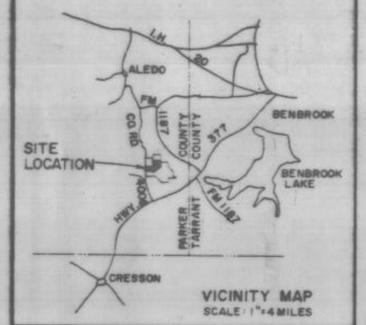
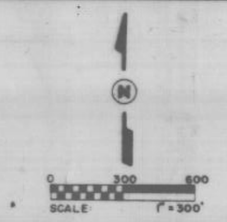
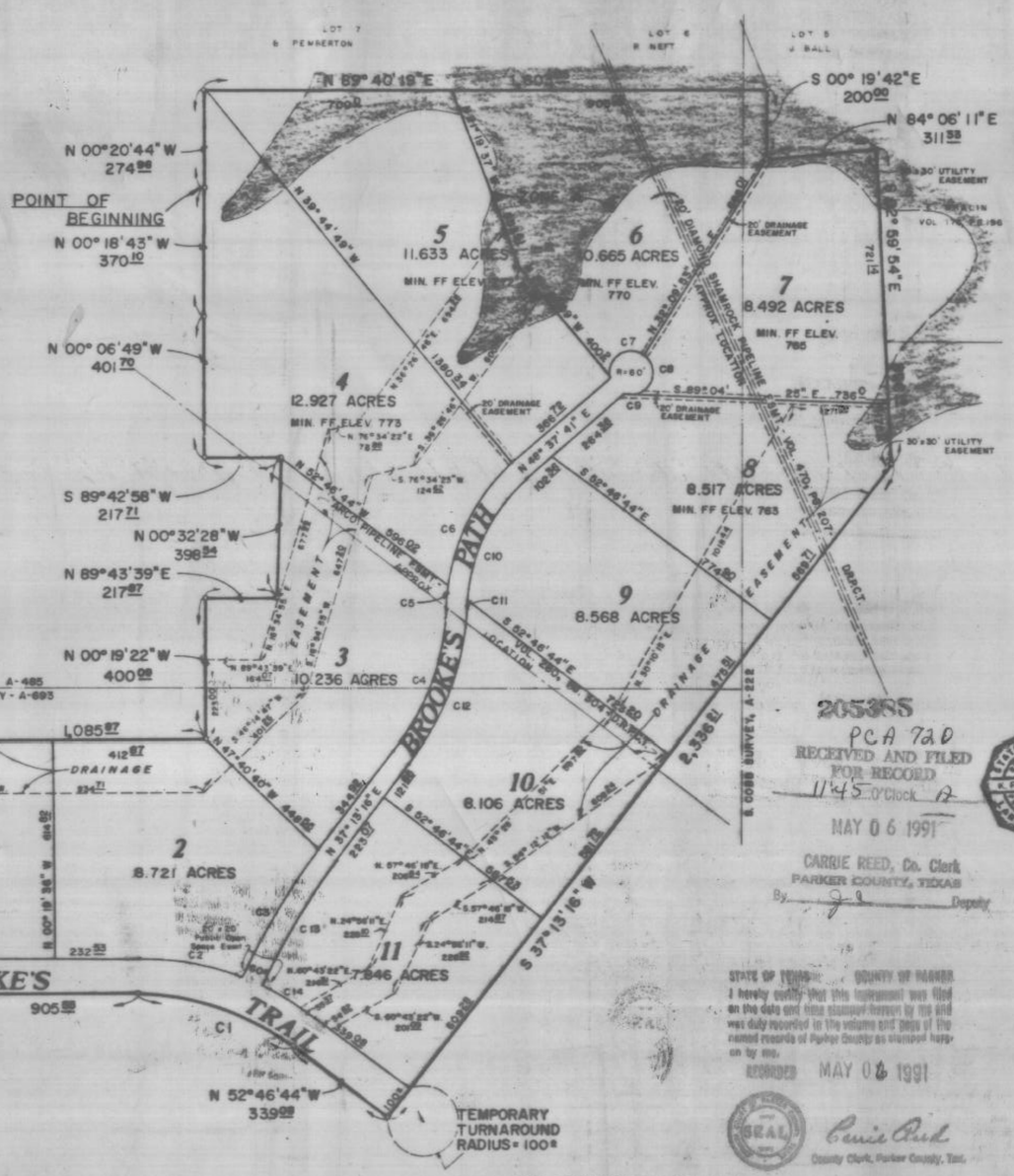
RANCHES OF BEAR CREEK PHASE ONE

PLAT CABINET A, SLIDE 171, P.R.P.C.T.







CURVE DATA

NO.	RADIUS	LENGTH	LONG CHORD	
C1	726.33	475.98	N. 71° 33' 10" W.	467.51
C2	826.33	297.38	N 80° 01' 02"W	295.77
C3	1885.19	425.62	S 30° 45' 11"W	424.72
C4	692.61	432.87	N. 19° 18' 58" E.	425.86
C5	564.16	64.82	N. 06° 42' 11" E.	64.78
C6	564.16	400.10	N. 28° 18' 40" E.	391.77
C7	60.0	139.84	N. 55° 23' 47" E.	110.27
C8	60.0	155.75	N. 16° 31' 52" E.	115.56
C9	60.0	18.57	S. 80° 14' 13" E.	18.49
C10	504.16	391.79	N. 26° 21' 55" E.	382.01
C11	504.16	23.68	N. 02° 45' 26" E.	23.68
C12	752.61	470.37	N. 19° 18' 58" E.	462.76
C13	1825.19	410.07	N 30° 47'05"E	409.21
C14	826.33	184.09	N 59° 09'41"W	183.72

Texas Bank Weatherford, the owner and holder of a first mortgage lein upon said property, joins herein to evidence and show its consent and agreement to such dedication.

Signed, Published and Dedicated, this 25 day of _____, 1991.

Texas Bank Weatherford

By _____
Vernon Bryant
President

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on the ___ day of _____, 1991, by Vernon Bryant, President, Texas Bank Weatherford on behalf of said Texas Bank Weatherford.

LORETTA M. KIERNON
Notary Public
STATE OF TEXAS

_____
Notary Public
Parker County, Texas

SURVEYOR'S CERTIFICATE

I, K. R. Clark, Jr., hereby certify that this plat was prepared from an actual survey of this property made on the ground.

_____
K. R. Clark, Jr.
Registered Professional Land Surveyor No. 4668
Date: Dec. 12, 1990

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas this the 6th day of May, 1991.

_____
Harrell E. Mercer, County Judge

_____ _____
Commissioner, Precinct #1 Commissioner, Precinct #2

_____ _____
Commissioner, Precinct #3 Commissioner, Precinct #4

STATE OF TEXAS
COUNTY OF PARKER

I, _____, being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is within the five (5) mile Extra-Territorial Jurisdiction of the City of Fort Worth, Tarrant County, Texas.

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on the ___ day of _____, 19__ by _____.

_____
Notary Public
Parker County, Texas

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, MARK WORTHINGTON, STEVE REID AND STEVE REID II, ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY.

BEING 112.243 acres of land in the SARAH C. FIELDS SURVEY, Abstract No. 485, the STANCILL COBB SURVEY, Abstract No. 222 and the W. G., S., HUGHES SURVEY, Abstract No. 693, Parker County, Texas and being a portion of the 722.406 acre tract of land described in the deed to Mark Worthington, Steve Reid et al, dated May 1, 1989 and recorded in Volume 1443, Page 1729 of the Deed Records of Parker County, Texas and described by metes and bounds as follows:

BEGINNING at an iron rod at the southeast corner of Lot 8 of the Ranches of Bear Creek, Phase One according to the plat thereof recorded in Plat Cabinet A, Slide 171, Plat Records, Parker County, Texas, said beginning point being S 00 deg. 20 min. 44 sec. E, 830.3 feet and N 89 deg. 40 min. 19 sec. E, 1120 feet from the most westerly northwest corner of the above mentioned Sarah Fields Survey, Abstract No. 485;

THENCE N 00 deg. 20 min. 44 sec. W, 274.98 feet to an iron rod;

THENCE N 89 deg. 40 min. 19 sec. E, 1603.05 feet to an iron rod;

THENCE S 00 deg. 19 min. 42 sec. E, 200.00 feet to an iron rod;

THENCE N 84 deg. 06 min. 11 sec. E, 311.33 feet to an iron rod;

THENCE S 02 deg. 59 min. 54 sec. E, 896.14 feet to an iron rod;

THENCE S 37 deg. 13 min. 16 sec. W, 2336.21 feet to an iron;

THENCE N 52 deg. 46 min. 44 sec. W, 339.08 feet to an iron rod at the beginning of a curve to the left with a radius of 726.33 feet;

THENCE along said curve to the left, an arc length of 475.98 feet and a chord of N 71 deg. 33 min. 10 sec. W, 467.51 feet to an iron rod;

THENCE S 89 deg. 40 min. 24 sec. W, 905.55 feet to an iron rod;

THENCE N 00 deg. 38 min. 35 sec. E, 217.21 feet to an iron rod;

THENCE N 00 deg. 44 min. 54 sec. W, 497.85 feet to an iron rod;

THENCE N 89 deg. 41 min. 21 sec. E, 1085.87 feet to an iron rod;

THENCE N 00 deg. 19 min. 22 sec. W, 400.09 feet to an iron rod;

THENCE N 89 deg. 43 min. 39 sec. E, 217.87 feet to an iron rod;

THENCE N 00 deg. 32 min. 28 sec. W, 398.54 feet to an iron rod;

THENCE S 89 deg. 42 min. 58 sec. W, 217.71 feet to an iron rod;

THENCE N 00 deg. 06 min. 49 sec. W, 401.70 feet to an iron rod;

THENCE N 00 deg. 18 min. 43 sec. W, 370.10 feet to the POINT OF BEGINNING and containing 112.243 acres of land, with approximately 59.070 acres in the Sarah Fields Survey, 43.497 acres in the W. G. Bughes Survey and 9.676 acres in the S. Cobb Survey.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, MARK WORTHINGTON, STEVE REID AND STEVE REID II, do hereby adopt this plat designating the above described property as Lots 1 thru 11 of RANCHES OF BEAR CREEK, BLOCK TWO, and do hereby dedicate to the use of the Public forever all streets and easements as shown hereon.

WITNESS OUR HANDS this 25th day of April, 1990.

Mark Worthington Steve Reid Steve Reid II

This instrument was acknowledged before me on the 25th day of April, 1990 by Mark Worthington, Steve Reid and Steve Reid II.

CHARLES C. PEREZ
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-10-92

Charles C. Perez
Notary Public
Parker County.

205385
PCA 720
RECEIVED AND FILED FOR RECORD
11:45 O'Clock A
MAY 06 1991
CARRIE REED, Co. Clerk
PARKER COUNTY, TEXAS
By _____ Deputy

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.
RECORDED MAY 06 1991
SEAL
_____
County Clerk, Parker County, Tex.

NOTES:

1) THERE IS A TEN (10) FEET WIDE UTILITY EASEMENT RESERVED ALONG EACH SIDE OF EACH LOT.
2) A FIFTY (50) FEET BUILDING LINE EXIST FROM EACH PROPERTY LINE.
3) THERE ARE IRON RODS AT ALL PROPERTY CORNERS AND POINTS OF CURVE.
4) THERE ARE A TOTAL OF ELEVEN (11) RESIDENTIAL LOTS.
5) INDIVIDUAL WATER AND SEPTIC SYSTEMS SHALL CONFORM TO STATE REGULATIONS.
6) THERE IS A 7-1/2 FOOT WIDE DRAINAGE EASEMENT RESERVED ON EACH SIDE OF LOT LINE BETWEEN
   LOT 5 AND LOT 6,
   LOT 6 AND LOT 7,
   LOT 7 AND LOT 8.
7) MIN FF ELEV AND DRAINAGE EASEMENT AREAS DETERMINED BY DUNAWAY & ASSOCIATES.
8) DIRECT ACCESS FROM SINGLE FAMILY/DUPLEX RESIDENTIAL DRIVES ON TO ARTERIAL (KELLY ROAD a.k.a. PARKER COUNTY ROAD NO. 4006) IS PROHIBITED.

ZONE A — SPECIAL FLOOD HAZARD AREA, FLOOD HAZARD BOUNDARY MAP COMMUNITY-PANEL NO. 480520 0012 A, DECEMBER 27, 1977.

PUBLIC OPEN SPACE RESTRICTION

No structures, 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., may hereafter be placed or reconstructed in the 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 replatted.

CITY OF FORT WORTH TEXAS
CITY PLAN COMMISSION
NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.
F-91-3
PLAT APPROVED DATE: 4-30-91
BY: _____ CHAIRMAN
BY: _____ SECRETARY

FINAL PLAT
LOTS 1 THRU 11
BLOCK TWO

RANCHES OF BEAR CREEK

A 112.243 ACRE SUBDIVISION
OUT OF THE
S. C. FIELDS SURVEY, ABSTRACT NO. 485
W. G. S. HUGHES SURVEY, ABSTRACT NO. 693
AND THE
S. COBB SURVEY, ABSTRACT NO. 222
PARKER COUNTY, TEXAS

OWNER / DEVELOPER
YMIT, INC.
1216 SOUTH MAIN WEATHERFORD, TEXAS 76086

CLARK LAND SURVEYING
P.O. BOX 1614 GRANBURY, TEXAS 76048
PHONE (817) 326-2057

SCALE: 1"=300'	DATE: FEBRUARY 15, 1991	JOB NO: 90342
PLAT CABINET:	SLIDE:	P.R.P.C.T.