

(CONT'D)

THE EXISTING CREEK, CREEKS, LAKES, RESERVOIRS, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOTS OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF EROSION. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS SAID LOTS FREE AND CLEAR OF DEBRIS, SILT, OR ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE CHANNEL, AS IN THE CASE OF ALL NATURAL DRAINAGE CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA NOR RESULTING FROM A FAILURE OF ANY STRUCTURE(S) WITHIN THE NATURAL DRAINAGE CHANNELS. THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.

I, the undersigned, hereby, dedicate some to be known as Lot 1 and Lots 13-18, Block 1, The Woodlands of Bear Creek, in addition to the City of Fort Worth, Tarrant County, Texas, and dedicate to the public the easements and rights-of-way as shown on this plat.  
EXECUTED this the 20th day of Feb 1992  
*Randall C. Perkins, Pres.*  
Community Bank, Houston, TX

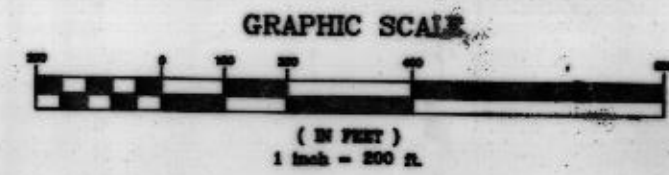
THE STATE OF TEXAS  
COUNTY OF HOOD  
BEFORE ME, *James W. Howes*, a Notary Public in and for the State of Texas, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (he) (she) executed the same in the capacity indicated on the said and deed of said corporation for the purposes and consideration therein expressed. Given under my hand and seal of office this 20th day of Feb 1992.  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, the undersigned, owner of the following described property in certain Hooded Survey Abstract No. 1004 and being a portion of that property line of said 300.0107 acre tract, as recorded in Volume 572, Page 159, Parker County Deed Records and being more particularly described by metes and bounds as follows:

COMMENCING at the most north west corner of said 300.0107 acre tract thence south 24 degrees 24 minutes 13 seconds east, along the east property line of said 300.0107 acre tract, 185.27 feet to an iron pin and the POINT OF BEGINNING for Parcel No. 1;  
THENCE South 24 degrees 24 minutes 13 seconds East, continuing along the east property line of said 300.0107 acre tract, a distance of 84.43 feet to an iron pin;  
THENCE South 85 degrees 27 minutes 25 seconds West, departing said east line of said 300.0107 acre tract, a distance of 901.35 feet to an iron pin;  
THENCE North 24 degrees 23 minutes 11 seconds West a distance of 499.77 feet to an iron pin;  
THENCE North 01 degree 18 minutes 11 seconds West a distance of 580.57 feet to an iron pin;  
THENCE North 01 degree 41 minutes 49 seconds East a distance of 931.11 feet to an iron pin;  
THENCE South 85 degrees 18 minutes 23 seconds East a distance of 855.70 feet to an iron pin and also being the beginning of a curve to the right with a radius of 490.00 feet and a long chord bearing south 66 degrees 25 minutes 53 seconds east, 365.13 feet;  
THENCE with said curve to the right through a central angle of 43 degrees 44 minutes 59 seconds on an arc length of 374.15 feet to the POINT OF BEGINNING and containing 34.538 acres of land.

PARCEL NO. 2  
COMMENCING at the most north east corner of said 300.0107 acre tract thence along the east property line of said 300.0107 acre tract the following courses and distances south 24 degrees 24 minutes 13 seconds east 190.81 feet; south 01 degree 55 minutes 43 seconds west 230.78 feet to an iron pin and the POINT OF BEGINNING for Parcel No. 2;  
THENCE South 01 degree 55 minutes 43 seconds West, continuing along the east property line of said 300.0107 acre tract, a distance of 280.00 feet to an iron pin;  
THENCE North 88 degrees 03 minutes 28 seconds West, departing said east line of said 300.0107 acre tract, a distance of 900.60 feet to an iron pin;  
THENCE North 01 degree 46 minutes 53 seconds East a distance of 250.00 feet to an iron pin;  
THENCE South 88 degrees 03 minutes 28 seconds East a distance of 801.24 feet to the POINT OF BEGINNING and containing 5.170 acres of land.  
DO, hereby, dedicate some to be known as Lot 1 and Lots 13-18, Block 1, The Woodlands of Bear Creek, in addition to the City of Fort Worth, Tarrant County, Texas, and dedicate to the public the easements and rights-of-way as shown on this plat.  
EXECUTED this the 20th day of Feb 1992  
*Randall C. Perkins, Pres.*  
Branch Investment, Inc.



DR. R. PERKINS  
3617 RIDGLEA COUNTRY CLUB DR.  
FORT WORTH, TX 76116  
VOL.1255, PG.675,  
P.C.D.R.

E. RANDLE  
BOX 175  
CRESSION, TX, 78035  
VOL.538, PG.688,  
P.C.D.R.

DR. R. PERKINS  
3617 RIDGLEA COUNTRY CLUB DR.  
FORT WORTH, TX, 76116  
VOL.1255, PG. 675, P.C.D.R.

C.E. CURTIS  
6715 SILVER SADDLE RD.  
FORT WORTH, TX, 76128  
VOL.1478, PG.609,  
P.C.D.R.

J.W. DANIELS  
RT. 5 BOX 248C  
FORT WORTH, TX, 76128  
VOL.682, PG.282  
P.C.D.R.

THOMAS NESBET SURVEY ABST. NO. 1004  
G.W. CROW SURVEY ABST. NO. 295

POINT OF COMMENCING

POINT OF BEGINNING PARCEL #1

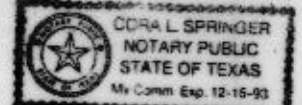
POINT OF BEGINNING PARCEL #2

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.  
BY: *Doug Smith*  
DATE: 2-14-92



THE STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, *Corra L. Springer*, a Notary Public in and for the State of Texas, on this day personally appeared *Randall C. Perkins*, President of Branch Investment, Inc., a Texas Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (he) (she) executed the same in the capacity indicated on the said and deed of said corporation for the purposes and consideration therein expressed. Given under my hand and seal of office this the 20th day of Feb 1992.  
*Corra L. Springer*  
Notary Public in and for the State of Texas



CERTIFICATE OF RECORD  
THE STATE OF TEXAS  
COUNTY OF TARRANT

I, Corra Reed, Clerk of the County Court, in and for said county, do hereby certify that the foregoing Plat with it's certificate of authentication, was filed for record in my office the 20th day of Feb 1992, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in \_\_\_\_\_ day of \_\_\_\_\_ 1992, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in \_\_\_\_\_ Pages of said County Plat Book \_\_\_\_\_ Records of Tarrant County, Texas, Witness my hand and official seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_ 1992.

Corra Reed  
Clerk, County Court  
Parker County, Texas

THE STATE OF TEXAS  
COUNTY OF TARRANT

I, Randall C. Perkins, President of Branch Investment, Inc. being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is not within the (5) mile Extra-Territorial Jurisdiction of any incorporated city or town, except 4.0 miles from the city of Fort Worth, Tarrant County, Texas.

*Randall C. Perkins, Pres.*

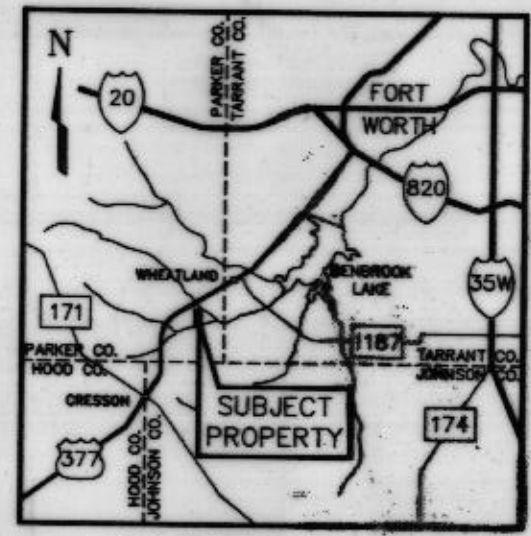
THE STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared *Randall C. Perkins*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this the 20th day of Feb 1992.

*Corra L. Springer*  
Notary Public  
State of Texas



OWNER:  
DR. RANDY PERKINS  
3617 RIDGLEA COUNTRY CLUB RD.  
FORT WORTH, TEXAS, 76116



LOCATION MAP

FINAL PLAT

LOT 1 AND LOTS 13-18, BLOCK 1

Woodlands of  
**Bear Creek**

SITUATED IN THE  
T. NESBET SURVEY ABSTRACT NO. 1004  
PARKER COUNTY, TEXAS

**GORDON S. SWIFT**  
CONSULTING ENGINEER, INC.  
900 MONROE STREET, FORT WORTH, TEXAS, 76102  
(817) 335-8484

- NOTE:  
1. IRON PINS SET AT ALL PROPERTY CORNERS  
2. BUILDING LINES SET AS REQUIRED BY DEED RESTRICTIONS  
3. [670.0] MINIMUM FINISHED FLOOR ELEVATION

UTILITY EASEMENTS  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF ITS RESPECTIVE SYSTEMS ON 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 ACCESS AND EGRESS TO AND FROM AND ACROSS 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.

NOTE:  
A FLOODPLAIN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS PRIOR TO ANY FILLING OR GRADING IN ANY AREA OF FLOOD HAZARD.  
FLOODPLAIN RESTRICTION  
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS, IN ORDER TO SECURE APPROVAL DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) DESIRING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

THE STATE OF TEXAS  
COUNTY OF TARRANT  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, this the 18th day of May 1992  
COUNTY JUDGE  
COMMISSIONER PRECINCT #1  
COMMISSIONER PRECINCT #2  
COMMISSIONER PRECINCT #3  
COMMISSIONER PRECINCT #4

CITY OF FORT WORTH, TEXAS  
CITY PLANNING COMMISSION  
NOTE:  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.  
APPROVED DATE: 4-3-92  
BY: *Allen Taylor*  
BY: *Joe Billardi*

RECEIVED AND FILED FOR RECORD

At 10:40 O'Clock A.M.

MAY 11 1992

CARRIE REED, Co. Clerk  
PARKER COUNTY, TEXAS  
By: *gsl* Deputy

STATE OF TEXAS  
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.

RECORDED MAY 11 1992

*Carrie Reed*  
County Clerk, Parker County, Tex.

220837 PCA-746