

STATE OF TEXAS *
COUNTY OF TARRANT *

D 193/28268

A-1361
Pg A 1 of 2

WHEREAS, BOWERMAN ENTERPRISES, INC., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the W. E. Holton Survey, A-1791, J. R. Hawkins Survey, A-792, and J. C. Houston Survey, A-720, County of Tarrant, according to the deed recorded in Volume 10516, Page 1620, Deed Records of Tarrant County, Texas, and more particularly described as follows:

BEGINNING at an iron in the south line of Sublett Road, N 0° 02' 07" E 15.0 feet from the northwest corner of Lot 1, Block 2, Steeplechase, Section One, an addition to the City of Kennedale, Texas, according to plat filed in Cabinet A, Slide 475, Plat Records of Tarrant County, Texas;

THENCE Southerly along the west line of Steeplechase - Section One as follows:

- S 0° 02' 07" W 104.90 feet;
- S 22° 03' 42" E 308.98 feet;
- S 0° 10' 43" E 162.14 feet to a point for corner;

THENCE S 89° 49' 17" W 190.00 feet to a point for corner;

THENCE S 0° 10' 43" E 2.98 feet to a point for corner;

THENCE N 89° 48' 22" W 725.43 feet to a point in the east line of Murroy Hill Estates, an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 388-159, Page 97, Plat Records of Tarrant County, Texas, for corner;

THENCE N 0° 07' 12" E with the east line of Murroy Hill Estates, 97.57 feet to an iron;

THENCE N 0° 02' 56" E with the east line of Murroy Hill Estates, 427.45 feet to an iron in the south line of a tract of land conveyed to Roy E. Dunn, according to the deed recorded in Volume 2320, Page 31, Deed Records of Tarrant County, Texas, for corner;

THENCE southeasterly along the south line of said Dunn tract as follows:

- S 85° 22' 14" E 43.49 feet to an iron;
- S 89° 41' 54" E 34.98 feet to an iron;
- S 65° 17' 03" E 366.56 feet to an iron at the southeast corner of the Dunn tract, for corner;

THENCE N 0° 17' 19" W with the east line of said Dunn Tract, 504.82 feet to an iron in the south line of Sublett Road;

THENCE S 65° 17' 03" E with the south line of Sublett Road, 55.17 feet to an iron;

THENCE S 65° 27' 50" E with the south line of Sublett Road, 99.49 feet to an iron at the beginning of a curve to the left having a radius of 598.00 feet and a central angle of 24° 30' 00";

THENCE Easterly with said curve to the left, 253.71 feet to the point of beginning, containing 10.482 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BOWERMAN ENTERPRISES, INC. by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove real property as STEEPLCHASE ESTATES SECTION ONE, an addition to the City of Kennedale, Tarrant County, Texas, and it does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Arlington, Tarrant County, Texas, this the 14th day of June, 1993.

BOWERMAN ENTERPRISES, INC.

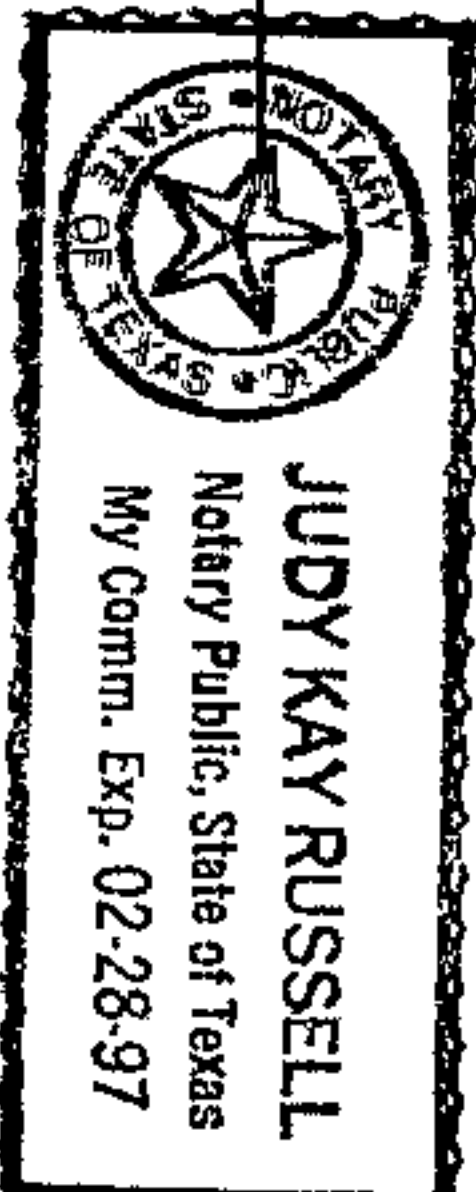
By: *Bill Bowerman*
Bill Bowerman, President

STATE OF TEXAS *
COUNTY OF TARRANT *

BEFORE ME, the undersigned authority, on this day personally appeared BILL BOWERMAN, President of Bowerman Enterprises, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of June, 1993.

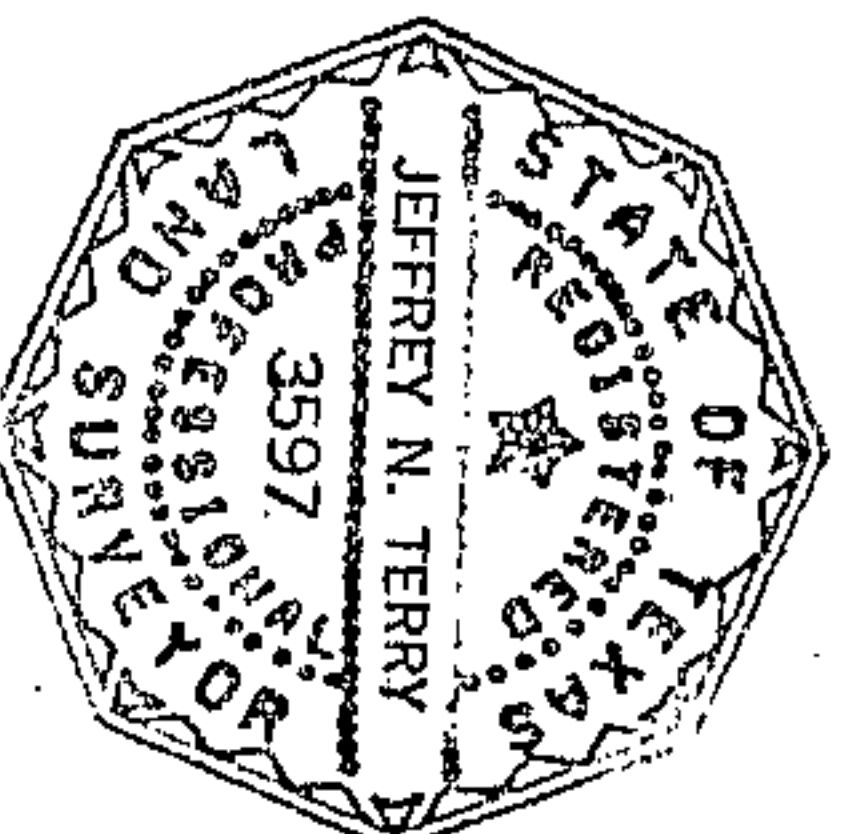
Judy Kay Russell
Notary Public, The State of Texas



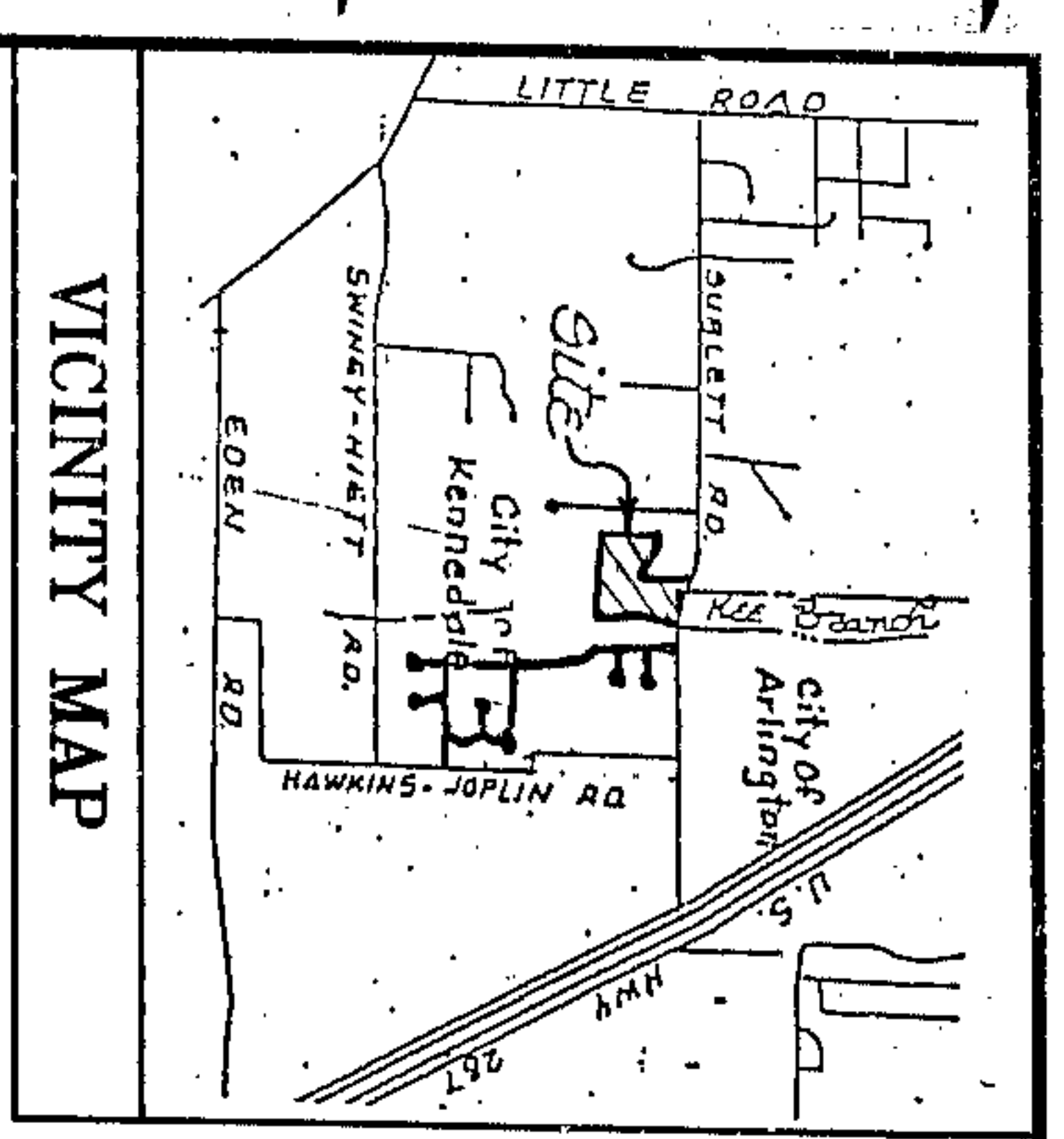
SURVEYOR'S CERTIFICATE

THIS is to certify that I, Jeffrey N. Terry, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground; and that this plat correctly represents that survey made by me or under my direction and supervision.

Jeffrey N. Terry
Jeffrey N. Terry
Registered Professional Land Surveyor
Texas Registration No. 3597

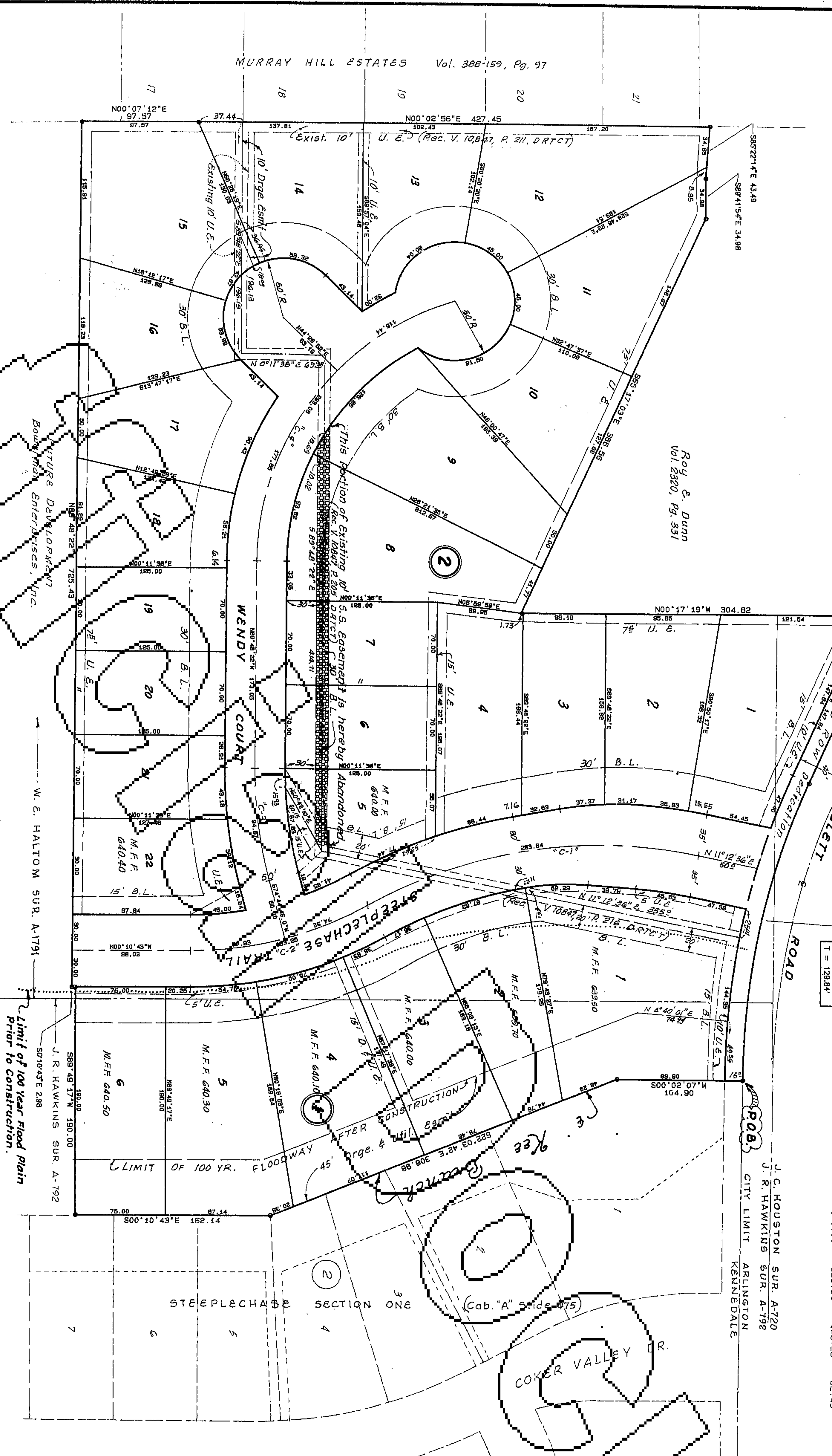


UNRECORDED



BRANCH MARK 7' x 7' W.P.A. MONUMENT IN WEST END OF SOUTH SIDEWALL FOR BRIDGE OVER CREEK ON SUBLETT ROAD.
ELEVATION: 639.45

NOTE: THE MINIMUM FINISHED FLOOR (M.F.F.) IS SHOWN ON THIS SHEET TO ADJUST THE SUBMISSION CONSTRUCTION PLANS TO ADJUST TO THE CORPS OF ENGINEERS AND CEQA ELEVATIONS. ADD 1.50 FEET TO ALL ELEVATIONS.
M.F.F.: MINIMUM FINISHED FLOOR ELEVATION



CENTRELINE STREET CURVE DATA

NO.	Δ	R	L	C	T
1	4038'27"	400.00'	283.84'	277.83'	148.19'
2	2916'08"	300.00'	151.25'	151.58'	78.34'
3	15282'97"	300.75'	94.57'	94.28'	47.57'
4	7500'38"	230.00'	293.08'	273.65'	170.23'

PROPERTY LINE CURVE DATA

NO.	DELTA	RADIUS	LENGTH	CHORD	TANGENT
A	71.09 1.53°	435.00'	54.38'	54.34'	27.22'
B	147.08 3.05°	274.16'	68.54'	68.36'	34.45'
C	197.10 3.49°	204.16'	149.88'	143.21'	72.62'
D	147.09 3.05°	385.00'	52.29'	52.29'	26.84'
E	147.10 3.05°	209.15'	123.81'	123.23'	62.49'
F	197.10 3.49°	370.00'	123.81'	123.23'	62.49'

LOT AREAS

LOT	BLOCK	SQ. FT.	ACRES	LOT	BLOCK	SQ. FT.	ACRES
1	2	16,801	0.386	1	1	14,250	0.327
2	2	13,301	0.305	2	1	17,292	0.398
3	2	13,301	0.305	3	1	17,292	0.398
4	2	13,301	0.305	4	1	17,292	0.398
5	2	13,301	0.305	5	1	17,292	0.398
6	2	13,301	0.305	6	1	17,292	0.398
7	2	13,301	0.305	7	1	17,292	0.398
8	2	13,301	0.305	8	1	17,292	0.398
9	2	13,301	0.305	9	1	17,292	0.398
10	2	13,301	0.305	10	1	17,292	0.398
11	2	13,301	0.305	11	1	17,292	0.398
12	2	13,301	0.305	12	1	17,292	0.398
13	2	13,301	0.305	13	1	17,292	0.398
14	2	13,301	0.305	14	1	17,292	0.398
15	2	13,301	0.305	15	1	17,292	0.398
16	2	13,301	0.305	16	1	17,292	0.398
17	2	13,301	0.305	17	1	17,292	0.398
18	2	13,301	0.305	18	1	17,292	0.398
19	2	13,301	0.305	19	1	17,292	0.398
20	2	13,301	0.305	20	1	17,292	0.398
21	2	13,301	0.305	21	1	17,292	0.398
22	2	13,301	0.305	22	1	17,292	0.398

MURRAY HILL ESTATES Vol. 308-159, Pg. 97

APPROVED: *[Signature]*
CITY OF KENNEDALE

DATE: *[Date]*
PLANNING & ZONING COMMISSION

OWNER / DEVELOPER:
BOWMAN ENTERPRISES, INC.
7501 B SOUTH COOPER STREET
ARLINGTON, TEXAS 76004-0670
(817) 498-6100

Special Drainage Easement Restrictions for the 48 foot wide Drainage Easement at the rear of Block 1, Lots 1 through 6.

No construction, including fences shall be allowed within the Drainage Easement, without the written approval of the City of Kennedale and shall show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all covenants of record. The easement shall be a minimum of two (2) feet above the 100-year flood elevation.

The existing creek, creeks, jacks, reservoirs, ponds or other water bodies shall be maintained in their natural state and shall be maintained by the individual owners of the lot or lots within the drainage easement. The natural drainage channel crossing each lot is shown by the drainage easement line as shown on the plat.

Kennedale will not be responsible for the maintenance of the easement or for the removal of debris or other obstructions from the easement. The easement shall be maintained in its natural state and shall be maintained by the individual owners of the lot or lots within the drainage easement. The natural drainage channel crossing each lot is shown by the drainage easement line as shown on the plat.

OWNER / DEVELOPER:
BOWMAN ENTERPRISES, INC.
7501 B SOUTH COOPER STREET
ARLINGTON, TEXAS 76004-0670
(817) 498-6100

FINAL PLAT
STEEPLECHASE ESTATES
SECTION ONE
10.482 ACRES OUT OF THE J. R. HAWKINS SURVEY, A-792
AND THE W. E. HALTOM SURVEY, A-1791
KENNEDALE, TARRANT COUNTY, TEXAS

DATE: APRIL, 1993 SCALE: 1" = 50'
DI SCOTLAND AND TERRY, INC. CONSULTING ENGINEERS
103 S. WESBORNE STREET P.O. BOX 509 ARLINGTON, TEXAS 76010 817-275-3381

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, on this day personally appeared BILL BOWMAN, President of Bowman Enterprises, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the *14* day of *April*, 1993.

WITNESS MY HAND at Arlington, Tarrant County, Texas, this the *14* day of *April*, 1993.

BOWMAN ENTERPRISES, INC.
By: *[Signature]*
Bill Bowman, President

Jeffrey N. Terry
Registered Professional Land Surveyor
Texas Registration No. 3597

NOTARY PUBLIC, The State of Texas
JUDY KUNRESSEL
Notary Public, State of Texas
My Comm. Expires 08/28/97

PROVISION HEREIN WHICH RESTRICTS THE USE OF THE DESCRIBED REAL PROPERTY BECAUSE IT IS IN THE NATURE OF A DRAINAGE EASEMENT IS VOID IN WHOLE AND UNENFORCEABLE UNDER THE

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