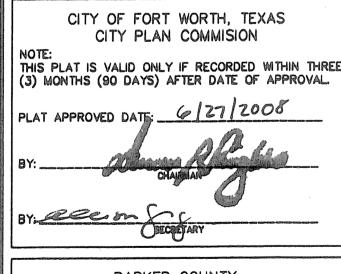
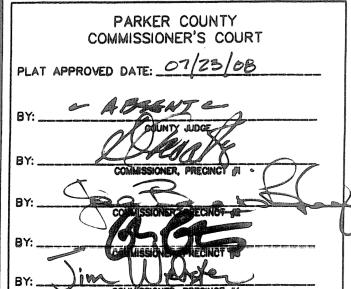
WDTH FLOOD C, PG, 333 P CAT ROAD 18 2.000 AC 1.686 AC NET ∆=13°28′25′ `R=1850.00' 63.11 N86°02'55"W L=435.04'398.77' LC=S1570'37"W 434.04' LOT 3R DRIVEWAY CULVERTS LOT 3R2 927.0 2.000 AC CULVERT Q5 (cfn) 1.695 AC NET 30, 3R2 3.6 18" RCP 1/2" RON N85°06'47"W 385.74' S08°26'24"W LOT 4, BLOCK 2 PRAIRIE CREEK BUSINESS PARK 13.03

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

CAB. C, PAGE 333





NOTE:

1. 1/2" IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES.

Doc# 686467 Fees: \$66.00

07/23/2008 3:11PM # Pages 1

Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

2. 000.0 DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL. OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS 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.

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMITISSUANCE VIA A PARKWAY PERMIT.

BASIS OF BEARINGS IS THE WESTERLY LINE OF BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 333, PLAT RECORDS, PARKER COUNTY. TEXAS.

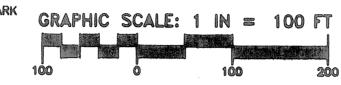
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

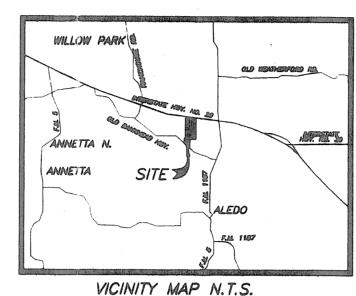


I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: DOUG BURT, RPLS #2023







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 SUMITTED BY THE PARTY(IES) WISHING 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.

FLOODPLAIN/DRAINAGEWAY 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. THE CITY OF FORT WORTH 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 CITY SHALL 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 CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

ETJ FLOODPLAIN RESTRICTION NOTE

IN THE ETJ, NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE PROPER AUTHORITY. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE PROPER AUTHORITY, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FININSHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD PLAIN.

SURVEYOR:

817.441.6199

817.228.9447

OWNER:

TEXAS GEOSPATIAL

ALEDO, TEXAS 76008

6 PARK ROW COURT

ARLINGTON, TEXAS 76013

117 JOHN STREET

STATE OF TEXAS COUNTY OF PARKER

THE UNDERSIGNED, BEING THE OWNERS OF OF A 4.000 ACRE TRACT, SAID 4.000 ACRE TRACT BEING ALL OF LOT 3R, BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 433, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID 4.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON PIN FOUND, SAID ½" IRON PIN FOUND BEING THE SOUTHEASTERLY CORNER OF LOT 2R2, BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 433, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID ½" IRON PIN FOUND ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BEAR CAT ROAD ACCORDING TO THE DEED RECORDED IN VOLUME 2232, PAGE 1862, DEED RECORDS, PARKER COUNTY, TEXAS, SAID ½" IRON PIN FOUND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1850.00' AND A LONG CHORD BEARING SOUTH 15 DEGREES 10 MINUTES 37 SECONDS WEST 434.04';

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEAR CAT ROAD AND ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13 DEGREES 28 MINUTES 25 SECONDS, AN ARC LENGTH OF 435.04 FEET TO A 1" IRON PIN FOUND;

THENCE SOUTH 08 DEGREES 26 MINUTES 24 SECONDS WEST CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEAR CAT ROAD A DISTANCE OF 13.03 FEET TO A ½" IRON PIN FOUND, SAID ½" IRON PIN FOUND BEING THE NORTHEASTERLY CORNER OF LOT 4, BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 333, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 85 DEGREES 06 MINUTES 47 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 4, BLOCK 2 PRAIRIE CREEK BUSINESS PARK A DISTANCE OF 385.74 FEET TO A ½" IRON PIN FOUND, SAID ½" IRON PIN FOUND BEING THE NORTHWESTERLY CORNER OF SAID LOT 4, BLOCK 2 PRAIRIE CREEK BUSINESS PARK, SAID ½" IRON PIN FOUND BEING ON THE WESTERLY LINE OF SAID BLOCK 2 PRAIRIE CREEK BUSINESS PARK, SAID ½" IRON PIN FOUND ALSO BEING ON THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO COWTOWN ENTERPRISES, INC. AS RECORDED IN VOLUME 1601, PAGE 1791, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 08 DEGREES 26 MINUTES 24 SECONDS EAST ALONG THE WESTERLY LINE OF SAID BLOCK 2 PRAIRIE CREEK BUSINESS PARK AND ALONG THE EASTERLY LINE OF SAID COWTOWN ENTERPRISES, INC. TRACT A DISTANCE OF 428.50 FEET TO A $\frac{1}{2}$ " IRON PIN FOUND, SAID $\frac{1}{2}$ " IRON PIN FOUND BEING THE SOUTHWESTERLY CORNER OF SAID LOT 2R2, BLOCK 2 PRAIRIE CREEK BUSINESS PARK;

THENCE SOUTH 86 DEGREES 44 MINUTES 08 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2R2, BLOCK 2 PRAIRIE CREEK BUSINESS PARK A DISTANCE OF 437.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.000 ACRES OF LANE, MORE OR LESS.

DO HEREBY DEDICATE SAME TO BE KNOWN AS LOTS 3R1 & 3R2, BLOCK 2 PRAIRIE CREEK BUSINESS PARK, AN ADDITION TO PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE STREETS AND EASEMENTS AS SHOWN ON THE PLAT.

BRITT PHILLIPS, PRESIDENT
PRAIRIE CREEK BUSINESS PARK, LLC

STATE OF TEXAS COUNTY OF PARKER

ACCT. NO: 16335

CO

1.16

SCH. DIST .: AL

CITY:

PRAIRIE CREEK BUSINESS PARK, LLC

MAP NO.:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRITT PHILLIPS, PRESIDENT OF PRAIRIE CREEK BUSINESS PARK, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND, AND SEAL OF OFFICE THIS THE 18 DAY OF ______, 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

(SEAL)



FINAL PLAT

6.27.08 LOTS 3R1 & 3R2 BLOCK 2

PRAIRIE CREEK BUSINESS PARK

BEING A REPLAT OF LOT 3R, BLOCK 2 PRAIRIE CREEK
BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN
CAB. C, PAGE 433, PLAT RECORDS, PARKER COUNTY, TEXAS
PARKER COUNTY. TEXAS

PREPARED JANUARY 8, 2008 FS-008-017 REF: FS-006-073, FP-05-247

PREPARED BY

SD Engineering, Inc. Site Development Engineering

PO Box 1357 Aledo, TX 76008-1357 (817) 441-6400 Fax (817) 441-6085 www.sd-engineering.com

COMMISSIONER, PRECINCT (4

17) 441-6400 Fax (817) 441-6085 www.sd-engineering.com

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-08-08 /FP LOT 3R1 & 3R2 BLK

051300 /EVB /01-