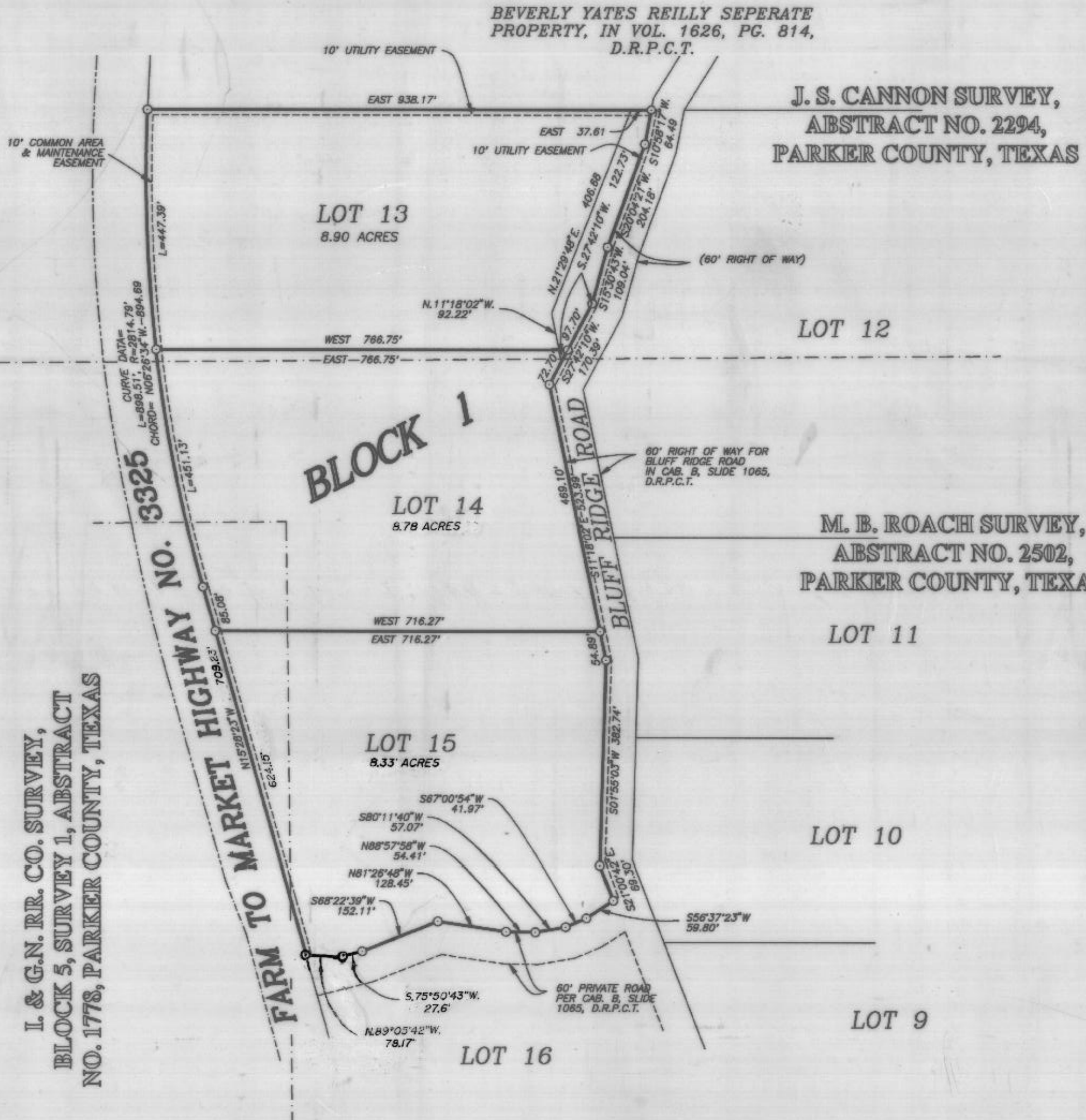


VICINITY MAP
(NOT TO SCALE)



I & G.N. RR. CO. SURVEY,
BLOCK 5, SURVEY 1, ABSTRACT
NO. 1778, PARKER COUNTY, TEXAS

BEVERLY YATES REILLY SEPERATE
PROPERTY, IN VOL. 1626, PG. 814,
D.R.P.C.T.

J. S. CANNON SURVEY,
ABSTRACT NO. 2294,
PARKER COUNTY, TEXAS

M. B. ROACH SURVEY,
ABSTRACT NO. 2502,
PARKER COUNTY, TEXAS

Dedication

Whereas Country Properties Investment, Corporation, acting by and through is duly authorized agent James A. Sammons, being the owner of a tract of land situated in the J. S. Cannon Survey, Abstract No. 2294, and the M. B. Roach Survey, Abstract No. 2502 and the I. & G. N. R. Co. Survey, Block 5, Survey 1, Abstract No. 1778, all in Parker County, Texas, said tract being a portion of that tract described in a deed to Moritz Interest Ltd., recorded in Volume 1626, Page 872, Deed Records, Parker County, Texas, and a portion of that tract described in a deed to Country Properties Investment, Corporation, recorded in Volume 1626, Page 846, Deed Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod found in the east line of Farm to Market Road No. 3325, at the northwest corner of said Country Properties Investment Tract;

Thence East, 938.17 feet along the north line of said Country Properties Investment Tract to a 1/2" rebar rod found in the west line of Bluff Ridge Road, a 60 feet wide private road per plat in Cabinet B, Slide 1065, Plat Records, Parker County, Texas;

Thence the following calls along a common line of this described tract and said Bluff Ridge Road;

- S.10°58'17" W., 64.49 feet to a 1/2" rebar rod found;
- S.20°04'21" W., 204.18 feet to a 1/2" rebar rod found;
- S.15°30'43" W., 109.04 feet to a 1/2" rebar rod found;
- S.27°42'10" W., 170.39 feet to a 1/2" rebar rod found;
- S.11°18'02" E., 523.99 feet to a 1/2" rebar rod found;
- S.01°55'03" W., 382.74 feet to a 1/2" rebar rod found;
- S.21°00'42" E., 69.30 feet to a 1/2" rebar rod found;
- S.56°37'23" W., 59.8 feet to a 1/2" rebar rod found;
- S.67°00'54" W., 41.97 feet to a 1/2" rebar rod found;
- S.80°11'40" W., 57.07 feet to a 1/2" rebar rod found;
- N.88°57'56" W., 54.41 feet to a 1/2" rebar rod found;
- N.81°26'48" W., 128.45 feet to a 1/2" rebar rod found;
- S.68°22'39" W., 152.11 feet to a 1/2" rebar rod found;
- S.75°50'43" W., 27.6 feet to a 1/2" rebar rod found;
- N.89°05'42" W., 78.17 feet to a 1/2" rebar rod found;

Thence the following calls along the east right of way line of Farm to Market Road No. 3325;
N.15°28'28" W., 709.23 feet to a Highway Department Right of Way Monument found at the beginning of a curve to the right;
898.51 feet along the arc of said curve whose radius is 2814.79 feet and chord is N.06°26'34" W., 894.69 feet to the point of beginning.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Country Properties Investment, Corporation, acting by and through is duly authorized agent James A. Sammons, does hereby adopt this plat designating the herein described real property as Lots 13, 14 and 15, Block 1, Bluff Springs Estates, Phase III, an Addition to Parker County, Texas, and does hereby dedicate to the Bluff Springs Homeowners Association the streets and easements shown hereon.

Witness my hand in Tarrant County, Texas, the 17th day of June 1996.

James A. Sammons
James A. Sammons, authorized agent for Country Properties Investment, Corporation.

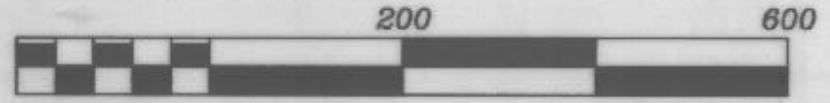
STATE OF TEXAS
COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James A. Sammons, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 17th day of June, 1996.

Brent A. Mizell
Notary Public

10-27-96
My Commission Expires



Scale 1" = 200 ft

Developer:
Reilly Brothers Property Company
1000 Ballpark Way, Suite 304
Arlington, Texas, 76011
Phone: 817-265-2364
Fax: 817-265-0537

294407
PCB-133

RECEIVED AND FILED
FOR RECORD
4:40 O'Clock P.M.
JUN 17 1996
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By *J.E.* 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 named records of Parker County as stamped hereon by me.

RECORDED JUN 17 1996
Jeane Brunson
County Clerk, Parker County, Tex.

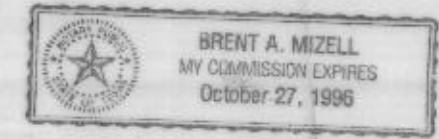


I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
Conner Stevens
CONNER STEVENS
R.P.L.S. No. 1983

6-13-96

NOTES:
1. 1/2" REBAR RODS SET AT ALL CORNERS

APPROVED BY THE PARKER COUNTY COMMISSIONERS
PLAT APPROVED DATE June 17, 1996
BY: *Ben Long* COUNTY JUDGE
BY: *Wayne Wright* P.P.C. 1
BY: *Wade Doble* #2
BY: *Coy Carter*
BY: _____
BY: _____



PLAT SHOWING
LOTS 13, 14 AND 15, BLOCK 1
BLUFF SPRINGS ESTATES, PHASE III,
AN ADDITION TO PARKER COUNTY, TEXAS, BEING SITUATED IN THE M. B. ROACH SURVEY, ABSTRACT NO. 2502, THE J.S. CANNON SURVEY, ABSTRACT NO. 2294 AND THE I. & G.N. RR. Co. SURVEY, ABSTRACT NO. 1778, PARKER COUNTY, TEXAS.