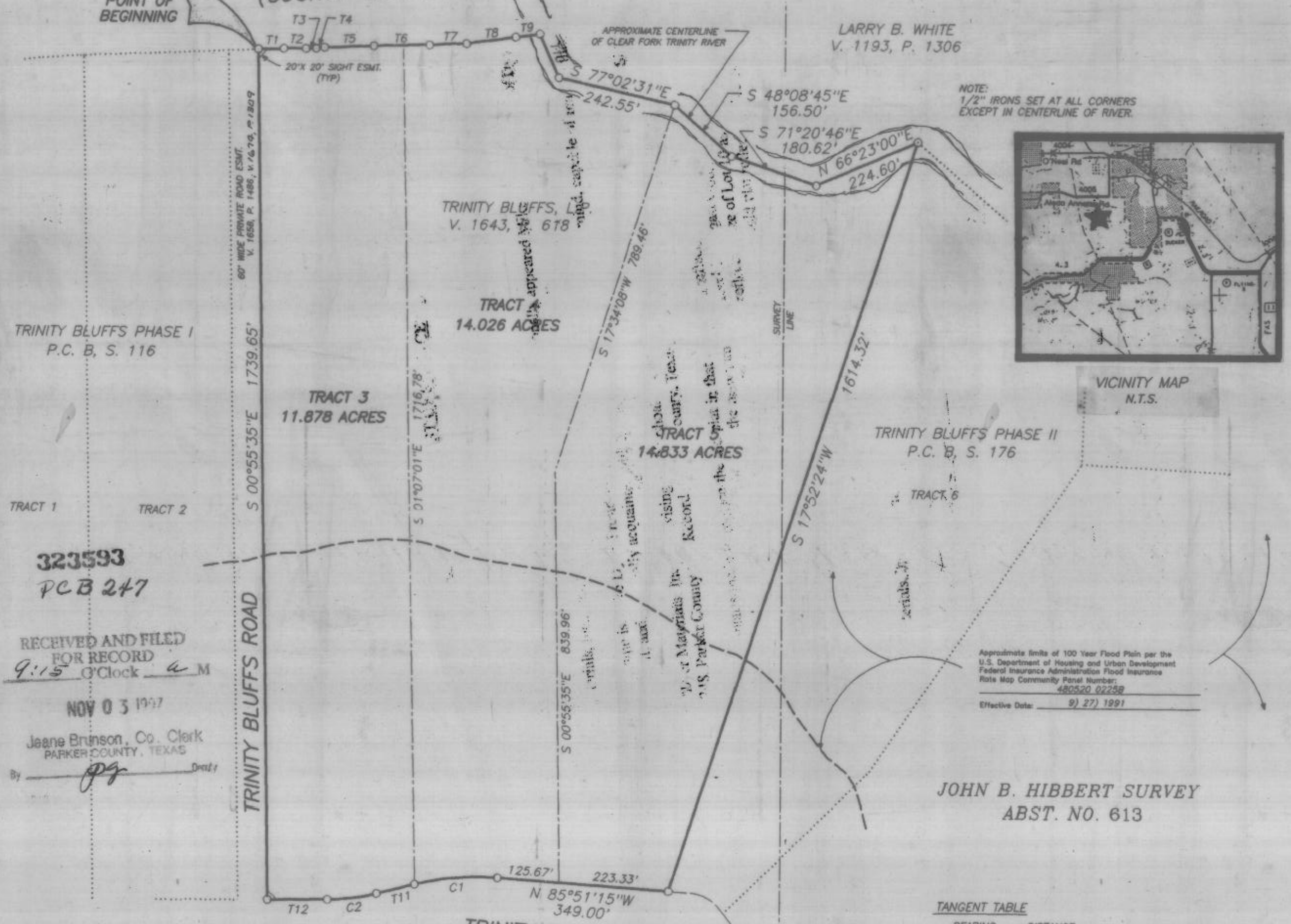


821181

OLD ANNETTA ROAD (COUNTY ROAD NO. 4005)



STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That, Trinity Bluffs, L.P., a Texas Limited Partnership and Trinity Bluffs Homeowners Association, Inc., a Texas Non-Profit Corporation, acting by and through the undersigned, its duly authorized agents, are the owners of the following described real property, to wit:

40.738 acres situated in the EZRA MULKINS SURVEY, Abst. No. 869 and the JOHN B. HIBBERT SURVEY, Abst. No. 613, Parker County, Texas, being more particularly described by metes and bounds, as follows:

Beginning at a 1/2" iron found at the intersection of the east line of Trinity Bluffs Road (a 60 foot wide private road easement as described by deed recorded in Volume 1658, Page 1486 and Volume 1674, Page 1309, Real Records, Parker County, Texas), and the south line of Old Annetta Road (County Road No. 4005 - a variable width R.O.W.), said point being the most westerly north-east corner of TRINITY BLUFFS PHASE I, an Addition to Parker County, Texas, according to the Plat recorded in Plat Cabinet B, Slide 116, Plat Records, Parker County, Texas;

THENCE along the south line of said Old Annetta Road, as follows:

North 87 degrees 26 minutes 39 seconds East, 51.29 feet to a 1/2" iron found;
North 89 degrees 45 minutes 35 seconds East, 44.64 feet to a 1/2" iron found;
South 89 degrees 57 minutes 54 seconds East, 27.31 feet to a 1/2" iron found;
North 83 degrees 00 minutes 58 seconds East, 17.32 feet to a 1/2" iron found;
North 87 degrees 26 minutes 29 seconds East, 100.01 feet to a 1/2" iron found;
North 88 degrees 35 minutes 36 seconds East, 113.43 feet to a 1/2" iron found;
North 87 degrees 26 minutes 23 seconds East, 75.08 feet to a 1/2" iron found;
North 82 degrees 11 minutes 45 seconds East, 101.66 feet to a 1/2" iron found;
North 82 degrees 11 minutes 45 seconds East, 49.73 feet to a 1/2" iron found;
THENCE South 23 degrees 15 minutes 14 seconds East, 96.79 feet to a point in the approximate centerline of Clear Fork Trinity River;

THENCE along the approximate centerline of said Clear Fork Trinity River, as follows:

South 77 degrees 02 minutes 31 seconds East, 242.55 feet;
South 48 degrees 08 minutes 45 seconds East, 156.50 feet;
South 71 degrees 20 minutes 46 seconds East, 180.62 feet;

North 86 degrees 23 minutes 00 seconds East, 224.60 feet to a point at the northwest corner of Tract 6, TRINITY BLUFFS PHASE II, an Addition to Parker County, Texas, according to the Plat recorded in Plat Cabinet B, Slide 176, Plat Records, Parker County, Texas;
THENCE South 17 degrees 52 minutes 24 seconds West, along the west line of said Tract 6, 1614.32 feet to a 1/2" iron found at the southwest corner of said Tract 6, in the north line of said Trinity Bluffs Road;

THENCE along the north and east lines of said Trinity Bluffs Road, as follows:

North 85 degrees 51 minutes 15 seconds West, 349.00 feet to a 1/2" iron found at the beginning of a non-tangent curve to the left whose radius is 530.00 feet and whose long chord bears South 84 degrees 56 minutes 30 seconds West, 169.55 feet;
Along said curve to the left through a central angle of 18 degrees 24 minutes 31 seconds, a distance of 170.28 feet to a 1/2" iron found;
South 75 degrees 44 minutes 15 seconds West, 79.67 feet to a 1/2" iron found at the beginning of a non-tangent curve to the right whose radius is 420.00 feet and whose long chord bears South 82 degrees 39 minutes 10 seconds, a distance of 101.14 feet;
Along said curve to the right through a central angle of 13 degrees 49 minutes 50 seconds, a distance of 101.38 feet to a 1/2" iron found;
South 89 degrees 34 minutes 05 seconds West, 122.69 feet to a 1/2" iron found;
North 00 degrees 55 minutes 35 seconds West, 1739.65 feet to the POINT OF BEGINNING and containing 40.738 acres (1,774,534 sq. feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That, Trinity Bluffs, L.P., a Texas Limited Partnership and Trinity Bluffs Homeowners Association, Inc., a Texas Non-Profit Corporation (owners), acting by and through the undersigned, its duly authorized agents, do hereby adopt this Plat of the hereinabove described real property to be designated as...

Tracts 3, 4 and 5
TRINITY BLUFFS PHASE III
Parker County, Texas

EXECUTED this the 30th day of NOV., 19 97

Trinity Bluffs, L.P., a Texas Limited Partnership,
by: Sunrise Partners, Inc., a Texas Corporation, General Partner
T.W. REILLY III, President

EXECUTED this the 30th day of NOV., 19 97

Trinity Bluffs Homeowners Association, Inc., a Texas Non-Profit Corporation
T.W. REILLY III, President

JOHN B. HIBBERT SURVEY
ABST. NO. 613

TANGENT TABLE

Table with columns: BEARING, DISTANCE. Rows T1 through T12 with corresponding values.

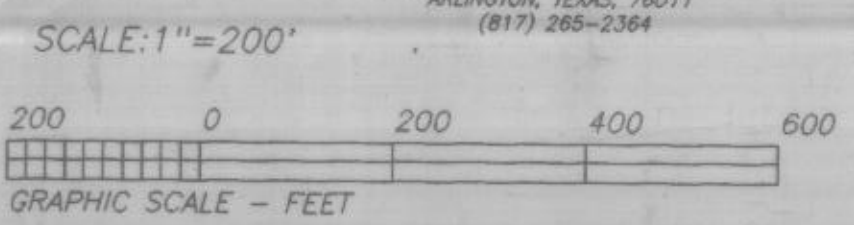
EZRA MULKINS SURVEY
ABST. NO. 869

CURVE DATA table with columns: CURVE, RADIUS, TANGENT, LENGTH, DELTA, CHORD, CH. BEARING. Rows C1 and C2.



NOTE: THERE SHALL BE A ONE-HUNDRED TWENTY (120) FOOT BUILDING LINE ALONG ALL STREETS AND FIFTY (50) FOOT SIDE AND REAR BUILDING LINES ALONG ALL INTERIOR AND EXTERIOR LOT LINES.

OWNER/DEVELOPERS
TRINITY BLUFFS L.P.
A TEXAS LIMITED PARTNERSHIP
1000 BALLPARK WAY #304
ARLINGTON, TEXAS, 76011
(817) 265-2364



MIZELL LAND SURVEYING, INC.
513 North Highway 1187
P.O. Box 419 Aledo, Texas 76008
(817) 441-6199 (817) 598-1284

THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plot is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Brent A. Mizell
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1967
OCTOBER 20, 1997



STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 3rd day of November, 19 97

Ben Long, County Judge
Charlie Natta, Commissioner Precinct No. 3
Mark Dable, Commissioner Precinct No. 2
Rena Peden, Commissioner Precinct No. 4

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared T.W. REILLY III, President of Trinity Bluffs, L.P., a Texas Limited Partnership, by: Sunrise Partners, Inc., a Texas Corporation, General Partner, a limited partnership, and T.W. Reilly III, President of Trinity Bluffs Homeowners Association, Inc., a Texas Non-Profit Corporation, a corporation, known to me to be the person whose name is sworn and subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and as the act and deed of said limited partnership and said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of November, 19 97
CAROL ROGERS
Notary Public, State of Texas
My Commission Expires AUG. 29, 1998

Notary Public, Parker County, Texas
My Commission Expires 8-29-1998

NOTE: NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE PROPER AUTHORITY. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE PROPER AUTHORITY, SHALL BE PREPARED AND SUBMITTED BY THE PARTIES WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

STATE OF TEXAS
COUNTY OF PARKER

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

NOV 03 1997
Jeane Brunson
County Clerk, Parker County, Texas

FINAL PLAT
TRACTS 3, 4 AND 5
TRINITY BLUFFS PHASE III
PARKER COUNTY, TEXAS
BEING 40.738 ACRES SITUATED IN THE
EZRA MULKINS SURVEY, ABST. NO. 869
AND THE
JOHN B. HIBBERT SURVEY, ABST. NO. 613
PARKER COUNTY, TEXAS