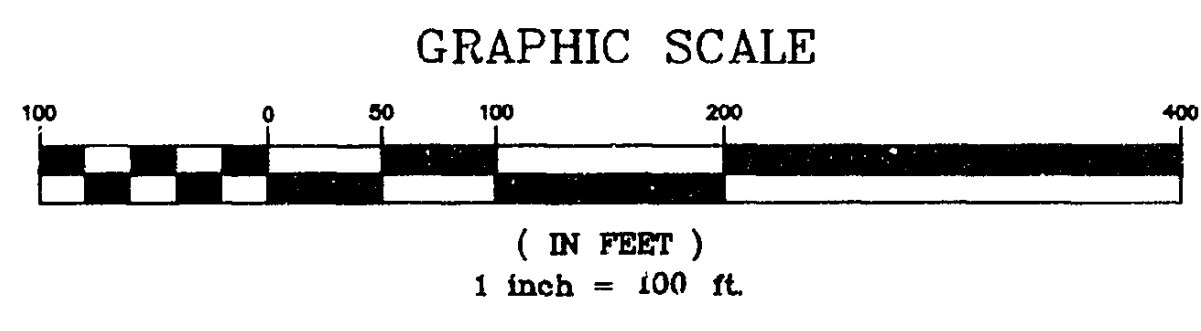


CURVE	RADIUS	LENGTH	DELTA
C13	235.00	38.28	09°19'48"
C14	285.00	18.89	03°17'48"
C15	285.00	13.28	02°40'08"
C16	150.00	17.68	08°45'28"
C17	235.00	17.53	04°18'23"
C18	285.00	38.43	07°50'33"
C19	150.00	18.53	07°04'38"
C20	200.00	23.00	08°35'21"
C21	150.00	21.22	08°36'18"
C22	200.00	18.37	08°32'58"
C23	200.00	23.59	08°45'28"
C24	200.00	24.51	07°31'29"
C-1	480.00	282.13	34°52'14"
C-2	175.00	20.84	08°45'28"
C-3	280.00	27.13	09°44'53"
C-4	280.00	195.74	44°00'59"
C-5	175.00	318.23	104°11'22"
C-6	175.00	78.69	23°43'43"
C-7	175.00	148.10	48°29'17"

LINE	DIRECTION	DISTANCE
L-1	S33°44'43" W	38.22'
L-2	S56°15'27" E	5.04'
L-3	S03°29'29" W	39.70'
L-4	S03°29'29" W	43.63'
L-5	S86°00'41" E	37.88'
L-6	S85°00'31" E	37.88'
L-7	S03°29'29" W	52.39'
L-8	S03°29'29" W	33.99'
L-9	S03°29'29" W	46.89'
L-10	N45°56'28" W	14.42'
L-11	N45°29'59" W	39.88'
L-12	N80°01'19" E	28.84'
L-13	N45°56'28" W	14.42'
L-14	N45°29'59" W	39.88'
L-15	N05°15'48" W	33.13'
L-16	N05°15'48" W	17.45'
L-17	N05°15'48" W	10.50'
L-18	N05°15'48" W	10.50'
L-19	N05°15'48" W	10.50'
L-20	N05°15'48" W	10.50'
L-21	N05°15'48" W	10.50'
L-22	N05°15'48" W	10.50'
L-23	N05°15'48" W	10.50'
L-24	N05°15'48" W	10.50'
L-25	N05°15'48" W	10.50'
L-26	N05°15'48" W	10.50'
L-27	N05°15'48" W	10.50'
L-28	N05°15'48" W	10.50'
L-29	N05°15'48" W	10.50'
L-30	N05°15'48" W	10.50'
L-31	N05°15'48" W	10.50'
L-32	N05°15'48" W	10.50'
L-33	N05°15'48" W	10.50'
L-34	N05°15'48" W	10.50'
L-35	N05°15'48" W	10.50'
L-36	N05°15'48" W	10.50'
L-37	N05°15'48" W	10.50'
L-38	N05°15'48" W	10.50'
L-39	N05°15'48" W	10.50'
L-40	N05°15'48" W	10.50'
L-41	N05°15'48" W	10.50'
L-42	N05°15'48" W	10.50'
L-43	N05°15'48" W	10.50'
L-44	N05°15'48" W	10.50'
L-45	N05°15'48" W	10.50'
L-46	N05°15'48" W	10.50'
L-47	N05°15'48" W	10.50'
L-48	N05°15'48" W	10.50'
L-49	N05°15'48" W	10.50'
L-50	N05°15'48" W	10.50'
L-51	N05°15'48" W	10.50'
L-52	N05°15'48" W	10.50'
L-53	N05°15'48" W	10.50'
L-54	N05°15'48" W	10.50'
L-55	N05°15'48" W	10.50'
L-56	N05°15'48" W	10.50'
L-57	N05°15'48" W	10.50'
L-58	N05°15'48" W	10.50'
L-59	N05°15'48" W	10.50'
L-60	N05°15'48" W	10.50'
L-61	N05°15'48" W	10.50'
L-62	N05°15'48" W	10.50'
L-63	N05°15'48" W	10.50'
L-64	N05°15'48" W	10.50'
L-65	N05°15'48" W	10.50'
L-66	N05°15'48" W	10.50'
L-67	N05°15'48" W	10.50'
L-68	N05°15'48" W	10.50'
L-69	N05°15'48" W	10.50'
L-70	N05°15'48" W	10.50'
L-71	N05°15'48" W	10.50'
L-72	N05°15'48" W	10.50'
L-73	N05°15'48" W	10.50'
L-74	N05°15'48" W	10.50'
L-75	N05°15'48" W	10.50'
L-76	N05°15'48" W	10.50'
L-77	N05°15'48" W	10.50'
L-78	N05°15'48" W	10.50'
L-79	N05°15'48" W	10.50'
L-80	N05°15'48" W	10.50'
L-81	N05°15'48" W	10.50'
L-82	N05°15'48" W	10.50'
L-83	N05°15'48" W	10.50'
L-84	N05°15'48" W	10.50'
L-85	N05°15'48" W	10.50'
L-86	N05°15'48" W	10.50'
L-87	N05°15'48" W	10.50'
L-88	N05°15'48" W	10.50'
L-89	N05°15'48" W	10.50'
L-90	N05°15'48" W	10.50'
L-91	N05°15'48" W	10.50'
L-92	N05°15'48" W	10.50'
L-93	N05°15'48" W	10.50'
L-94	N05°15'48" W	10.50'
L-95	N05°15'48" W	10.50'
L-96	N05°15'48" W	10.50'
L-97	N05°15'48" W	10.50'
L-98	N05°15'48" W	10.50'
L-99	N05°15'48" W	10.50'
L-100	N05°15'48" W	10.50'

Note: Unless otherwise noted, all easements along rear lot lines are 7.5 feet wide, for a total of 15 feet. Easements along side lot lines are 5 feet wide, for a total of 10 feet. A 5' Utility Easement is along the front of each lot contiguous to the street row.



L. V. HAMIL, JR. AND WIFE,  
MOTHELY M. WILLIAMS HAMIL  
V. 5789, P. 950,  
D.R.T.C.T.

CONDITIONS OF APPROVAL:

1. Lots 31, Block 4 is reserved for private recreation use and shall not be converted to other uses. No building permits will be issued for any of said lots unless it is for construction related to private recreation use.
2. The landowners and any subsequent owners of lots shown herein (the "Lot Owners"), jointly and severally, shall be responsible and liable for the construction, operation and maintenance of any private common areas or facilities in the addition created herein (the "Addition"), including but not limited to private lake, private pedestrian access private open space and landscaping.
3. A homeowners Association (the "HOA") shall be established by the subdivider or developer to operate and/or maintain the aforementioned private common areas or facilities.
4. The City of Mansfield, Texas (the "City") shall not be responsible for maintaining any of the aforementioned private common areas or facilities.
5. The HOA, Lot Owners, and landowners shall not seek reimbursement from the City for any of the aforementioned private common areas or facilities.
6. THE HOA AND LOT OWNERS AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY DAMAGE OR LOSS AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATEVER KIND OR CHARACTER, WHETHER REAL OR ASSERTED, ARISING OUT OF OR IN CONNECTION WITH, DIRECTLY OR INDIRECTLY, THE CONSTRUCTION, MAINTENANCE, USE, CONDITION, EXISTENCE OR LOCATION OF THE PRIVATE LAKE AND PRIVATE OPEN SPACE SHOWN HEREIN, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OR OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES OR INVITEES OF CITY. THE HOA SHALL BE RESPONSIBLE FOR CARRYING LIABILITY INSURANCE TO MEET THE REQUIREMENTS IN THIS PARAGRAPH.

NOTE: The City reserves the right to require minimum finished floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots other than those shown may also be subject to minimum finished floor criteria.

There shall be provided at the intersections of all public or private streets, visibility triangles in accordance with current City Ordinance. All landscaping within visibility triangles shall comply with the Visibility Ordinance (nothing over 2 feet in height as measured from the top of curb).

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, M.R. Development Corp., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Jacob Back Survey, Abstract No. 126, County of Tarrant, according to the deed recorded in volume 3104, page 341, DRTCT, and more particularly described as follows, with bearings related to the south line of the legal description recorded in Vol. 3194, Page 3194, Deed Records of Tarrant County, Texas:

Being a tract of land located in the Jacob Back Survey, Abstract No. 126, Tarrant County, and being a portion of the tract of land described in the deed to Robert J. Tallon and wife, Dorothe M. Tallon recorded in Volume 4086, Page 584, Deed Records, Tarrant County, Texas. Said 18.634 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West Line of said Back Survey being the West Line of said Tallon tract lying S 30°13'49" E 1269.28 feet from a fence post found at the Northwest corner of said Back Survey;

- THENCE N 65°47'22" E, a distance of 170.42 feet, to a point for a corner;
- THENCE N 80°01'19" E, a distance of 180.00 feet, to a point for a corner;
- THENCE N 29°58'41" W, a distance of 180.00 feet, to a point for a corner;
- THENCE N 80°01'19" E, a distance of 8.83 feet, to a point for a corner;
- THENCE N 29°58'41" W, a distance of 130.84 feet, to a point for a corner;
- THENCE N 80°01'19" E, a distance of 180.00 feet, to a point for a corner;
- THENCE N 30°41" E, a distance of 40.00 feet, to a point for a corner;
- THENCE N 59°52'49" E, a distance of 174.78 feet, to a point for a corner;
- THENCE S 30°07'11" E, a distance of 89.91 feet, to a point for a corner;
- THENCE along a curve having a radius of 450.00 feet, arc length of 238.98 feet, delta angle of 30°07'11", a chord bearing of N 40°30'10" E, and a chord length of 233.85 feet, to a point for a corner;
- THENCE S 88°33'18" E, a distance of 80.13 feet, to a point for a corner;
- THENCE S 88°31'28" E, a distance of 110.43 feet, to a point for a corner;
- THENCE S 67°10'43" E, a distance of 82.87 feet, to a point for a corner;
- THENCE S 88°30'31" E, a distance of 120.00 feet, to a point for a corner;
- THENCE N 03°20'28" E, a distance of 3.65 feet, to a point for a corner;
- THENCE S 88°30'31" E, a distance of 175.00 feet, to a point for a corner;
- THENCE S 03°29'29" W, a distance of 840.03 feet, along the east line of said Tallon Tract to a PK nail set at the southeast corner of said Tallon Tract;
- THENCE N 88°58'03" W, a distance of 947.85 feet, along the south line of said Tallon tract to a PK nail set in said west line of Back Survey at the southwest corner of said Tallon Tract;
- THENCE N 30°13'49" W, a distance of 287.69 feet along said west line to the point of beginning, and containing 18.611 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, M.R. Development Corp., by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as THE LAKES OF CREEKWOOD, SECTION ONE, an addition to the City of Mansfield, Tarrant County, Texas, and it does hereby dedicate to the public's use the streets and easements shown hereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this the 17th day of September, 1998.

M.R. Development Corp.  
Robert B. McCaslin, Jr.  
Managing Partner

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Robert B. McCaslin, Jr., 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 17th day of September, 1998.

Vicki Redmon  
Notary Public, State of Texas

APPROVED BY THE CITY OF MANSFIELD  
9-21 1998  
APPROVED BY: P & Z COMMISSION CHAIRMAN  
9-21 1998 Vicki Redmon  
ATTEST: PLANNING & ZONING SECRETARY

TEXAS UTILITIES SERVICE COMPANY  
APPROVED BY: Stephen R. Mohr

LONESTAR GAS COMPANY  
APPROVED BY: Stephen R. Mohr

SOUTHWESTERN BELL TELEPHONE CO.  
APPROVED BY: [Signature]

MARCUS CABLE SERVICE  
APPROVED BY: [Signature]



THIS is to certify that I, J.D. Farmer, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, by Herbert S. Beasley.



THIS is to certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

After construction, authorization, and completion 1/2" iron rods capped and stamped "Beasley 4050" will be set at all lot corners, angle points, and points of curve. Rods that are damaged, disturbed, or not so marked are not to be considered original corners set by me.

Herbert S. Beasley, R.P.L.S.  
Texas Registration No. 4050

After Recording Return to:  
City of Mansfield  
1306 E. Broad St.  
Mansfield, Texas 78063

Metre Engineers, Inc.  
1101 W. Abram St.  
Arlington, Texas 76013-6928  
Phone 817/960-1000

HERBERT S. BEASLEY  
REGISTERED PUBLIC SURVEYOR  
LAND SURVEYORS  
• LAND • TOP GRAPHIC  
• CONSTRUCTION SURVEYING  
P. O. BOX 8873  
FORT WORTH, TEXAS 76124  
METRO 817-429-0194

DEVELOPER:  
M.R. Development Corp.  
3951 E. Loop 820 So.  
Ft. Worth, Texas 76119

Final Plat  
**The Lakes of Creekwood**  
Section One

Being 18.611 acres in the J. Back Survey, A-126  
City of Mansfield, Tarrant County, Texas  
August, 1998

This Plat Recorded in Cabinet A Slide 4830 Date 2-17-99

Addressed 3.24.99

**SF-9.6/20**  
Zoning is subject to change.

98-89