DEDICATION

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:

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 I, PARKER COUNTY, TEXAS

according to the plat filed of record in Cabinet B, Slide 321, Parker County Plat Records.

An 88.49 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. ington 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 88.44 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 Heffington Survey:

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_p 483.17 feet along the right of way of said Hwy 377 to a point for a corner;

THENCE S 82°13' 41" E, 432.11 feet to a point for a corner;

S 14 * 54* 39* W, 60.92 feet to a point for a corner;

THENCE S 73"08' 55" E, 12.72 feet to a point for a corner;

THENCE S 52° 07' 53" W, 331.01 feet to a point for a corner;

THENCE S 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;

THENCE 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;

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

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

THENCE S 09° 00' 26" E, 2,236.88 feet to a point for a corner; said point also lying in the south line of said 161.5 acre tract;

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 County, Texas;

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 49°41' 07" W, 102.77 feet; 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;

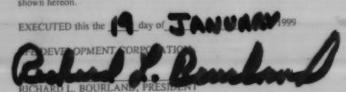
THENCE N 89° 47' 56' W, 161.10 feet to the POINT OF BEGINNING, and containing 88.49 acres of land.

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

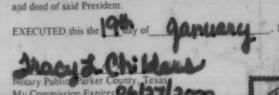
> LOTS 1-24, BLOCK 1; LOTS 1-9, 21, BLOCK 2; LOTS 1-20, BLOCK 3 AND LOTS 1-7, BLOCK 4, BOURLAND FIELD ESTATES, PHASE I, PARKER COUNTY, TEXAS

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

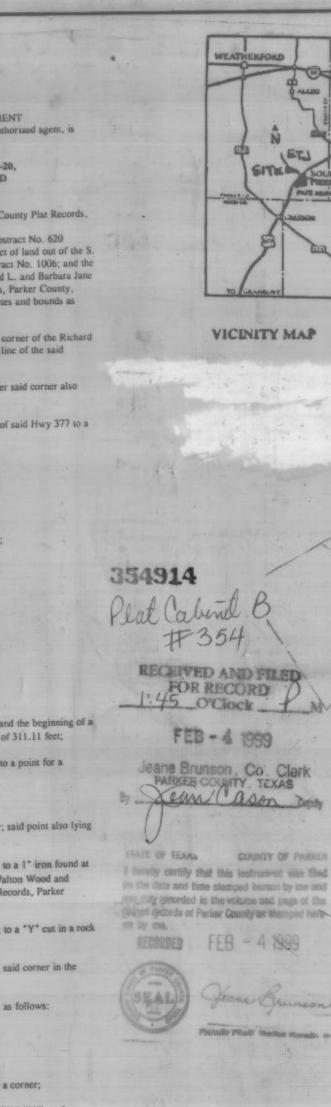


STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority, on this day personally appeared Richard L. Bourland, President of BPE 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







VICINITY MAP

PIKER COUNTY, TEXAS

COUNTY OF PARKER

HEB - 4 7895

FLOODWWAY RESTRICTION: 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 adjacem drainageways traversingtheir 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 erosion 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

FLOODWAY RESTRICTIONS

shown on the plat.

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.)

> 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

RPLS Registration No. 2786





GRAPHIC SCALE

ALL STREETS SHOWN HEREON ARE PRIVATE STREETS, FIRE LANES,

NO LOT SHALL BE DEVELOPED BY ITS OWNER THAT WILL CREATE

DRAINAGE PROBLEMS FOR ANY ADJACENT LOT. EACH LOT SHALL

TO CONFORM GENERALLY WITH NATURAL DRAINAGE COURSES.

BOURLAND FIELD HOMEOWNER'S ASSOCIATION SHALL OWN AND

RECEIVE DRAINAGE AND CONVEY DRAINAGE ACROSS ITS BOUNDARIES

MAINTAIN THE PRIVATE STREETS AND GATEWAY AND APPURTENANCES

Cours of Parker County, Texas, this the

HNUART_, 1999

AND EMERGENCY ACCESS AND UTILITY EASEMENTS.

THERETO IN PERPETUITY.

VICINITY MAP

STATE OF TEXAS

COUNTY OF PARKER

NOTE: EXTRATERRITORIAL JURISDICTION (ETJ) OF ANY INCORPORATED TOWN OR GITY. UNLESS STREEWISE SHOWN, ALL UTILITY EASEMENTS ARE 10'.

NO PORTION OF THIS PROPERTY LIES WITHIN THE

+ CORRECTED FINAL PLAT OF

MAP; JANUARY 3, 1997.

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

(COMMON AREA)

N 0" 20' 41" E 751 80'

ALL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY BEAR

STRUCTURE ACROSS THE CREEK SHALL RETAIN A QUALIFIED REGISTERED PROFESSIONAL ENGINEER TO PREPARE

INCLUDING EVIDENCE THAT CROSSING WILL NOT RAISE THE 100 YEAR WATER SURFACE ELEVATION BY MORE THAN I

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, UNINCORPORATED

AREAS, COMMUNITY-PANEL NUMBER 480520 0285 C, REVISED

CREEK AND WHO DESIRE TO CONSTRUCT AN ACCESS

DESIGN/STUDY TO ACCOMMODATE THE CROSSING AND

ADMINISTRATOR FOR APPROVAL. DESIGN/STUDY SHALL

MEET ALL FEMA RELATED CRITERIA FOR PERMITTING,

PORTIONS OF THIS PROJECT LIE WITHIN THE 100 YEAR

FLOOD PLAIN OF BEAR CREEK ACCORDING TO THE

SUBMIT SAME TO THE PARKER COUNTY FLOOD PLAIN

BOURLAND FIELD ESTATES

PHASE I

BEING 88.49 ACRES OF LAND OUT OF THE S. HEFFINGTON SURVEY, A-620

PARKER COUNTY, TEXAS

DEVELOPER BFE DEVELOPMENT CORPORATION 17611 HWY 377 SOUTH FORT WORTH, TEXAS 76126 1-817-443-0375

JANUARY 1999

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

* THIS PLAT IS A CORRECTED PLAT OF THE PLAT ORIGINALLY FILED IN CABINET B, SLIDE 321. LOT LINES' BEARINGS AND DISTANCES FOR LOTS 4,5,10,17, AND 21, BLOCK 1, AND LOTS 2 & 3, BLOCK 2, HAVE BEEN CORRECTED. ADDITIONAL EASEMENTS HAVE BEEN ADDED AS REQUIRED FOR UTILITY, AND LOCAL PRIVATE ACCESS. ALL LOTS CONTINUE TO MEET MINIMUM PARKER COUNTY PLAT REQUIREMENTS.