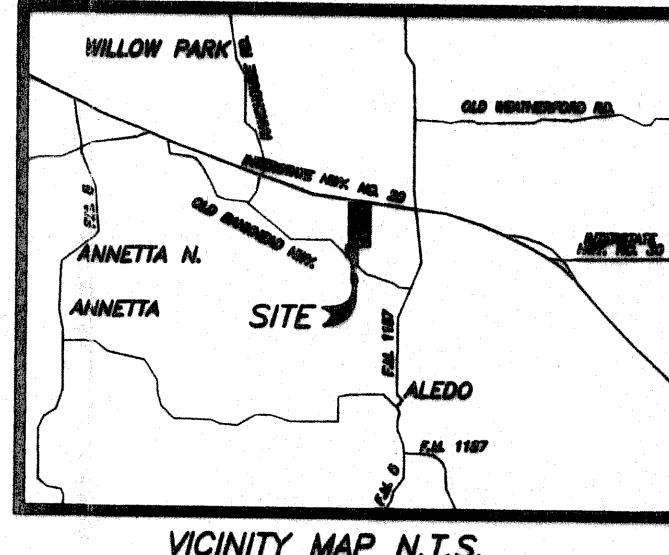
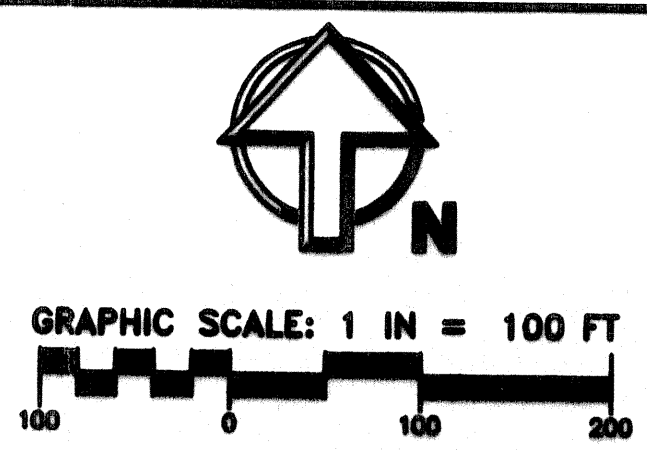
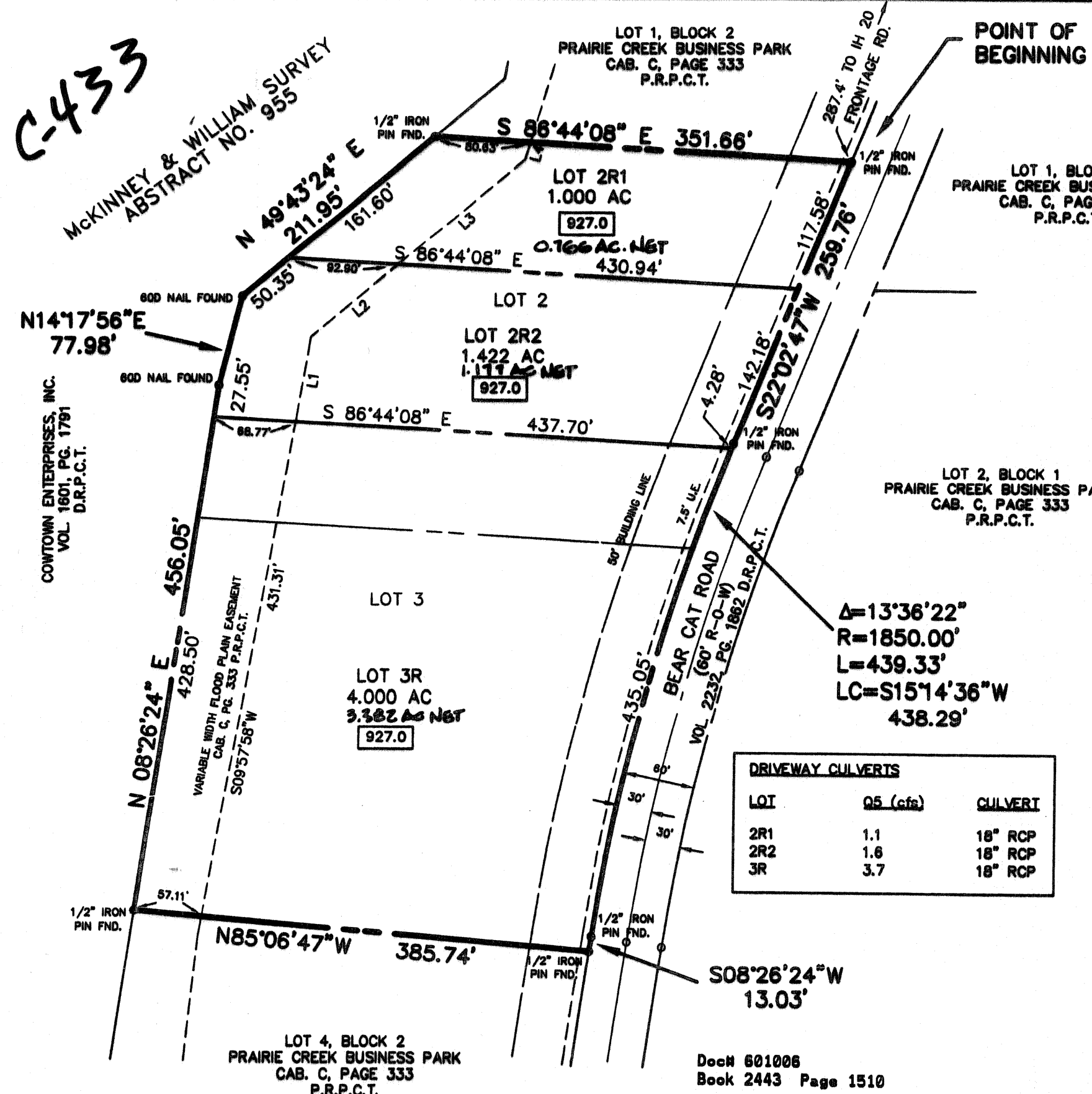


C-433



DRIVEWAY CULVERTS

LOT	QS (cfs)	CULVERT
2R1	1.1	18" RCP
2R2	1.6	18" RCP
3R	3.7	18" RCP

$\Delta=13'36''22''$
 $R=1850.00'$
 $L=439.33'$
 $LC=S15'14'36''W$
 $438.29'$

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 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 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD PLAIN.

STATE OF TEXAS
 COUNTY OF PARKER
 THE UNDERSIGNED, BEING THE OWNERS OF A 6.422 ACRE TRACT, SAID 6.422 ACRE TRACT BEING ALL OF LOTS 2 & 3, BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 333, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID 6.422 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND BEING THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 333, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID 1/2" 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;

THENCE SOUTH 22 DEGREES 02 MINUTES 47 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEAR CAT ROAD A DISTANCE OF 259.76 FEET TO A 1/2" IRON PIN FOUND, SAID 1/2" 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 14 MINUTES 36 SECONDS WEST 438.29';

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID BEAR CAT ROAD AND ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13 DEGREES 36 MINUTES 22 SECONDS, AN ARC LENGTH OF 439.33 FEET TO A 1/2" 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 1/2" IRON PIN FOUND, SAID 1/2" 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 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND BEING THE NORTHWESTERLY CORNER OF SAID LOT 4, BLOCK 2 PRAIRIE CREEK BUSINESS PARK, SAID 1/2" IRON PIN FOUND ALSO BEING ON THE EASTERLY LINE OF A TRACT OF LAND CONVEYED TO COWTOWN ENTERPRISES, INC. ACCORDING TO THE DEED 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 456.05 FEET TO A 60D NAIL FOUND;

THENCE NORTH 14 DEGREES 17 MINUTES 56 SECONDS EAST CONTINUING 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 77.98 FEET TO A 60D NAIL FOUND;

THENCE NORTH 49 DEGREES 43 MINUTES 24 SECONDS EAST CONTINUING 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 211.95 FEET TO A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 2 PRAIRIE CREEK BUSINESS PARK;

THENCE SOUTH 86 DEGREES 44 MINUTES 08 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 2 PRAIRIE CREEK BUSINESS PARK A DISTANCE OF 351.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.422 ACRES OF LAND, MORE OR LESS.

DO HEREBY DEDICATE SAME TO BE KNOWN AS LOTS 2R1, 2R2 & 3R, 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.
 EXECUTED THIS THE 15TH DAY OF MAY, 2006.
 BRITT PHILLIPS, PRESIDENT
 PRAIRIE CREEK BUSINESS PARK, LLC

STATE OF TEXAS
 COUNTY OF PARKER
 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 15TH DAY OF MAY, 2006.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: MAY 10, 2008
 (SEAL)
 EDWARD J. CHILDRRESS
 City Commissioner, Expires May 10, 2008

FINAL PLAT
 L2-2443-1510-1

**LOTS 2R1, 2R2, & 3R, BLOCK 2
 PRAIRIE CREEK BUSINESS PARK**

BEING A REPLAT OF LOTS 2 & 3, BLOCK 2 PRAIRIE CREEK BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN CAB. C, PAGE 333, PLAT RECORDS, PARKER COUNTY, TEXAS
 PARKER COUNTY, TEXAS

PREPARED MARCH 28, 2006
 FS-06-073
 REF: FP-05-247

SD Engineering, Inc.
 Site Development Engineering

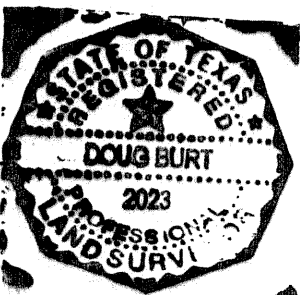
PO Box 1357 Aledo, TX 76008-1357
 (817) 441-6400 Fax (817) 441-6085
 www.sd-engineering.com

ACCT. NO: 16335
 SCH. DIST: AL
 CITY: CO
 MAP NO.: L-16

SURVEYOR:
 TEXAS GEOSPATIAL
 117 JOHN STREET
 ALEDO, TEXAS 76008
 817.441.6199

OWNER:
 PRAIRIE CREEK BUSINESS PARK, LLC
 6 PARK ROW COURT
 ARLINGTON, TEXAS 76013
 817.228.9447

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.
 BY: *Doug Burt*
 DOUG BURT, S.P.L.S. #2023
 DATE: 16/MAY/06



FLOOD PLAIN EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	S09°57'58"W	73.10'
L2	S49°43'24"W	95.90'
L3	S49°43'24"W	139.64'
L4	N16°48'43"E	15.56'

CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION
 NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.
 PLAT APPROVED DATE: 5-11-06
 BY: *Britt Phillips*
 CHAIRMAN
 BY: *L. Craig Egan*
 SECRETARY

PARKER COUNTY COMMISSIONER'S COURT
 PLAT APPROVED DATE: 6-14-06
 BY: *Debra*
 COUNTY JUDGE
 BY: *John B. Smith*
 COMMISSIONER, PRECINCT #1
 BY: *John B. Smith*
 COMMISSIONER, PRECINCT #2
 BY: *John B. Smith*
 COMMISSIONER, PRECINCT #3
 BY: *John B. Smith*
 COMMISSIONER, PRECINCT #4

- NOTE:**
- 1/2" IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES.
 - 000.0 DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.

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.

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.

UTILITY EASEMENTS
 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.