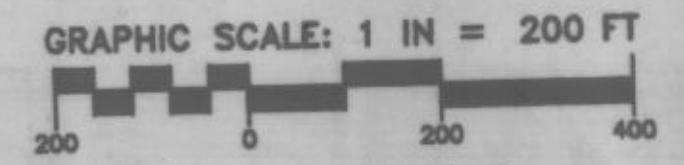
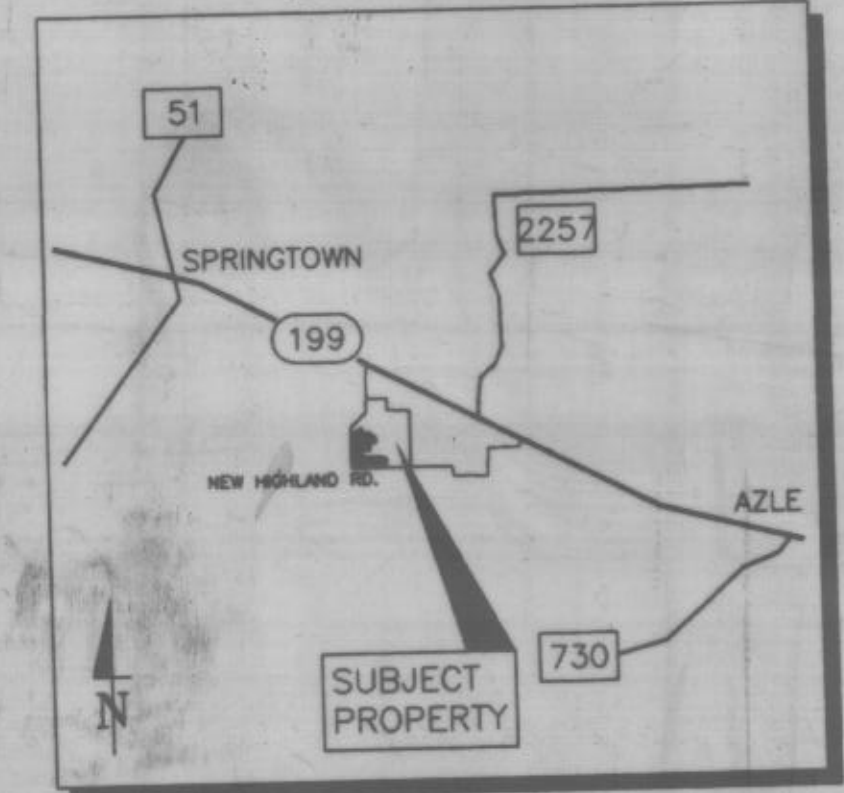


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CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	270.00'	65.47'	32.90'	65.31'	S11°14'53"W	13°53'37"
C2	330.00'	104.79'	52.84'	104.36'	S09°05'51"W	18°11'42"
C3	300.00'	63.60'	31.92'	63.49'	N06°04'26"E	12°08'52"
C4	300.00'	61.00'	30.61'	60.90'	N06°19'21"E	11°39'01"
C5	300.00'	53.30'	26.72'	53.23'	S05°05'22"W	10°10'44"
C6	270.00'	1.72'	0.86'	1.72'	S00°10'57"W	00°21'54"



LOCATION MAP

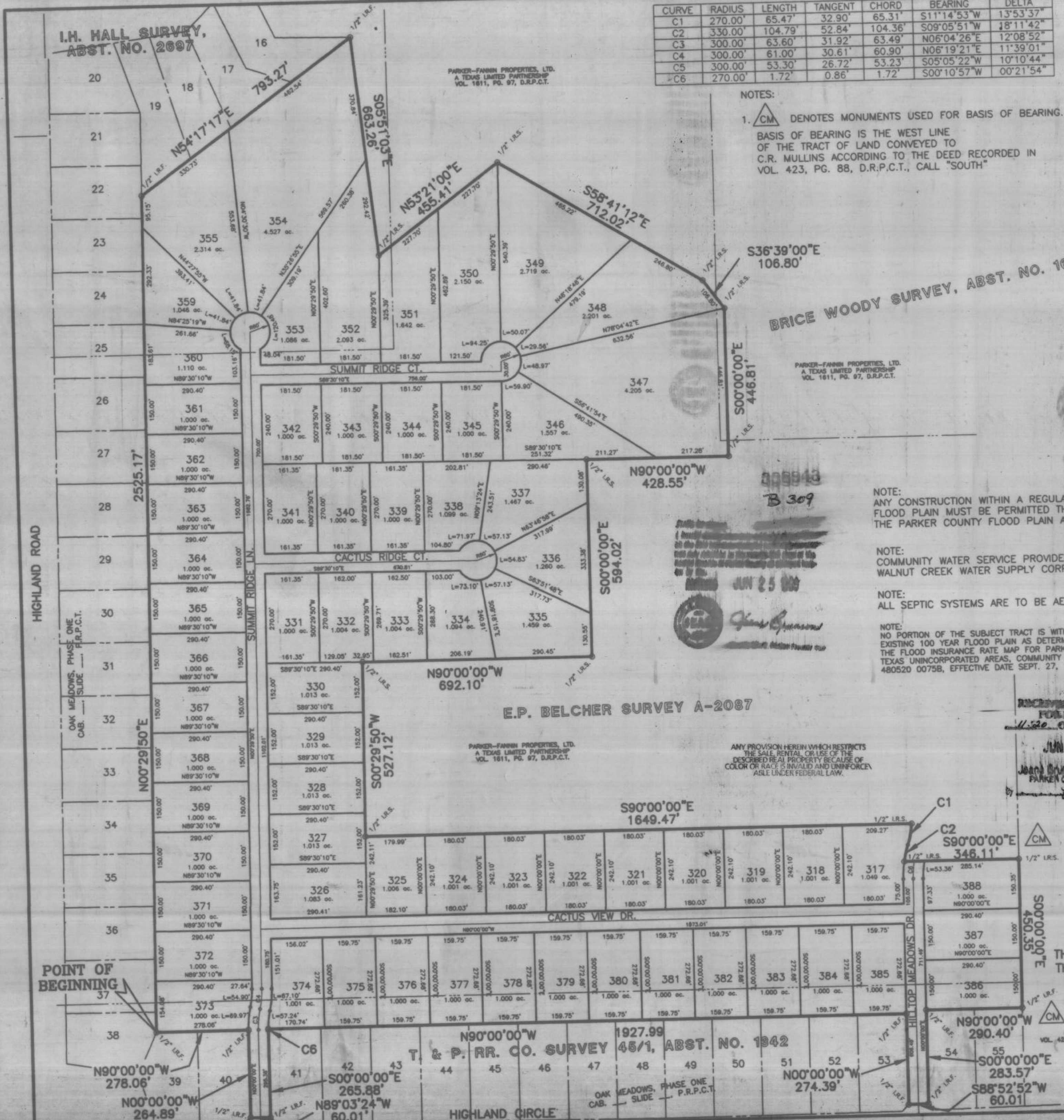


LAND USE DATA:

TOTAL LAND AREA	--- 94,588 ACRES
R-O-W DEDICATION	--- 6,597.35 L.F.
TOTAL LOTS	--- 69
EST. POPULATION	--- 242
MIN. LOT SIZE	--- 1,000 ACRES
PROPOSED LAND USE	--- RESIDENTIAL

GENERAL NOTES:

1. UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
3. ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
4. ALL FRONT BUILDING LINES WILL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS WILL BE 15.0 FEET.

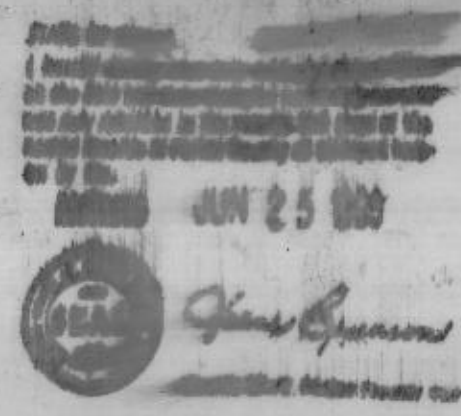


NOTES:  
 1. DENOTES MONUMENTS USED FOR BASIS OF BEARING.  
 BASIS OF BEARING IS THE WEST LINE OF THE TRACT OF LAND CONVEYED TO C.R. MULLINS ACCORDING TO THE DEED RECORDED IN VOL. 423, PG. 88, D.R.P.C.T., CALL "SOUTH"

BRICE WOODY SURVEY, ABST. NO. 1635

PARKER-FANNIN PROPERTIES, LTD. A TEXAS LIMITED PARTNERSHIP VOL. 1611, PG. 97, D.R.P.C.T.

000043 B 309



NOTE: ANY CONSTRUCTION WITHIN A REGULATED FLOOD PLAIN MUST BE PERMITTED THROUGH THE PARKER COUNTY FLOOD PLAIN ADMINISTRATOR

NOTE: COMMUNITY WATER SERVICE PROVIDED BY WALNUT CREEK WATER SUPPLY CORP.

NOTE: ALL SEPTIC SYSTEMS ARE TO BE AEROBIC.

NOTE: NO PORTION OF THE SUBJECT TRACT IS WITHIN THE EXISTING 100 YEAR FLOOD PLAN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS UNINCORPORATED AREAS, COMMUNITY PANEL NO. 480520 0075B, EFFECTIVE DATE SEPT. 27, 1991

E.P. BELCHER SURVEY A-2087

PARKER-FANNIN PROPERTIES, LTD. A TEXAS LIMITED PARTNERSHIP VOL. 1611, PG. 97, D.R.P.C.T.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Use of Plot R-1  
 JUN 25 1998  
 Jeanne Brannon, Co. Clerk  
 PARKER COUNTY, TEXAS

FINAL PLAT  
**OAK MEADOWS  
 PHASE THREE**

BEING 94.588 ACRES OF LAND IN THE THE I.H. HALL SURVEY, ABSTRACT NUMBER 2697, AND THE BRICE WOODY SURVEY, ABSTRACT NUMBER 1635, AND THE E.P. BELCHER SURVEY, ABSTRACT NUMBER 2087, AND THE T. & P. R.R. CO. SURVEY 45/1, ABST. NUMBER 1342, PARKER COUNTY, TEXAS

PREPARED JUNE 16, 1998  
**LandCon Inc.**  
 Engineers - Surveyors - Planners

2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5903  
 P.O. Box 100947, Fort Worth, Texas, 76102-0947  
 (817) 355-5065 FAX (817) 355-6067

E-565 / 98069 / NAC / 05-26-98 / FP3