STATE OF TEXAS

COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, that, BFE DEVELOPMENT CORPORATION, acting by and through the undersigned, it's duly authorized agent, is the owner of the following described real property, to wit:

An 88.55 acre tract of land out of the Stephen Heffington Survey, Abstract No. 620 situated in Parker County, Texas, being a portion of a 161.5 acre tract of land out of the S. Heffington Survey, Abstract No. 620; the E. Nowland Survey, Abstract No. 1006; and the B.B.B. & C. RR. Co. Survey, Abstract No. 159 conveyed to Richard L., and Barbara Jane Bourland by deed recorded in Volume 1116, Page 864, Real Records, Parker County, Texas, said 88.55 acre tract being more particularly described by metes and bounds as

BEGINNING at a railroad rail found at the most northerly northeast corner of the Richard T. Barnett Survey, Abstract No. 40 said point also lying in the west line of the said

THENCE N 01 ° 34' 00" W, 953.10 feet to a 1" iron for a corner said corner also lying in the southwest right of way of U.S. Hwy No. 377;

THENCE N 30° 20' 00" E, 487.00 feet along the right of way of said Hwy 377 to a

THENCE S 82°09' 25° E, 440.23 feet to a point for a corner;

S 07°50' 35° W, 61.13 feet to a point for a corner;

THENCE \$ 54° 07' 53" W, 337.27 feet to a point for a corner;

THENCE \$ 35° 52' 07° E, 410.71 feet to a point for a corner;

THENCE S 70° 49' 37" E, 344.07 feet to a point for a corner; THENCE N 14° 34' 44" W, 75.42 feet to a point for a corner;

N 26° 33' 54" E, 78.26 feet to a point for a corner;

THENCE N 49° 37' 26" E, 95.97 feet to a point for a corner;

THENCE S 51° 29' 03" E, 227.8 feet to a point for a corner;

N 52° 50' 19" E, 186.44 feet to a point for a corner; and the beginning of a curve to the right having a central angle of 28° 10' 45" and a radius of 311.11 feet;

along said curve to the right a distance of 153.01 feet to a point for a

THENCE N 81° 01' 04" E, 175.52 feet to a point for a corner;

THENCE 5 09° 00' 26" E, 2,236.88 feet to a point for a corner; said point also lying

THENCE S 82° 56' 41" W, 592.91 feet to a point for a corner; to a 1" iron found at the northwest corner of that certain tract of land conveyed to Paul Walton Wood and George Wood, by deed recorded in Volume 1725, Page 1540, real Records, Parker

THENCE S 88° 55' 47" W, 961.26 feet to a point for a corner; to a "Y" cut in a rock

THENCE N 00° 20' 41" E, 757.80 feet to a point for a corner, said corner in the approximate center of Red Bear Creek;

THENCE along the approximate centerline of said Red Bear Creek, as follows:

N 03°13' 25" E. 221.12 feet: N 07°17' 28" E, 231.24 feet;

THENCE N 29° 07' 56" W, 403.11 feet to a 1" iron found for a corner;

THENCE N 89° 47' 56' W, 161.10 feet to the POINT OF BEGINNING, and containing 88.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BFE Development Corporation (owner) does hereby adopt this Plat of the hereinabove described real property to be designated as

LOTS 1-24, BLOCK 1; LOTS 1-9, 21, BLOCK 2; LOTS 1-20, BLOCK 3 AND LOTS 1-7, BLOCK 4, BOURLAND FIELD ESTATES, PHASE LPARKER COUNTY, TEXAS

and does hereby dedicate to the public use, all emergency access and utility easement

EXECUTED this the 17 day of Mouch, 1998.

BFE-DEVELOPMENT CORPORATION RICHARD L. BOURLAND, PRESIDENT

STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority, on this day personally appeared Richard L. Bourland, President of BFE Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executes the same for the purposes and considerations therein expressed and as the act and deed of said President.

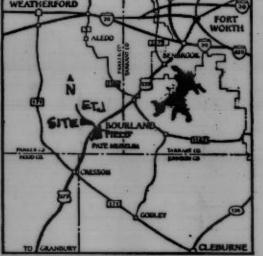
EXECUTED this the 17 day of 1998

Notary Public, Parker County, Texas My Commission Expires | - |

STATE OF TEXAS COUNTY OF PARKER CAROL ARLEDGE January 04, 2001

hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my opervision on the ground

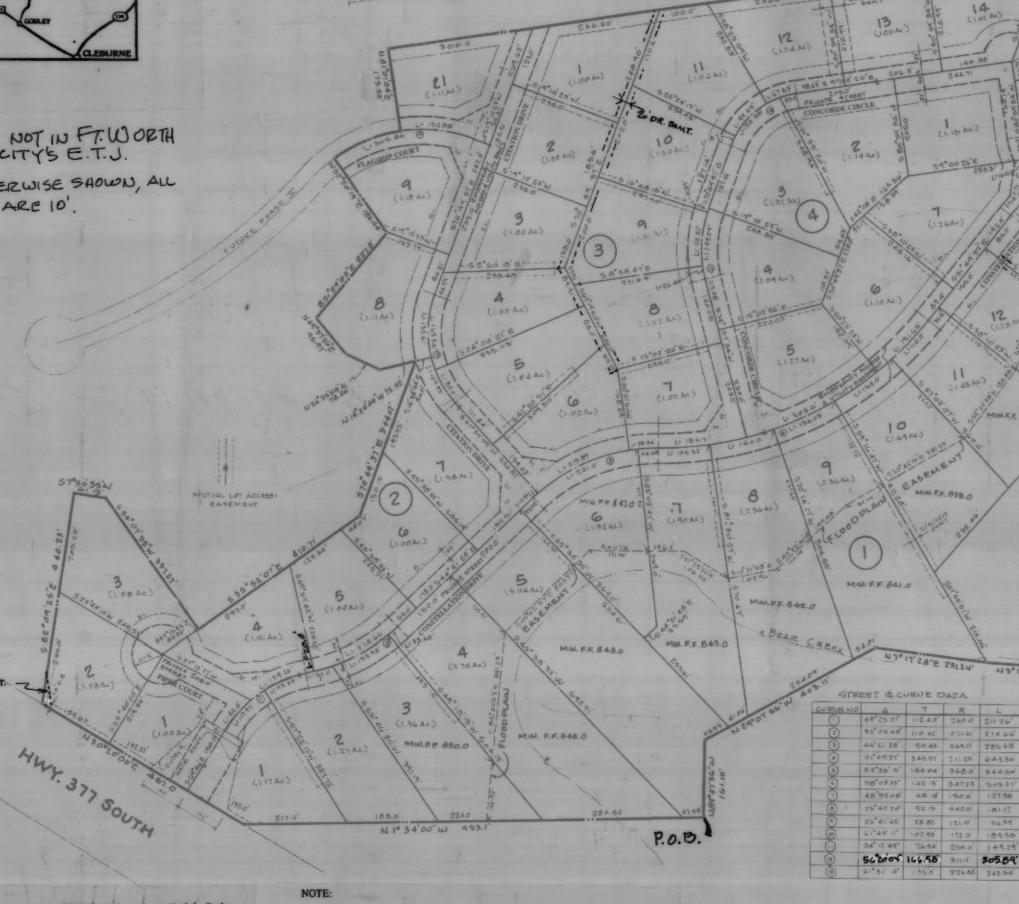
RPLS Registration No. 2786



VICINITY MAP

NOTE: THIS PLAT IS NOT IN FT. WORTH OR OTHER CITY'S E.T.J.

UNLESS OTHERWISE SHOWN, ALL UTIL ESM'TS ARE 10'



No construction shall be allowed within the floodplain easement without the written approval of the Parker County Floodplain Administrator. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Floodplain Administrator, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet (2') above the one hundred year flood elevation.

FLOODPLAIN/DRAINAGE MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times, and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainageways. Parker County will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County will have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainageways are occasionally subject to storm water overflow and/or bank crosion that cannot be defined. The County shall not be liable for any damages resulting from the occurance of these phenomena, nor the failure of any structures within the drainageways. The drainageway crossing each lot is contained within the floodplain easement line as shown on the plat.

FLOODWAY RESTRICTIONS

No construction shall be allowed within the floodway easement without the written approval of the Parker County Floodplain Administrator, and then only after detailed engineering plans and/or studies show that the capacity of the floodway is unaffected, and the 100-year flood heights are not increased. Construction within the floodway easement is also subject to all owners of the property affected by such construction (as determined by the County Floodplain Administrator becoming a party to the request.)

ALL STREETS SHOWN HEREON ARE PRIVATE STREETS, FIRE LANES. AND EMERGENCY ACCESS AND UTILITY EASEMENTS.

NO LOT SHALL BE DEVELOPED BY ITS OWNER THAT WILL CREATE DRAINAGE PROBLEMS FOR ANY ADJACENT LOT. EACH LOT SHALL RECEIVE DRAINAGE AND CONVEY DRAINAGE ACROSS ITS BOUNDARIES TO CONFORM GENERALLY WITH NATURAL DRAINAGE COURSES.

BOURLAND FIELD HOMEOWNER'S ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREETS AND GATEWAY AND APPURTENANCES

STATE OF TEXAS COUNTY OF PARKER

341377

RECEIVED AND FILED 10: 30 O'Clock A M

JUL 2 9 1998

Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

BEATE OF TEXAS I fulls on the that the manufactured test filed could date out time stamped bareau by see and as doly recorded in the solume and page of the hilled records of Perfer County so stamped havefit by my.

MAIN. F.F. 834.0

Mis. FF 835.0

MIN. KE. 836.0

MIN. FF. 838.0

B-321

ALL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY BEAR CREEK AND WHO DESIRE TO CONSTRUCT AN ACCESS STRUCTURE ACROSS THE CREEK SHALL RETAIN A QUALIFIED REGISTERED PROFESSIONAL ENGINEER TO PREPARE DESIGN/STUDY TO ACCOMMODATE THE CROSSING AND SUBMIT SAME TO THE PARKER COUNTY FLOOD PLAIN ADMINISTRATOR FOR APPROVAL. DESIGN/STUDY SHALL MEET ALL FEMA RELATED CRITERIA FOR PERMITTING. INCLUDING EVIDENCE THAT CROSSING WILL NOT RAISE THE 100 YEAR WATER SURFACE ELEVATION BY MORE THAN 1

N 0 20 41 E 75180

PORTIONS OF THIS PROJECT LIE WITHIN THE 100 YEAR FLOOD PLAIN OF BEAR CREEK ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, UNINCORPORATED AREAS, COMMUNITY-PANEL NUMBER 480520 0285 C. REVISED MAP; JANUARY 3, 1997.

FINAL PLAT

LOTS 1-20, BLOCK 1; LOTS 1-9, 21, BLOCK 2; LOTS 1-20, BLOCK 3; AND LOTS 1-7, BLOCK 4

20

MIN. F. 655.0

MIN. E. 5.653.0

MIN. P. F. 832.0

BOURLAND FIELD ESTATES

PHASE I

BEING AN 88.55 ACRE TRACT OF LAND OUT OF THE S. HEFFINGTON SURVEY, A-620

> TO PARKER COUNTY, TEXAS

DEVELOPER BOURLAND FIELD, INC.

17611 HWY 377 SOUTH FORT WORTH, TEXAS 76126 1-817-443-0375

FEBRUARY 1998

F. P. GREENHAW III, INC. ENGINEERS/PLANNERS 3332 WEST 7TH STREET FORT WORTH, TEXAS 76107 1-817-335-7654

