

NOTE:
ALL RODS FOUND 1/2" REBAR RODS
CAPPED R.P.L.S. No. 1983.

Owner
GB'S Partnership II
2111 North Collins, Suite 323
Arlington, Texas, 76011

LOT 6
IN CAB. B, SLIDE
495, P.R.P.C.T.

LOT 5
IN CAB. B, SLIDE
495, P.R.P.C.T.

LOT 4
IN CAB. B, SLIDE
495, P.R.P.C.T.

LOT 3
IN CAB. B, SLIDE
495, P.R.P.C.T.

LOT 1
IN CAB. B, SLIDE
495, P.R.P.C.T.

LOT 2
IN CAB. B, SLIDE
495, P.R.P.C.T.

**Lot 5-R
Block 1**
(20.61 ACRES OF LAND
MORE OR LESS)

MORITZ LIMITED
VOL. 1626, PG. 872
D.R.P.C.T.
DAVID L. MORITZ
P.O. BOX 480
ARLINGTON, TX 76004

FLOODPLAIN RESTRICTION
No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Work, 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 one (1) foot above the 100-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 drainage. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage. Property owners shall keep the adjacent drainage 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 owner. The drainage is 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 damage resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage. The drainage crossing each lot is contained within the floodplain easement line as shown on the plat.

NOTE:
BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF CITY OF FORT WORTH ZONING ORDINANCE.

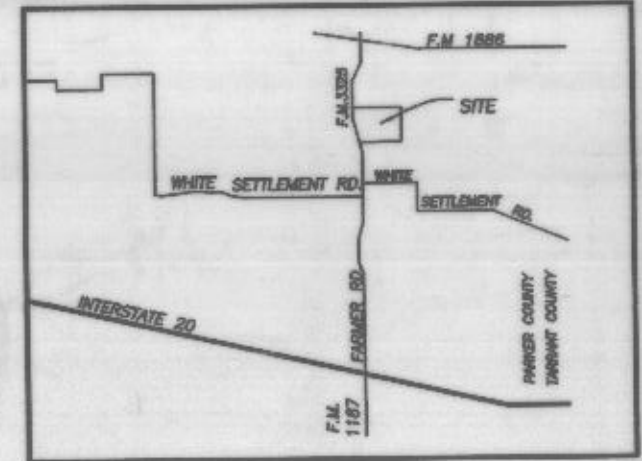
**CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION**

NOTE:
THIS PLAT IS VALID ONLY IF
RECORDED WITHIN 60 MONTHS
AFTER DATE OF APPROVAL.

PLAT APPROVED DATE 3-16-01

BY: John A. Melich
CHAIRMAN

BY: John A. Seifried
SECRETARY



VICINITY MAP
(NOT TO SCALE)

APPROVED BY THE PARKER
COUNTY COMMISSIONERS

PLAT APPROVED DATE 02-28-01

BY: Max
COUNTY JUDGE

BY: Shode

BY: Mark Dahl

BY: Harry Hugo et al

BY: _____

Note:
Direct access from single family/duplex
residential drives onto F.M. Highway 3325, is
prohibited.

PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE TOP
OF CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES,
SHRUBS, CARS, TRUCKS, ETC. (EXCEPT ONE (1) SINGLE POLE SIGN WITH SAID POLE
NOT TO EXCEED 12" IN DIAMETER AND WITH EVERY PORTION OF SAID SIGN ALLOWING A
MINIMUM HEIGHT CLEARANCE BETWEEN IT AND THE GROUND OF 11'). ANY HEREFTER
BE PLACED OR RECONSTRUCTED IN PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS
PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY
ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY DEVELOPER.



DEDICATION
STATE OF TEXAS
COUNTY OF PARKER

Whereas, I, William W. Snider, duly authorized agent for GC'S Partnership, II, being the owner of Lots 1, 2, 3, 4 and 5, Block 1 and Scenic Ridge Court, Bluff Ridge, an Addition to Parker County, Texas, according to the plat recorded in Cabinet B, Page 495, Plat Records, Parker County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, William W. Snider, duly authorized agent for GC'S Partnership, II, do hereby adopt this plat designating the herein described real property as Lot 5-R, Block 1, Bluff Ridge, an addition to Parker County, Texas, and does hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 26 day of February, 2001.

William W. Snider
William W. Snider, duly authorized agent for GC'S Partnership, II

STATE OF TEXAS
COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, I, William W. Snider, duly authorized agent for GC'S Partnership, II, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 26 day of February, 2001.

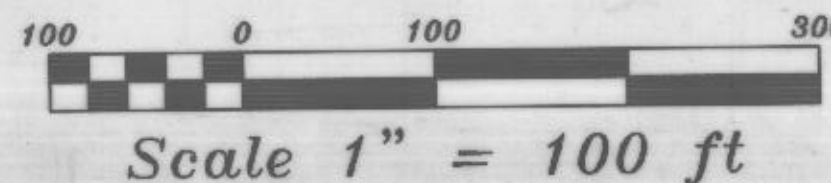
Melissa Spurrier
Notary Public

My Commission Expires

**LOT 5-R, BLOCK 1,
REPLAT PLAT SHOWING**

BLUFF RIDGE,

BEING A REVISION OF LOTS 1, 2, 3, 4 AND 5,
BLOCK 1 AND ALL OF SCENIC RIDGE COURT, BLUFF
RIDGE, AN ADDITION TO PARKER COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN CABINET B,
SLIDE 495, PLAT RECORDS, PARKER COUNTY,
TEXAS.



THIS PLAT FILED FOR RECORD IN CABINET , SLIDE , DATE

L=23.16'
R=560.00
N06°14'53"W
23.16'

Doc 00411814 BK 1919 Pg 1019 OR

PCB-583

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
ON Mar 27, 2001 at 12:54P

Document Number: 08411814

Agent: .08

By: Faye Woody

STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the indexed records of Parker County
as stamped herein by me.

Mar 27, 2001

FAWE BUNSON,
COUNTY CLERK
PARKER COUNTY

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

2-26-01

DETA
SURVEYING
607 N. LAS VEGAS TRAIL
FORT WORTH, TEXAS 76108
246-7766 FAX: 246-7787
JOB# 20-10-0761

