

11201

DEDICATION

WHEREAS WE, DYGARD LAND PARTNERSHIP, is the owner of a tract of land out of the L. Swan Survey, Abstract No. 1890; The L. & G.N.R.R. Survey, Abstract No. 1995, and The Andrew Horton Survey, Abstract No. 2527, said tract situated southeast of Weatherford, in Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a pipe found in the south line of Bankhead Highway (County Road No. 4001) at the northwest corner of said Branson tract and the northeast corner of that certain tract of land conveyed to Michael L. Gravetta, et al, by deed recorded in Volume 1009, Page 1100, Real Records, Parker County, Texas, said point being (per deed call) N 25 47'04" E, 1721.99 feet from the northwest corner of said HORTON SURVEY;

THENCE N 83°14'20" E, along the south line of said Bankhead Highway, 20.10 feet to a 1/2" iron set;

THENCE N 84°07'16" E, continuing along the south line of said Bankhead Highway, 265.74 feet to a 1/2" iron set northwest corner of that certain tract of land conveyed to Vernon O. Mills, by deed recorded in Volume 1441, Page 1550, Real Records, Parker County, Texas;

THENCE S 00°45'40" E, along the west line of Mills tract, 419.47 feet to a 1/2" iron set;

THENCE N 89°07'44" E, along the south line of said Mills tract, 2388.88 feet to a RR tie fence corner found at the northeast corner of said Branson tract and the northwest corner of that certain tract of land conveyed to Leona F. Padgett, by deed recorded in Volume 1552, Page 88, Real Records, Parker County, Texas;

THENCE S 00°08'51" E, along the east line of said Branson tract, passing the southwest corner of said Padgett tract and the northwest corner of that certain tract of land conveyed to Frank E. Riney, et al, by deed recorded in Volume 683, Page 247, Deed Records, Parker County, Texas, and continuing, in all, 427.66 feet to a RR tie fence corner found in the north line of that certain tract of land conveyed to Robert Dearing Browder, by deed recorded in Volume 1548, Page 752, Real Records, Parker County, Texas;

THENCE along the north and west lines of said Browder tract, as follows:

S 89°55'16" W, 1549.74 feet to a 1/2" iron set;  
S 01°56'19" W, 743.22 feet to a pipe found;  
S 17°22'52" E, 266.80 feet to a 1/2" iron set;

THENCE S 72°37'08" W, 400.27 feet to a 1/2" iron set;

THENCE N 60°05'39" W, 176.50 feet to a 1/2" iron set;

THENCE S 40°41'44" W, 131.89 feet to a 1/2" iron set;

THENCE S 65°54'25" W, 445.84 feet to a 1/2" iron set;

THENCE N 75°29'20" W, 87.00 feet to a 1/2" iron set;

THENCE N 48°18'07" W, 147.32 feet to a 1/2" iron set;

THENCE N 31°50'43" W, 379.00 feet to a 1/2" iron set;

THENCE N 09°44'56" W, 122.29 feet to a 1/2" iron set in the south line of that certain tract of land conveyed to Robert Stockburger, by deed recorded in Volume 1518, Page 911, Real Records, Parker County, Texas;

THENCE N 89°46'10" E, along the south line of said Stockburger tract, 290.00 feet to a pipe found at the southeast corner of said Stockburger tract, said point being in the west line of said Branson tract;

THENCE along the west line of said Branson tract, as follows:

N 00°43'20" W, 448.23 feet to a 5/8" iron found;  
N 00°25'13" W, 147.73 feet to a 1/2" iron set;  
N 00°45'56" W, 540.77 feet to a 1/2" iron set;  
S 89°07'44" W, 11.11 feet to a 1/2" iron set;  
N 00°45'40" W, 394.22 feet to the POINT OF BEGINNING and containing 58.719 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, DYGARD LAND PARTNERSHIP, do hereby adopt this plat as LOTS 1 - 20, BLOCK 1; LOTS 25 - 25, BLOCK 2; AND LOTS 1 - 12, BLOCK 3, OAK VIEW ESTATES PHASE I, an addition to the County of Parker, Texas, and do hereby dedicate to the public's use the streets and easements shown hereon.

DYGARD LAND PARTNERSHIP

Mike Dyer

Tim Hegard

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this personally appeared MIKE DYER and TIM HEGARD known to me to be the persons and partners whose names are subscribed to the foregoing instrument and acknowledged to me that the same was the act of said partnership for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 11th day of November, 1994.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION:

I hereby certify that this plat was compiled from surveys made on the ground by others under my personal supervision.

F. P. Greenhaw III, P.E.; R.P.L.S.

The undersigned, as lienholders on portions of land in the final plat, agrees to subdivide according to this plat, and hereby consents to such subdivision and join in the dedication of the streets and easements.

V. Juan Branson

STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on the 11th day of November, 1994.

Notary Public, State of Texas  
My Commission Expires: 11-11-95

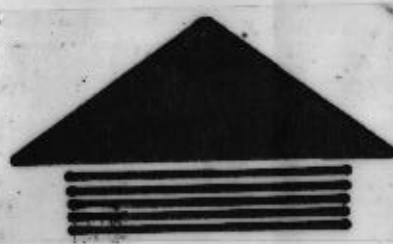
RECEIVED AND FILED FOR RECORD

DEC 1994

Jeane Brunson, Co. Clerk PARKER COUNTY, TEXAS

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

NORTH



SCALE: 1" = 200'

STATE OF TEXAS COUNTY OF PARKER

TOTSIE A. WALL NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 7-17-95

RECORDED DEC 05 1994

Notary Public, State of Texas



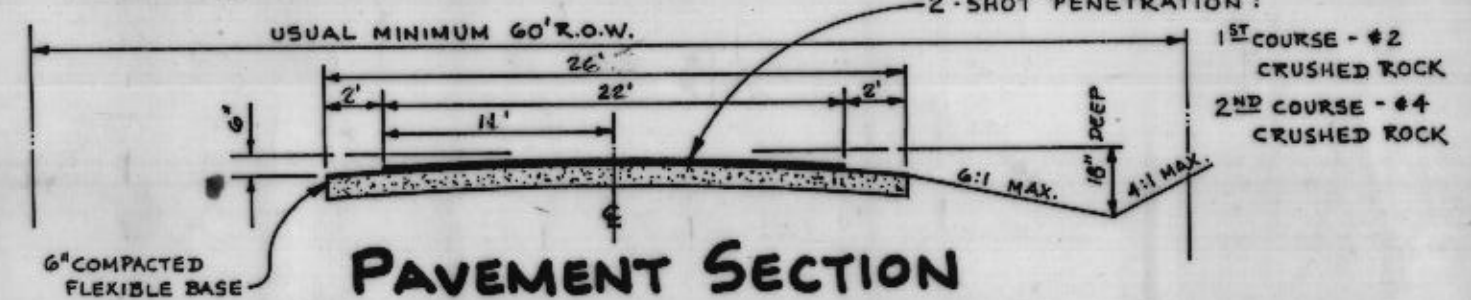
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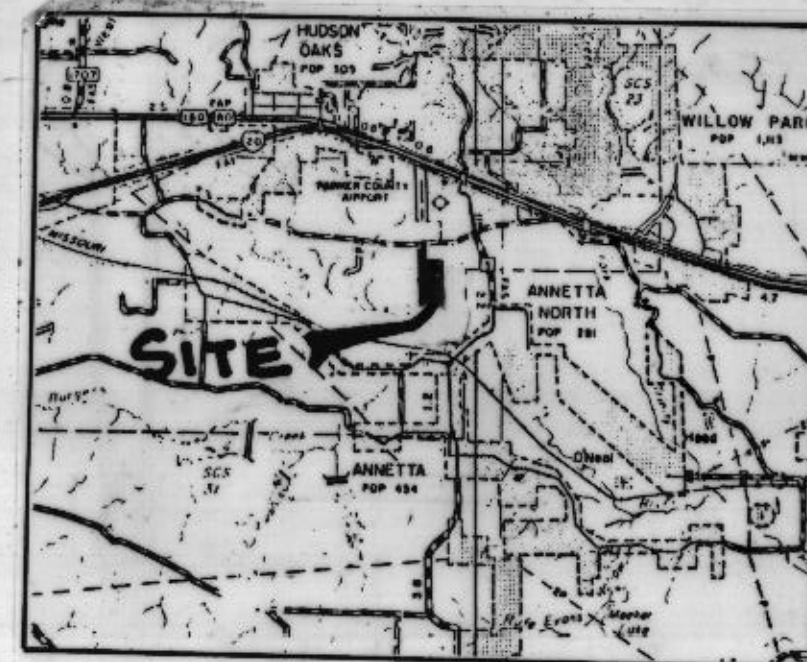
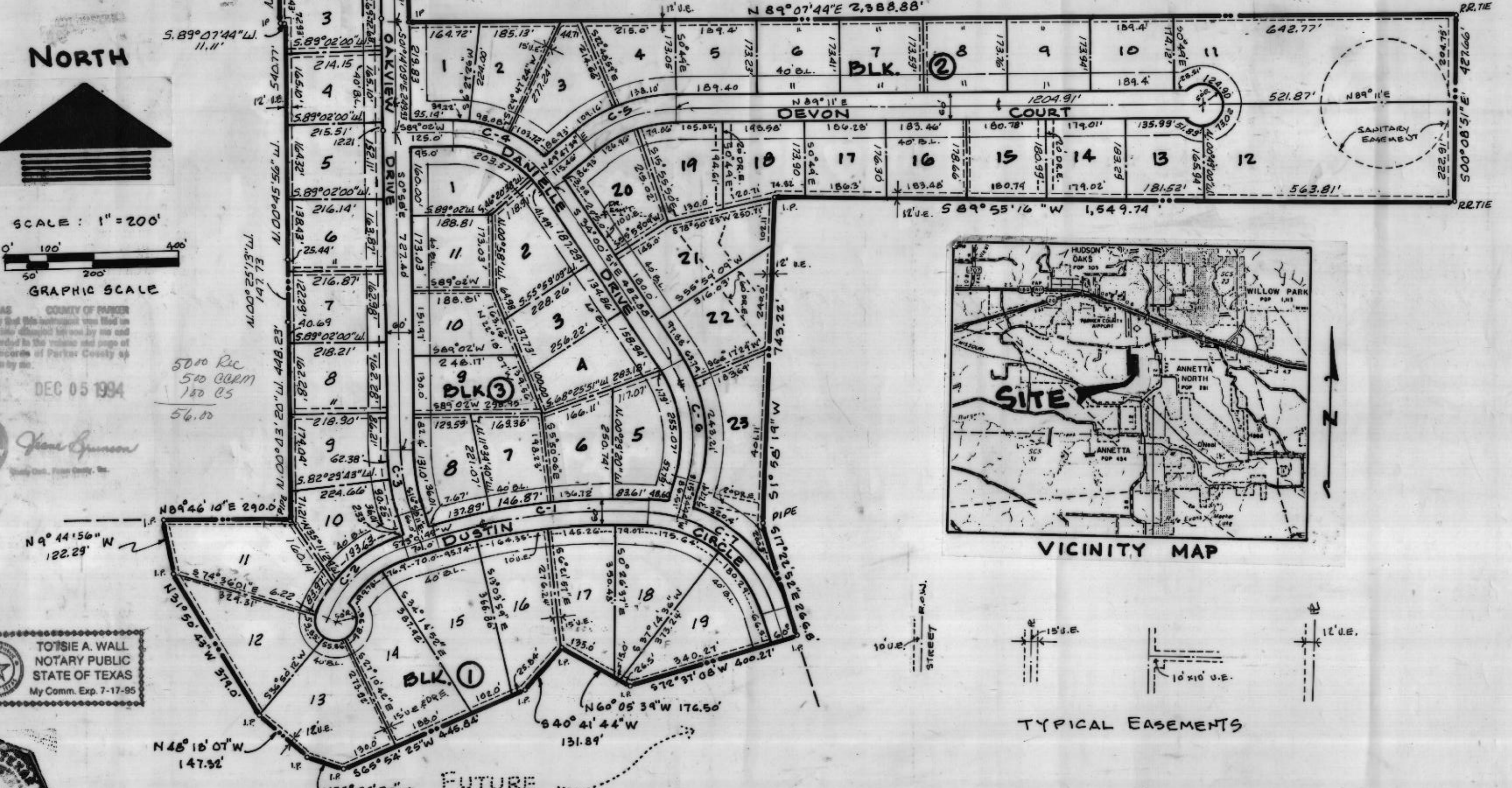
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Q STREET CURVE DATA				
NO.	Δ	T	R	L
C-1	19° 45' 00"	249.06'	1,435.32'	494.76'
C-2	50° 30' 00"	134.41'	285.00'	261.20'
C-3	16° 00' 11"	72.60'	516.46'	144.25'
C-4	56° 57' 09"	150.00'	276.54'	274.88'
C-5	34° 23' 21"	118.00'	329.66'	226.63'
C-6	49° 35' 35"	150.00'	324.62'	281.03'
C-7	69° 50' 19"	224.80'	322.01'	342.50'

PARALLEL SLOPE: MIN. 1.5% MAX. 6%



NOTE: ALL STREET MATERIALS & CONSTRUCTION SHALL MEET ALL REQUIREMENTS AS SET FORTH IN THE "SUBDIVISION RULES, PARKER COUNTY, TEXAS" ADOPTED JAN. 9, 1984 (OR AS AMENDED.)



FINAL PLAT OAK VIEW ESTATES

AN ADDITION TO PARKER COUNTY, TEXAS

DEVELOPER

DYGARD LAND PARTNERSHIP

P.O. BOX 123 792, FORT WORTH, TEXAS 76121

APRIL 1994

F. P. GREENHAW III, INC. FORT WORTH, TEXAS

ENGINEERS/PLANNERS 1-817-335-7654

CERTIFICATION FOR APPROVAL

STATE OF TEXAS COUNTY OF PARKER APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, THIS 27th day of DECEMBER, 1994.

County Judge, Commissioner Precinct #1, #2, #3, #4 signatures.

APPROVED BY THE CITY OF DEVON PARK, TEXAS City Secretary signature.