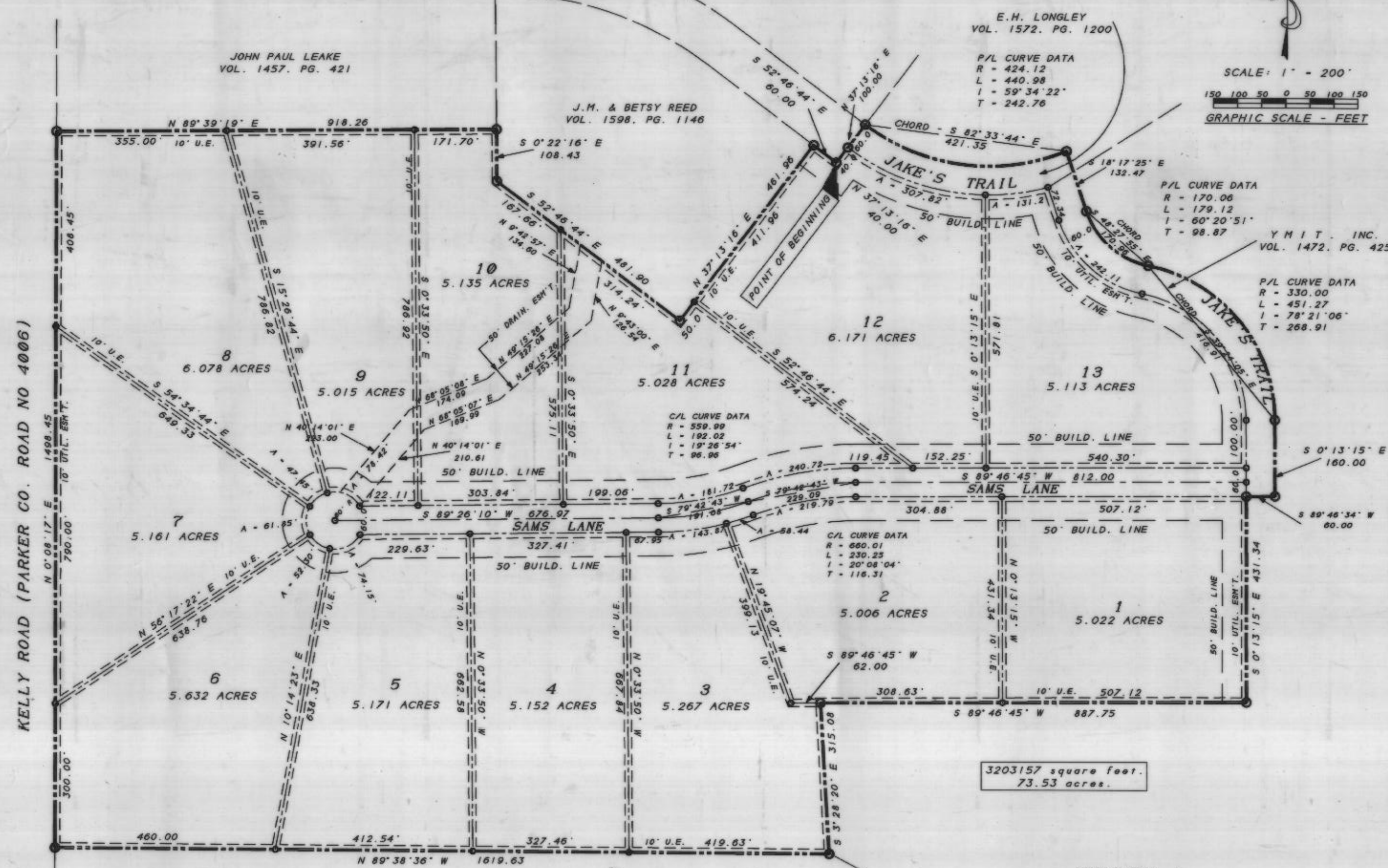


B-655

JAKE'S TRAIL CAB. A. SLIDE 720 RANCHES OF BEAR CREEK CAB. A. SLIDE 720



STATE OF TEXAS COUNTY OF PARKER WHEREAS, STEVE REID, DON STEPHAN, E.H. LONGLEY AND YHIT, INC. ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY: BEING 73.53 ACRES OUT OF THE W.G.S. HUGHES SURVEY, ABSTRACT NO. 693, PARKER COUNTY, TEXAS...

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT STEVE REID, DON STEPHAN, E.H. LONGLEY AND YHIT, INC. DO HEREBY ADOPT THIS PLAT DESIGNATING THE ABOVE DESCRIBED PROPERTY AS RANCHES OF BEAR CREEK, PHASE III, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC WAYS AS SHOWN HEREON.

STATE OF TEXAS COUNTY OF PARKER THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5 DAY OF March, 2001. BY STEVE REID, DON STEPHAN, E.H. LONGLEY AND STEVE REID AS PRESIDENT OF YHIT, INC.

STATE OF TEXAS COUNTY OF PARKER APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS 28 DAY OF MARCH, 2001.

STATE OF TEXAS COUNTY OF PARKER THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF Feb, 2001 BY LINDSEY HESTER, PRESIDENT, TEXAS BANK WEATHERFORD ON BEHALF OF SAID TEXAS BANK WEATHERFORD.

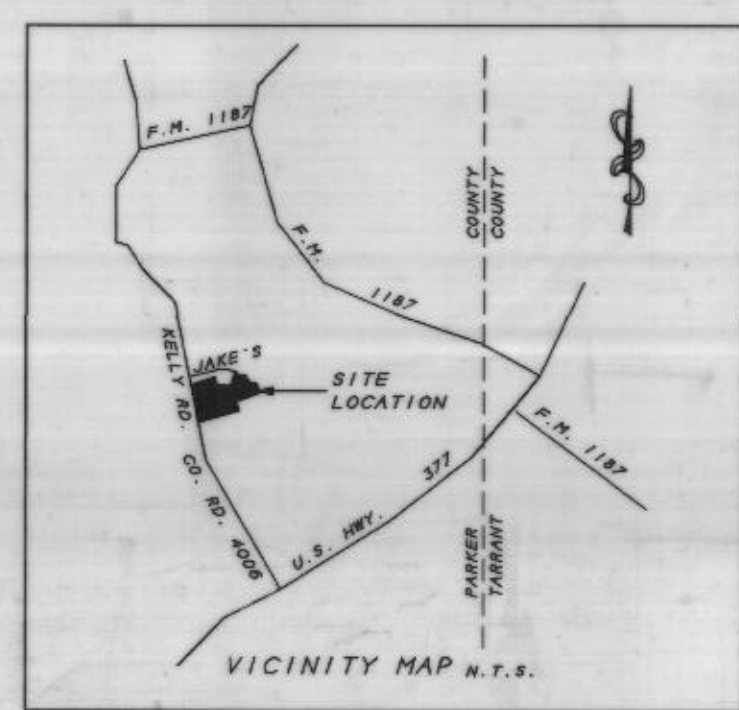
STATE OF TEXAS COUNTY OF PARKER THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5 DAY OF March, 2001 BY Steve Reid.

STATE OF TEXAS COUNTY OF PARKER I, CLERK OF THE COUNTY COURT, IN AND FOR SAID PARKER COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2001, AT 0 CLOCK IN THE H. AND DULY RECORDED ON THE DAY OF 2001, AT 0 CLOCK IN THE H. IN THE RECORDS OF SAID COUNTY IN PLAT CABINET. PAGES

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE DAY OF 2001. CLERK, COUNTY COURT

STATE OF TEXAS COUNTY OF PARKER I, CLERK OF THE COUNTY COURT, IN AND FOR SAID PARKER COUNTY, DO HEREBY CERTIFY THAT IT IS WITHIN THE FIVE (5) MILE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

EASEMENT NOTE: THIS TRACT IS SUBJECT TO A BLANKET (NON-SPECIFIC LOCATION) EASEMENT TO BRYAN HEFLIN EXPLORATIONS, INC. RECORDED IN VOLUME 1325, PAGE 1350.



SURVEYOR'S CERTIFICATION: I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THIS PROPERTY MADE ON THE GROUND IN MAY AND JUNE, 1999.

GENERAL NOTES: 1. UTILITY EASEMENTS SHALL BE 10.0 FEET INSIDE ALL FRONT AND REAR LOT LINES AND 5.0 FEET ALONG ALL SIDE YARD LOT LINES ADJOINING ANOTHER LOT. 2. ALL STREETS SHALL BE DEDICATED WITH A MINIMUM 60.0 FOOT RIGHT-OF-WAY WIDTH.



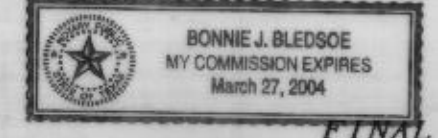
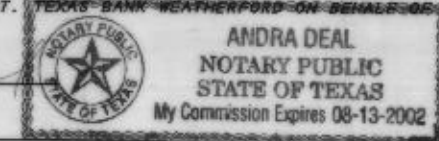
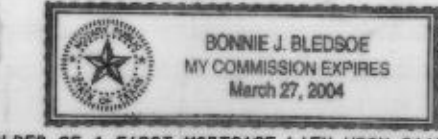
NOTE: NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS PANEL NO. 480520 0125 B, DATED SEPTEMBER 27, 1991.

LAND USE DATA: TOTAL LAND AREA-----73.53 ACRES MINIMUM LOT SIZE-----5.006 ACRES TOTAL RESIDENTIAL LOTS-----13 PROPOSED LAND USE-----RESIDENTIAL ESTIMATED POPULATION-----42

DEVELOPER: STEVE REID AND DON STEPHAN 203 JAKE'S TRAIL ALEDO, TEXAS 76008 817-443-0449

3203157 square feet. 73.53 acres.

Doc 00432635 BK OR Vol 1973 Pg 1998 FILED AND RECORDED OFFICIAL PUBLIC RECORDS On Dec 07, 2001 at 02:37P Document Number: 00432635 Amount: .00 By: Bonnie Morris



FINAL PLAT RANCHES OF BEAR CREEK, PHASE III 73.53 ACRES OUT OF W.G.S. HUGHES SURVEY, ABSTRACT NO. 693 PARKER COUNTY, TEXAS

JUNE, 1999 REVISED FOR STREET DEDICATION FEB. 12, 2001