

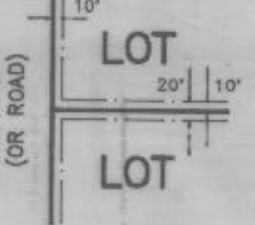
LOT 6-R AND LOT 7-R, RIVERCREEK RANCH
 A REPLAT OF LOT 6 AND LOT 7, RIVERCREEK RANCH
 AN ADDITION IN PARKER COUNTY, TEXAS AND BEING
 A PORTION OF THE STANCIL COBB SURVEY,
 ABSTRACT No. 221 AND THE STANCIL COBB SURVEY,
 ABSTRACT No. 222, PARKER COUNTY, TEXAS

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, ALAN SARVIS is the sole owner of 5.258 Acres situated in and being a portion of the STANCIL COBB SURVEY, ABSTRACT No. 221 and the STANCIL COBB SURVEY, ABSTRACT No. 222, Parker County, Texas and being all of Lot 6 and Lot 7, RIVERCREEK RANCH, an addition to Parker County, Texas, as recorded in Plat Cabinet B, Slide 324, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the west line of said Rivercreek Ranch at the northwest corner of said Lot 6;
 THENCE S 85°17'11" E, with the north line of said Lot 6, 383.11 feet to an iron rod set in the west right of way line of Rivercreek Ranch Lane;
 THENCE with the west right of way line of said Rivercreek Ranch Lane the following courses and distances:
 S 00°00'23" E, 64.19 feet to an iron rod set at the beginning of a curve to the right with a radius of 70.0 feet and whose chord bears S 31°47'03" W, 73.75 feet;
 With said curve to the right through a central angle of 63°34'53" and a distance of 77.68 feet;
 S 63°34'30" W, 162.58 feet to an iron rod set at the beginning of a cul-de-sac and curve to the left with a radius of 60.0 feet and whose chord bears S 18°47'15" W, 114.89 feet;
 With said cul-de-sac and curve to the left through a central angle of 213°34'30" and a distance of 223.66 feet to an iron rod set at the most northeasterly corner of said Lot 7;
 THENCE South, with the east line of said Lot 7, 266.79 feet to an iron rod set in the south line of said Rivercreek Ranch;
 THENCE with the south and west line of said Rivercreek Ranch the following courses and distance:
 S 89°42'13" W, on or about a fence line at 230.90 feet passing an iron rod set and in all 336.14 feet to a point in the Trinity River;
 With the meanders of said Trinity River the following courses and distances;
 N 34°43'10" W, 28.01 feet to a point;
 N 52°54'44" W, 139.53 feet to a point;
 N 30°47'28" E, leaving said Trinity River at 158.76 feet passing an iron rod set at the base of a fence post and continuing with said fence in all 584.46 feet to the POINT OF BEGINNING and containing 5.258 acres (229038 square feet) of land.

NOTE: 10' UTILITY EASEMENT ALONG ALL PROPERTY LINES AND ROAD FRONTAGE.



NOTE:
 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 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 (2) FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.
 REFERENCE
 COMMUNITY PANEL No.: 480520 0285 C
 EFFECTIVE DATE: JAN. 3, 1997

NOTE:

ALL STREETS HEREON ARE PRIVATE STREETS, FIRE LANES, AND EMERGENCY ACCESS AND UTILITY EASEMENTS. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES. SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGE, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

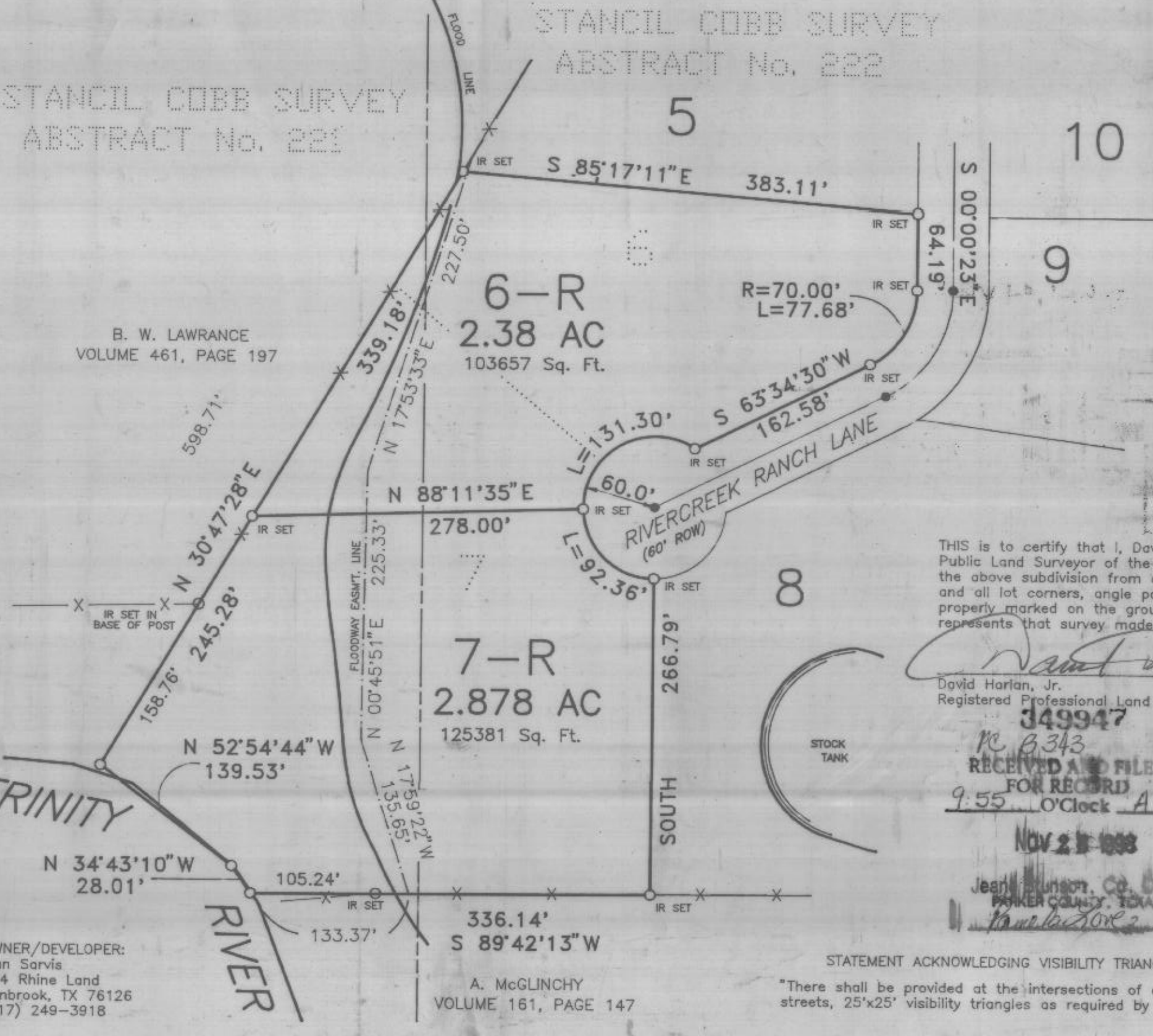
NO LOT SHALL BE DEVELOPED BY ITS OWNER THAT WILL CREATE DRAINAGE PROBLEMS FOR ANY ADJACENT LOT. EACH LOT SHALL RECEIVE DRAINAGE AND CONVEY DRAINAGE ACROSS ITS BOUNDARIES TO CONFORM GENERALLY WITH NATURAL DRAINAGE COURSES.

RIVERCREEK RANCH HOMEOWNER'S ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREETS AND GATEWAY AND APPURTENANCES THERETO IN PERPETUITY.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, ALAN SARVIS does hereby adopt this plat designating the hereinabove described real property as Lot 6-R and Lot 7-R, RIVERCREEK RANCH, an addition to Parker County, Texas and does hereby dedicate to the private use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at RIVERCREEK RANCH, Parker County, Texas this 23RD day of NOVEMBER, 1998.

Alan Sarvis



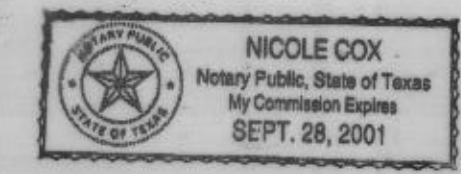
STATE OF TEXAS)
 COUNTY OF PARKER)
 The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.
David Harlan Jr.

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared ALAN SARVIS known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23RD day of NOVEMBER, 1998.
Nicole Cox
 Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared ALAN SARVIS known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

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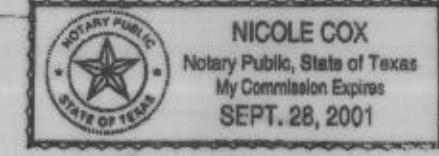


THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan Jr.
 David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 349947

RECEIVED AND FILED FOR RECORD
 9:55 O'CLOCK A
 NOV 23 1998

Jean Brunson, Co. Clerk
 PARKER COUNTY, TEXAS

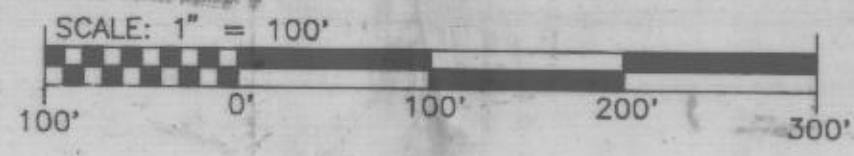


THE STATE OF TEXAS)
 COUNTY OF PARKER)
 APPROVED by the Commissioners Court of Parker County, Texas, this 23 day of November, 1998.

Ben Long
 Commissioner Precinct #1
Charles Datta
 Commissioner Precinct #3
Mark Dable
 Commissioner Precinct #2
Rena Padon
 Commissioner Precinct #4

THE STATE OF TEXAS)
 COUNTY OF PARKER)
 I, ALAN SARVIS being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Fort Worth, Tarrant County, Texas.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
 There shall be provided at the intersections of all public streets, 25'x25' visibility triangles as required by Commissioners.



OWNER/DEVELOPER:
 Alan Sarvis
 324 Rhine Land
 Benbrook, TX 76126
 (817) 249-3918

A. McGLINCHY
 VOLUME 161, PAGE 147

HARLAN LAND SURVEYING, INC.
 215 EAST EUREKA
 WEATHERFORD, TX 76086
 METRO (817) 595-9700 - (817) 599-0880