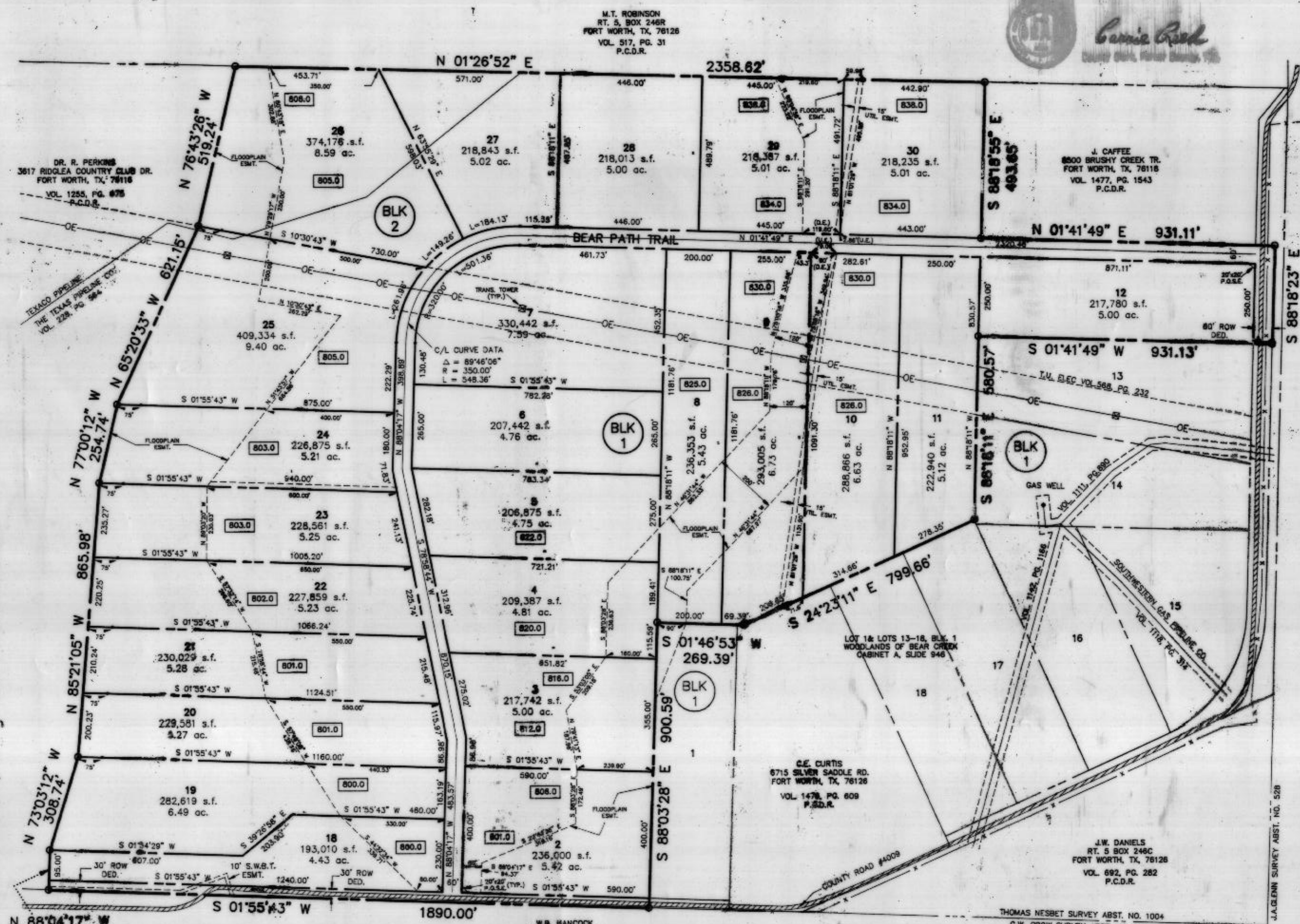


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 FOR RECORD
 10:30 AM
 SEP 08 1992
 CLERK OF COURTS
 TARRANT COUNTY TEXAS

SEP 08 1992
 Camie Reed
 COUNTY CLERK



STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, the undersigned, owner of the following described property in the Thomas Nesbet Survey Abstract No. 1004 and being a portion of that certain 300.0707 acres of land as recorded in Volume 572, Page 199, Parker County Deed Records and being more particularly described by metes and bounds as follows:

BEGINSING at the south east corner of Lot 1, Block 1, Woodlands of Bear Creek Addition,

THENCE South 81 degrees 55 minutes 43 seconds West, along the east property line of said 300.0707 acre tract, a distance of 1890.00 feet to an iron pin;

THENCE North 88 degrees 04 minutes 17 seconds West, departing said east line of said 300.0707 acre tract, a distance of 128.00 feet to an iron pin;

THENCE North 73 degrees 03 minutes 12 seconds West a distance of 308.13 feet to an iron pin;

THENCE North 85 degrees 21 minutes 05 seconds West a distance of 805.88 feet to an iron pin;

THENCE North 77 degrees 00 minutes 12 seconds West a distance of 284.74 feet to an iron pin;

THENCE North 85 degrees 20 minutes 33 seconds West a distance of 821.15 feet to an iron pin;

THENCE North 76 degrees 43 minutes 05 seconds West a distance of 519.24 feet to an iron pin, said point being the west property line of said 300.0707 acre tract;

THENCE North 01 degrees 26 minutes 52 seconds East a distance of 2308.62 feet to an iron pin;

THENCE South 88 degrees 18 minutes 55 seconds East a distance of 493.65 feet to an iron pin;

THENCE North 01 degrees 41 minutes 49 seconds East a distance of 931.11 feet to an iron pin;

THENCE South 88 degrees 18 minutes 23 seconds East a distance of 310.00 feet to an iron pin, said point being the northwest corner of Lot 13, Block 1, of said Woodlands of Bear Creek Addition;

THENCE South 01 degree 41 minutes 49 seconds West a distance of 931.13 feet to an iron pin, said point being the southeast corner of said Lot 13, Block 1;

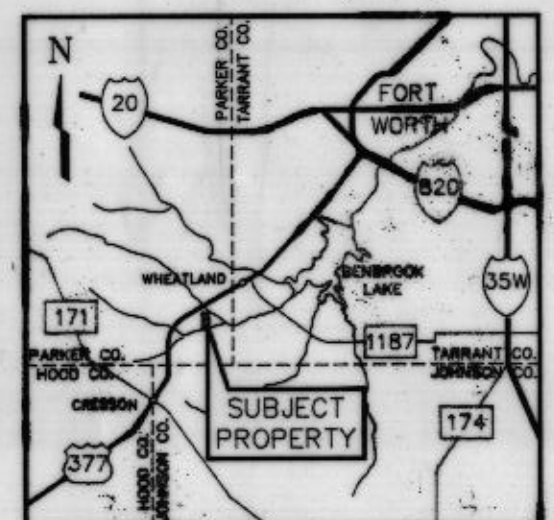
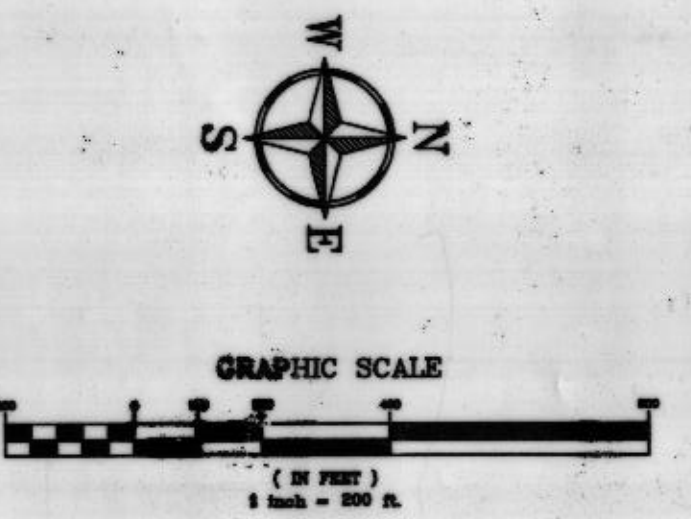
THENCE South 88 degrees 18 minutes 11 seconds East a distance of 880.87 feet to an iron pin, said point being the most southerly southwest corner of Lot 14, Block 1, of said Woodlands of Bear Creek Addition;

THENCE South 24 degrees 23 minutes 11 seconds East a distance of 799.66 feet to an iron pin;

THENCE South 01 degree 46 minutes 53 seconds East a distance of 269.39 feet to an iron pin;

THENCE South 88 degrees 03 minutes 28 seconds East a distance of 900.59 feet to an iron pin;

THENCE South 88 degrees 03 minutes 28 seconds East a distance of 900.59 feet to the POINT OF BEGINNING and containing 144.46 acres of land.



DO, hereby dedicate same to be known as Lots 2-12, Block 1 and Lots 18-30, Block 2, Woodlands of Bear Creek, in addition to the County of Parker, Texas, and dedicate to the public the easements and rights-of-way as shown on this plat.

EXECUTED this 13th day of August 1992

Randall C. Perkins, Pres.
 Ditranch Investment, Inc.

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, Cora L. Springer, a Notary Public in and for the State of Texas, on this day personally appeared Randall C. Perkins, President of Ditranch 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 executed the same in the capacity indicated on the act and deed of said corporation for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13th day of August, A.D. 1992.

Cora L. Springer
 Notary Public in and for the State of Texas

THE STATE OF TEXAS
 COUNTY OF TARRANT

I, Randall C. Perkins, President of Ditranch Investments Inc., being the dedicator and owner of the attached plot of said subdivision, do hereby certify that it is/is not within the five (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

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 subscribed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 13th day of August, A.D. 1992.

Cora L. Springer
 Notary Public
 State of Texas

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

FINAL PLAT
 LOTS 2-12, BLOCK 1 AND
 LOTS 18-30, BLOCK 2
 Woodlands of
**Bear
 Creek**
 SITUATED IN THE
 T. NESBET SURVEY ABST. NO. 1004
 PARKER COUNTY, TEXAS

FLOODWAY RESTRICTION:
 NO CONSTRUCTION, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF FORT WORTH SHALL BE ALLOWED WITHIN A FLOODWAY EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

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 LOT 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 ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY SHALL HAVE THE RIGHT OF INGRESS 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 CHANNELS, 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 DETERMINED. 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 FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT.

NOTE:
 A FLOODPLAIN PERMIT MUST BE OBTAINED FROM THE PARKER COUNTY FLOODPLAIN MANAGER PRIOR TO ANY FILING OR GRADING IN ANY AREA OF FLOOD HAZARD.

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

PUBLIC OPEN SPACE EASEMENT
 NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE TOP OF CURBS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ECT., MAY BE HEREAFTER PLACED OR RECONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY REPLATED.

UTILITY EASEMENTS
 ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND RELOCATED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY 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 INGRESS AND EGRESS TO AND FROM AND UPON 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.

CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION

NOTE:
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.
 8-9-92

City Approved Date: 8-9-92

Cilla Taylor
 Joe Bilandzic

THE STATE OF TEXAS
 COUNTY OF TARRANT

APPROVED BY the Commissioners Court of Parker County, Texas, this 13th day of August 1992.

Commissioners Precinct 01
 Commission Precinct 02
 Commission Precinct 03
 Commission Precinct 04

Lienholder does, hereby, dedicate same to be known as Lots 2-12, Block 1, and Lots 18-30, Block 2, 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 13th day of August 1992

Randall C. Perkins
 Lienholder

THE STATE OF TEXAS
 COUNTY OF HOOD

BEFORE ME, Cora L. Springer, a Notary Public in and for the State of Texas, 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 the same in the capacity indicated on the act and deed of said corporation for the purposes and consideration therein expressed. Given under my hand and seal on this the 13th day of August, A.D. 1992.

Cora L. Springer
 Notary Public in and for the State of Texas

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: Day
 DATE: 8-10-92

CORA L. SPRINGER
 NOTARY PUBLIC
 STATE OF TEXAS
 My Comm Exp 12-15-93

CORA L. SPRINGER
 NOTARY PUBLIC
 STATE OF TEXAS
 My Comm Exp 12-15-93

GORDON S. SWIFT
 CONSULTING ENGINEER, INC.
 900 MONROE STREET, FORT WORTH, TEXAS, 76162
 (817) 336-6848