

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. Heffington Survey, Abstract No. 620; the E. Nowland Survey, Abstract No. 1006; and the B.B.B. & C. R.R. 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 88.49 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a railroad rail found at the most northerly northeast corner of the Richard T. Barrett 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, 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;
THENCE 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;
THENCE 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 found;
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 shown hereon.

EXECUTED this 19th day of JANUARY, 1999
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 19th day of January, 1999

Tracy L. Childers, Notary Public, State of Texas, My Commission Expires 06/27/2000

354914
Plat Cabinet B #354
RECEIVED AND FILED FOR RECORD 1:45 O'Clock FEB - 4 1999
Jeane Brunson, Co. Clerk PARKER COUNTY, TEXAS by Jeane Brunson Deputy

FLOODWAY RESTRICTION: No construction shall be allowed within the floodplain easement without the written approval of the Parker County Floodplain Administrator.
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.
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.

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 made under my supervision on the ground.
F. P. GREENHAW III, P.E.: R.P.L.S.
Registration No. 32981
RPLS Registration No. 2786



Table with columns: CURVE NO., CHORD BEARING, CHORD DIST., CHORD AREA, CHORD PERIMETER. Lists data for curves 1 through 10.

PARKER COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS.
NOTE: 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.
BOURLAND FIELD HOMEOWNER'S ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREETS AND GATEWAY AND APPURTENANCES THERETO IN PERPETUITY.

VICINITY MAP
STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners of Parker County, Texas, this 28th day of JANUARY, 1999.
Commissioners: Mark Debb, Charles Norton, F. P. Greenhaw III, Jr.

NOTE: 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.
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.

+ CORRECTED FINAL PLAT OF LOTS 1-20, BLOCK 1; LOTS 1-9, 21, BLOCK 2; LOTS 1-20, BLOCK 3; AND LOTS 1-7, BLOCK 4 BOURLAND FIELD ESTATES PHASE I BEING 88.49 ACRES OF LAND OUT OF THE S. HEFFINGTON SURVEY, A-620 TO 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, 16, 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.