

CURVE	RADIUS	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	280.00'	65.11'	13°19'26"	20°27'46"	64.97'	N 35°08'13"W
C-2	80.00'	61.51'	44°03'19"	71°37'11"	60.01'	N 63°49'35"W

CERTIFICATE OF RECORD

THE STATE OF TEXAS
COUNTY OF PARKER

I, Jeane Brunson, 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 _____ day of _____, 19____ at _____ o'clock _____ M., in _____ Records of said County in Plat cabinet, pages _____

In Testimony Whereof, witness my hand and official seal of office, this the _____ day of _____, 19____

Jeane Brunson, County Clerk
Parker County, Texas

By _____
Deputy



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, it's duly authorized agents, are the owners of the following described real property, to wit:

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

Beginning at a 1/2" iron found at the most westerly corner of Tract 9, TRINITY BLUFFS PHASE I, an Addition to Parker County, Texas, according to Plat recorded in Plat Cabinet B, Slide 116, Plat Records, Parker County, Texas, in the northeasterly line of Trinity Bluffs Road (a 60 foot wide Road Easement as described by deeds recorded in Volume 1658, Page 1486 and Volume 1674, Page 1309, Real Records, Parker County, Texas), said point being the beginning of a non-tangent curve to the left, whose radius is 50.00 feet and whose long chord bears N 81°23'51"W, 23.34 feet;

THENCE along the northeasterly line of said Trinity Bluffs Road, as follows:

Along said curve, in a westerly direction, through a central angle of 26°59'55", a distance of 33.40 feet to a 1/2" iron found;
N 28°28'30" W, 363.13 feet to a 1/2" iron found at the beginning of a curve to the left, whose radius is 280.00 feet and whose long chord bears N 35°08'13" W, 64.97 feet;
Along said curve, in a northwesterly direction, through a central angle of 13°19'26", a distance of 65.11 feet to a 1/2" iron found;
N 41°47'56" W, 217.33 feet to a 1/2" iron found at the beginning of a curve to the left, whose radius is 80.00 feet and whose long chord bears N 63°49'35" W, 60.01 feet;
Along said curve, in a westerly direction, through a central angle of 44°03'19", a distance of 61.51 feet to a 1/2" iron found;
N 85°51'15" W, 45.40 feet to a 1/2" iron found;

THENCE N 17°52'24" E, 1614.32 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:

S 48°47'52" E, 398.98 feet;
S 20°12'30" E, 131.81 feet;
S 01°36'59" W, 269.84 feet;
S 86°54'35" E, 300.55 feet;
N 73°49'54" E, 276.42 feet;
S 52°57'15" E, 270.09 feet;
S 70°17'45" E, 85.08 feet;
S 00°24'15" E, 158.01 feet;
S 72°04'59" W, 129.33 feet;

THENCE S 51°55'13" W, 1493.50 feet to a 1/2" iron found;

THENCE S 75°13'55" W, 136.56 feet to the POINT OF BEGINNING and containing 44.910 acres (1,956,289 square 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, it's duly authorized agents, do hereby adopt this Plat of the hereinabove described real property to be designated as...

Tracts 6, 7 and 8
TRINITY BLUFFS PHASE II
Parker County, Texas

EXECUTED this the 11th day of NOV, 1996

Trinity Bluffs, L.P., a Texas Limited Partnership,
by: Sunrise Partners, Inc., a Texas Corporation, General Partner

T.W. Reilly, III
T.W. Reilly, III, President

EXECUTED this the 11th day of NOV, 1996

Trinity Bluffs Homeowners Association, Inc., a Texas Non-Profit Corporation

T.W. Reilly, III
T.W. Reilly, III, President

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 11th day of November, 1996

Betty Cole Parker
Notary Public, Parker County, Texas
My Commission Expires 8-31-99

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 stated records of Parker County as stamped herein by me.

RECORDED NOV 12 1996



STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 12 day of November, 1996

County Judge
Wayne Smith
Commissioner Precinct No. 1
Jeff Jones
Commissioner Precinct No. 3

Mark Webb
Commissioner Precinct No. 2
Bruce Peden
Commissioner Precinct No. 4

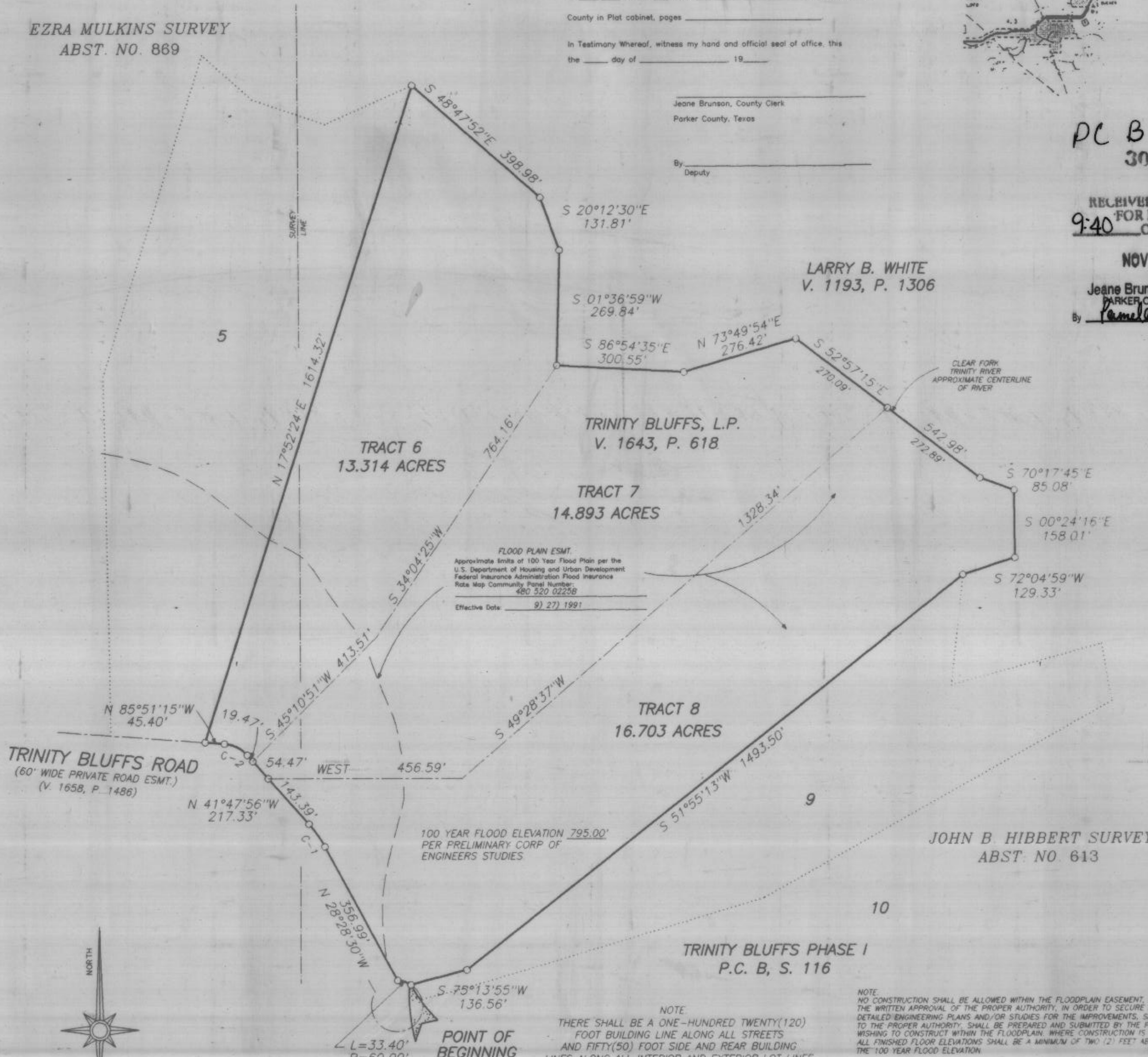


THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat 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 18, 1996

EZRA MULKINS SURVEY
ABST. NO. 869



FLOOD PLAIN ESMT
Approximate limits of 100 Year Flood Plain per the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number: 480 280 0425B
Effective Date: 9/27/1991

100 YEAR FLOOD ELEVATION 795.00'
PER PRELIMINARY CORP OF ENGINEERS STUDIES

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.

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.

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

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

FINAL PLAT
TRACTS 6, 7 AND 8
TRINITY BLUFFS PHASE II
PARKER COUNTY, TEXAS
BEING 44.910 ACRES SITUATED IN THE
EZRA MULKINS SURVEY, ABST. NO. 869,
AND THE JOHN B. HIBBERT SURVEY, ABST. NO. 613
PARKER COUNTY, TEXAS.