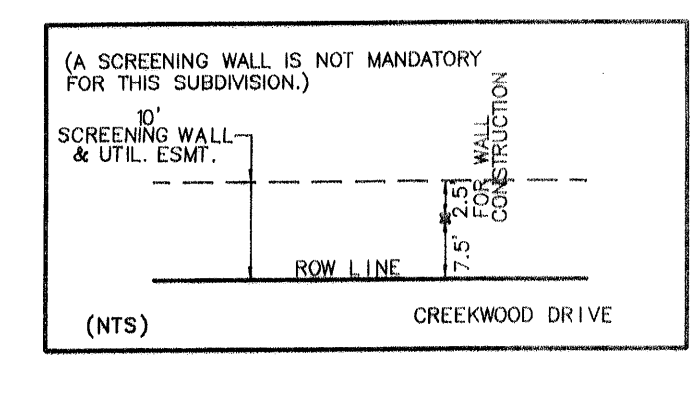


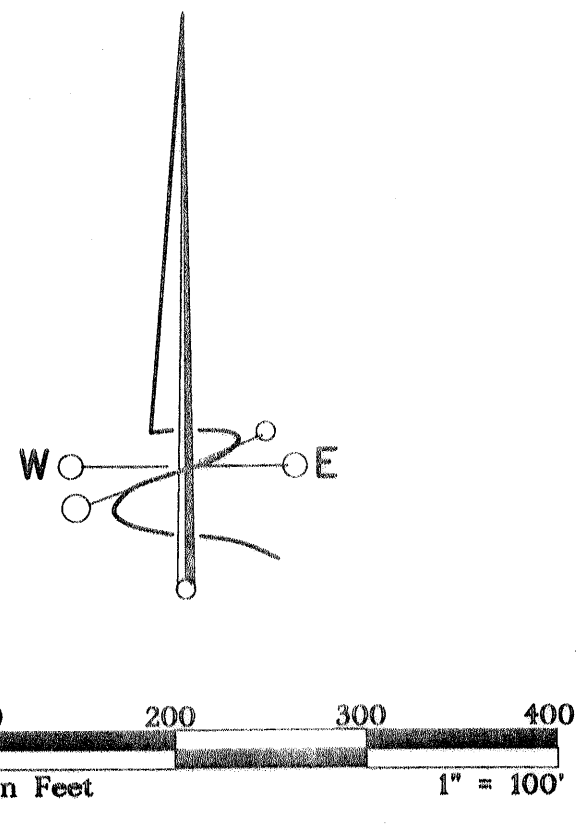
APPROVED BY THE FOLLOWING UTILITY COMPANIES:
 ONCOR ELECTRIC & GAS
 APPROVED BY: *Stephan R. Mullins*
 SBC TELEPHONE COMPANY
 APPROVED BY: *Colleen Williams 3/31/03*
 CHARTER COMMUNICATIONS
 APPROVED BY: *HLH 6-10-03*

APPROVED BY THE CITY OF MANSFIELD, TEXAS
 APPROVED ON: *4/19* 20*03* BY: *M. McDonald*
 P&Z COMMISSION CHAIRMAN
 ATTEST ON: *4/19* 20*03* BY: *Shirley Jones*
 PLANNING & ZONING SECRETARY



NOTE:
 ALL CORNERS REPORTED AS FOUND ARE 1/2" INCH CAPPED STEEL ROD STAMPED "BEASLEY RPLS 4050", UNLESS NOTED OTHERWISE AND ALL CORNERS REPORTED AS SET ARE 1/2" INCH CAPPED STEEL ROD STAMPED "MOAK SURV INC".

TRACT TO
 CITY OF MANSFIELD
 VOLUME 4126, PAGE 512, D.R.T.C.T.



CONDITIONS OF APPROVAL:
 1. LOT 27 BLK 2 & LOT 35 BLK 1 ARE 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") HAS BEEN ESTABLISHED BY THE SUBDIVIDER OR DEVELOPER TO OPERATE AND/OR MAINTAIN THE AFORESAID PRIVATE COMMON AREAS OR FACILITIES. SAID HOA IS RECORDED AS "THE LAKES OF CREEKWOOD HOMEOWNERS ASSOCIATION, INC." BY THIS PLAT.
 4. THE CITY OF MANSFIELD, TEXAS (THE "CITY") SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY OF THE AFORESAID PRIVATE COMMON AREAS OR FACILITIES.
 5. THE HOA, LOT OWNERS, AND LANDOWNERS SHALL NOT SEEK MAINTENANCE FROM THE CITY FOR ANY OF THE AFORESAID 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 WHATSOEVER KIND OF CHARACTER, WHETHER REAL OR ASSERTED, ARISING OUT OF OR IN CONNECTION WITH, DIRECTLY OR INDIRECTLY, THE CONSTRUCTION, OPERATION, 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.

CONDITIONS OF ACCEPTANCE OF DRAINAGE EASEMENTS
 THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND AS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEEES, SUCCESSORS AND ASSIGNS.
 NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.
 THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY OBSTACLE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFORESAID RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.
 SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.
 NOTE: THE CITY RESERVES THE RIGHT TO REQUIRE MINIMUM FINISHED FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM FINISHED FLOOR ELEVATIONS ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED. LOTS 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).

OWNER/DEVELOPER:
 STINSON INVESTMENTS, INC.
 7510 DAVIS BOULEVARD, SUITE D
 NORTH RICHLAND HILLS, TEXAS 76182

ENGINEER:
 STINSON, INC.
 ENGINEERS - PLANNERS
 3950 FOSSIL CREEK BLVD., SUITE 210
 FORT WORTH, TEXAS 76137
 (817) 306-8444
 CONTACT: JOSEPH T. RUE, P.E.

PLANNER:
 STINSON, INC.
 DESIGN & CONSTRUCTION
 322 CARNATION LANE
 HURST, TEXAS 76053
 (817) 596-4927
 FAX: (817) 596-8997
 CONTACT: DICK BLACKARD

State of Texas
 County of Tarrant

Owner's Acknowledgment and Dedication
 Whereas Stinson Investments, Inc., acting by and through the undersigned, their duly authorized agent, is the owner of the following described tract of land to-wit:
 ALL of that certain lot, tract or parcel of land situated in the JACOB BACK SURVEY, ABSTRACT NO. 126, Tarrant County, Texas and containing a portion of that same tract of land described in deed to Stinson Investments, Inc. as recorded in Volume 106320, Page 443, Deed Records, Tarrant County, Texas and being more particularly described by notes and bounds as follows:
 BEGINNING at a cedar fence post found for the northwest corner of said BACK SURVEY and being the southerly corner of Lot 4, Block 2, Strawberry Fields, Phase One, an Addition to the City of Mansfield, Tarrant County, Texas as recorded in Cabinet A, Slide 6741, Plat Records, Tarrant County, Texas and being the northwest corner of said Stinson Investments, Inc. tract and being in the easterly right-of-way line of Creekwood Drive;

THENCE North 60 degrees 00 minutes 51 seconds East with the northerly boundary line of said Stinson Investments, Inc. tract and said Block 2 a distance of 2104.79 feet to a 100-D nail found for the northeast corner of same;
 THENCE South 03 degrees 29 minutes 29 seconds West with the easterly boundary line of said Stinson Investments, Inc. tract, 703.92 feet to a 1/2 inch steel rod with cap stamped "MOAK SURV INC" set for the northeast corner of Lot 20, Block 1, The Lakes of Creekwood, Section Two, an Addition to the City of Mansfield, Tarrant County, Texas as recorded in Cabinet A, Slide 7098, Plat Records, Tarrant County, Texas;
 THENCE along the northerly and westerly boundary lines of said The Lakes of Creekwood plat the following calls:
 North 03 degrees 14 minutes 46 seconds West, 201.83 feet to a 1/2 inch steel rod with cap stamped "BEASLEY RPLS 4050" found;
 South 40 degrees 21 minutes 04 seconds West, 189.43 feet to a 1/2 inch steel rod with cap stamped "MOAK SURV INC" set;
 South 49 degrees 37 minutes 56 seconds East, 49.22 feet to a 1/2 inch steel rod with cap stamped "BEASLEY RPLS 4050" found;
 South 40 degrees 19 minutes 28 seconds West, 119.94 feet to a 1/2 inch steel rod with cap stamped "BEASLEY RPLS 4050" found;
 South 32 degrees 24 minutes 06 seconds East, 62.65 feet to a 1/2 inch steel rod with cap stamped "BEASLEY RPLS 4050" found;
 South 03 degrees 29 minutes 29 seconds West, 572.23 feet to a 1/2 inch steel rod with cap stamped "MOAK SURV INC" set for the northeast corner of Lot 1, Block 5, The Lakes of Creekwood, Section One, an Addition to the City of Mansfield, Tarrant County, Texas as recorded in Cabinet A, Slide 4630 of said Plat Records;

THENCE along the northerly and easterly boundary lines of said The Lakes of Creekwood, Section One the following calls:
 North 57 degrees 16 minutes 02 seconds West, 63.18 feet to a 1/2 inch steel rod with cap stamped "BEASLEY RPLS 4050" found;
 North 09 degrees 27 minutes 06 seconds West, 110.37 feet to a 1/2 inch steel rod with cap stamped "BEASLEY RPLS 4050" found;
 North 68 degrees 33 minutes 16 seconds West, 60.13 feet to a 1/2 inch steel rod with cap stamped "MOAK SURV INC" set for the beginning of a non-tangent curve to the right;
 southwesterly with said curve to the right having a radius of 450.00 feet, a central angle of 52 degrees 07 minutes 42 seconds, an arc length of 236.63 feet and a long chord of South 40 degrees 25 minutes 20 seconds West at 233.91 feet to a 1/2 inch steel rod with cap stamped "MOAK SURV INC" set;
 North 30 degrees 07 minutes 11 seconds West, 89.91 feet to a 1/2 inch steel rod with cap stamped "MOAK SURV INC" set;
 South 59 degrees 52 minutes 49 seconds West, 174.78 feet to a 1/2 inch steel rod with cap stamped "BEASLEY RPLS 4050" found;
 North 29 degrees 44 minutes 45 seconds West, 40.03 feet to a 1/2 inch steel rod with cap stamped "BEASLEY RPLS 4050" found;
 South 60 degrees 01 minutes 19 seconds West, passing a 1/2 inch steel rod with cap stamped "BEASLEY RPLS 4050" found at 498.12 feet, continuing a total distance of 498.12 feet to a 1/2 inch steel rod with cap stamped "MOAK SURV INC" set in the easterly right-of-way line of said Creekwood Drive;

THENCE North 30 degrees 13 minutes 49 seconds West with said easterly right-of-way line, 935.97 feet to the PLACE OF BEGINNING and containing 38.214 acres of land, more or less;

THAT Stinson Investments, Inc., by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as THE LAKES OF CREEKWOOD, SECTION THREE, an Addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public's use forever the streets and easements shown hereon.

Lee Stinson
 President

STATE OF TEXAS
 COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this day appeared Lee Stinson, 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 considerations therein expressed.

Given under my hand and seal of office this 14th day of May, 2003 A.D.
Janet L. Schenk
 Notary Public for the State of Texas

Printed Name JANET L. SCHENK My Commission Expires 5/31/2005

FINAL PLAT OF
THE LAKES OF CREEKWOOD
 - SECTION THREE -
 AN ADDITION TO THE CITY OF
MANSFIELD, TEXAS
 CONSISTING OF 94 LOTS AND BEING 38.214 ACRES OF LAND OUT OF THE
JACOB BACK SURVEY, ABSTRACT NO. 126
TARRANT COUNTY, TEXAS

This plat is recorded in Cabinet A Slide 8720, Tarrant County Plat Records on the 14th day of October, 2003.

I, Ricky L. Gentry, a Registered Professional Land Surveyor of the State of Texas do hereby certify that I have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve are properly marked on the ground, and that this plat accurately represents that survey made under my supervision.

Ricky L. Gentry
 Ricky L. Gentry, R.P.L.S. No. 5519

Scale 1" = 100'

LEGEND
 ● FOUND STEEL ROD
 ○ SET CAPPED STEEL ROD
 + CROSS OUT IN CONCRETE
 □ FOUND STEEL PIPE
 ○ FOUND STAKES
 --- UTILITY LINE
 --- CENTERLINE FENCE

AMENDED 5-01-2003
 AMENDED 3-05-2003
 AMENDED 1-02-2003

DAVID C. MOAK
 Surveyors, Inc.
 REGISTERED PROFESSIONAL
 LAND SURVEYORS
 P.O. BOX 1034, HURST, TEXAS 76063
 METRO 817-268-2211 FAX 817-282-0400

COORDINATE FILE: 02-286 Date 12-12-02 Job # 02-2601