

ENGINEER/SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
1501 MERRIMAC CIRCLE #100
FT. WORTH, TEXAS 76107
(817) 335-1121

DEVELOPER:
REILLY BROTHERS
PROPERTY COMPANY
1017 SO. F.M. ROAD 5
ALEDO, TEXAS 76008
(817) 265-2364

COMMISSIONER'S COURT
THIS PLAT IS HEREBY APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, STATE OF TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6826A, VERNON'S ANNOTATED CIVIL STATUTES OF TEXAS, 1986, AS AMENDED.
ON THIS THE 9th DAY OF July, 2008

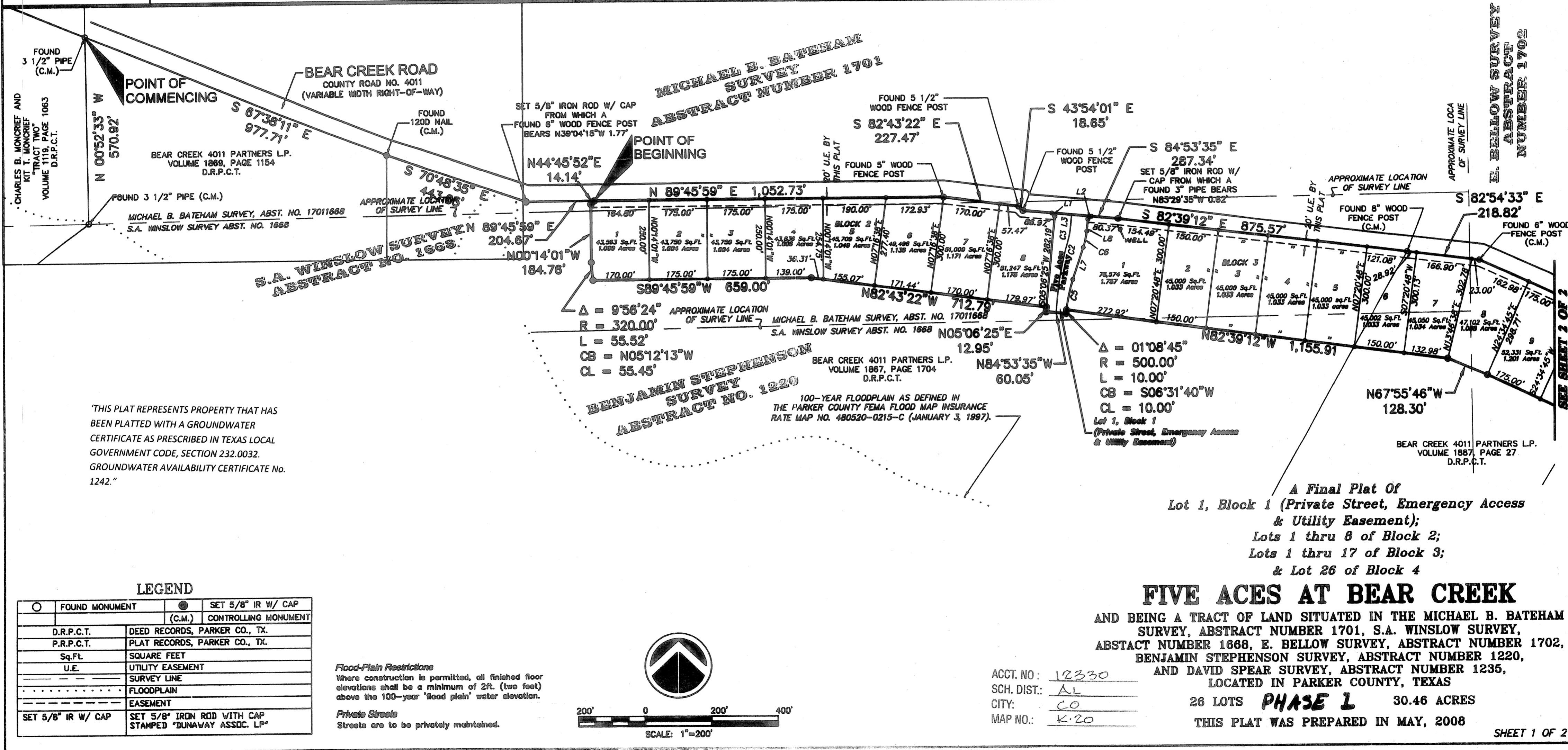
CERTIFICATE OF RECORD
I, JEANE BRUNSON, COUNTY CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, THIS 9th DAY OF July, 2008, AT 9:00 O'CLOCK A.M., AND WAS DULY RECORDED THE 9th DAY OF July, 2008, AT 9:00 O'CLOCK A.M., IN THE RECORDS OF SAID COUNTY IN PLAT CABINET, PAGES 1887 AND 1888, IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 9th DAY OF July, 2008.

ACKNOWLEDGEMENT
C707
THE STATE OF TEXAS:
COUNTY OF PARKER:
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED
Michael A. Reilly
KNOWN TO ME BE THE PERSON (PERSONS) WHOSE NAME (NAMES) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE 30th DAY OF June, A.D. 2008
Betty Cole Parker
NOTARY PUBLIC COUNTY TEXAS

OWNER'S CERTIFICATES AND DEDICATION
THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN, EXCEPT ±0.6 MILES FROM SAID Annetta South, PARKER COUNTY TEXAS
THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY ALSO HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF
FIVE ACES AT BEAR CREEK
AS SHOWN ON THIS PLAT DRAWING AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN HEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
SEE ATTACHED FIELD NOTES
EXECUTED THIS 30 DAY OF JUNE, 2008
BEAR CREEK 4011 Partners Ltd.
Michael A. Reilly, President
OWNER
BEAR BEAR CREEK, LLC
OWNER

GENERAL NOTES
SHEET 1 OF 4 SHEETS ACREAGE: 30.46
SCALE: 1" = 200' SMALLEST LOT: 1.00 ACRES LARGEST LOT: 2.45 ACRES
LOT WIDTH: MIN. 175' MAX. 250' LOT DEPTH: MIN. 162' MAX. 452'
LEGEND: MONUMENTS FOUND ○ IRON RODS SET ●
(SYMBOL) (SYMBOL)

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION
CERTIFICATION
I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND/OR MONUMENTS SHALL BE SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF PARKER COUNTY, TEXAS, WITHIN 30 DAYS AFTER COMPLETION OF ROAD CONSTRUCTION.
PLAT DESCRIPTION: FIVE ACES AT BEAR CREEK
PARKER COUNTY, TEXAS
Alan Moore
SIGNATURE
Alan Moore
PRINT
June 28, 2008
DATE



THIS PLAT REPRESENTS PROPERTY THAT HAS BEEN PLATTED WITH A GROUNDWATER CERTIFICATE AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. GROUNDWATER AVAILABILITY CERTIFICATE No. 1242."

A Final Plat of
Lot 1, Block 1 (Private Street, Emergency Access & Utility Easement);
Lots 1 thru 8 of Block 2;
Lots 1 thru 17 of Block 3;
& Lot 26 of Block 4

FIVE ACES AT BEAR CREEK

AND BEING A TRACT OF LAND SITUATED IN THE MICHAEL B. BATEHAM SURVEY, ABSTRACT NUMBER 1701, S.A. WINSLOW SURVEY, ABSTRACT NUMBER 1668, E. BELLOW SURVEY, ABSTRACT NUMBER 1702, BENJAMIN STEPHENSON SURVEY, ABSTRACT NUMBER 1220, AND DAVID SPEAR SURVEY, ABSTRACT NUMBER 1235, LOCATED IN PARKER COUNTY, TEXAS

26 LOTS **PHASE 1** 30.46 ACRES