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Amount 56.00

By
Patricia Nelson

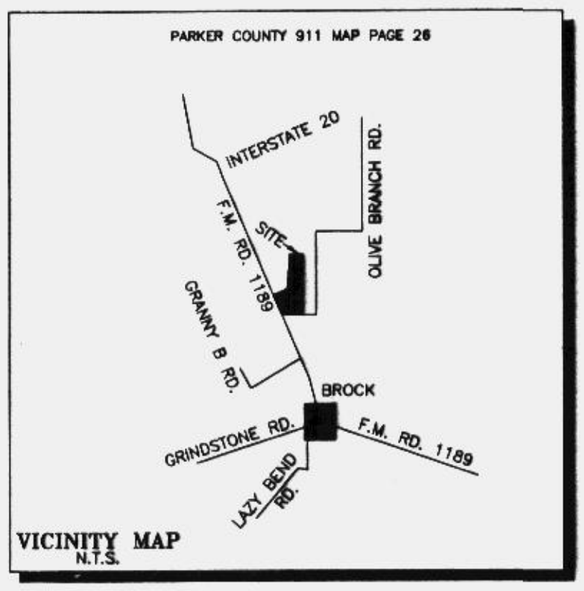
STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Parker County as stamped hereon by me.

Apr 23,2003

JEANE BRUNSON, COUNTY CLERK
PARKER COUNTY

FINAL PLAT
LOTS 1 THROUGH 31
OLIVE BRANCH ESTATES, PHASE II
48.95 ACRES SITUATED IN AND BEING A PORTION OF THE L. T. MITCHELL SURVEY, ABSTRACT NO. 2499 AND THE T. E. COX SURVEY, ABSTRACT NO. 328 PARKER COUNTY, TEXAS

ACCT. NO: 15935
SCH. DIST.: BR
CITY: CO
MAP NO.: D-18



NOTE: ALL CORNERS ARE IRON RODS SET UNLESS OTHERWISE NOTED.

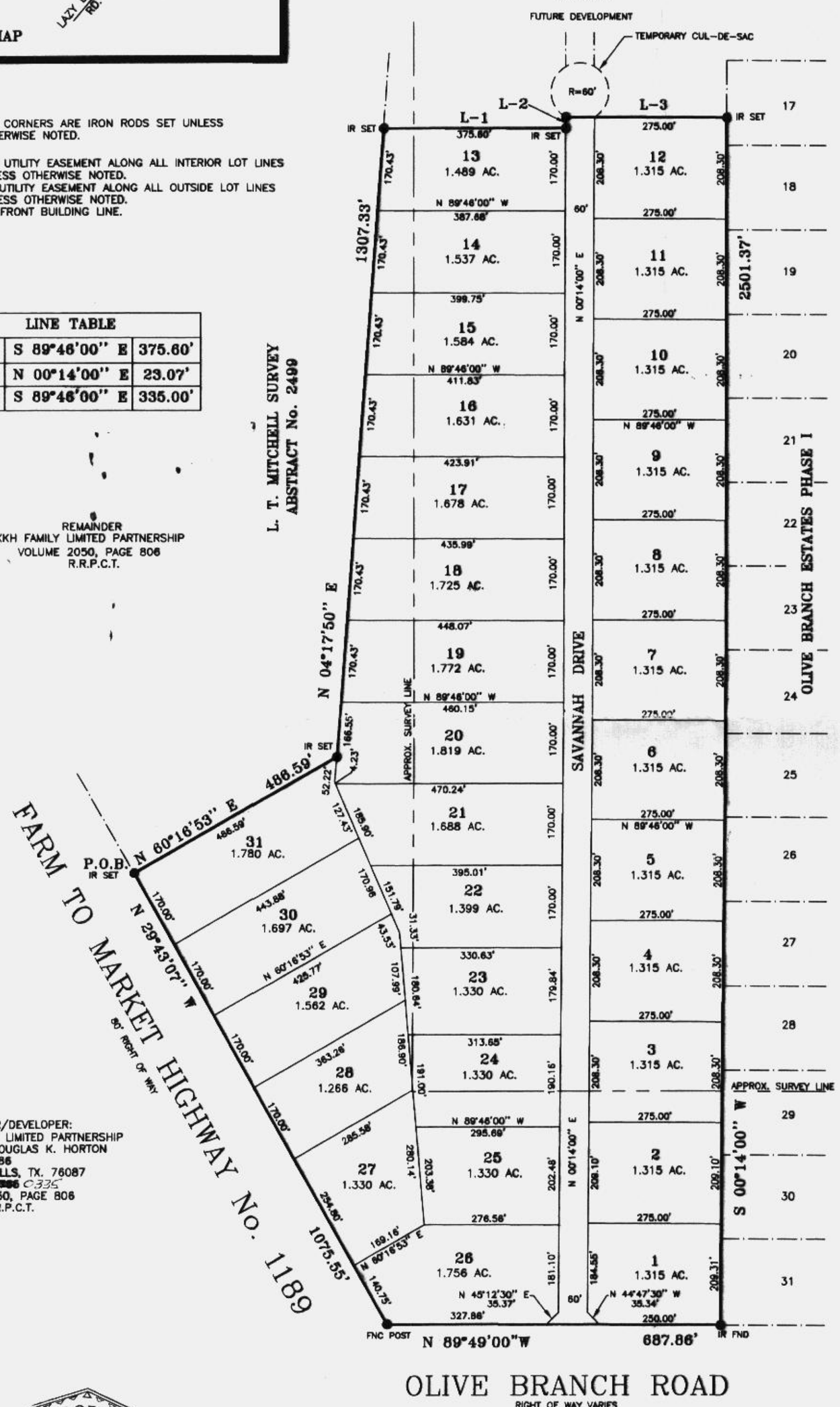
NOTE: 7.5' UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
15' UTILITY EASEMENT ALONG ALL OUTSIDE LOT LINES UNLESS OTHERWISE NOTED.
60' FRONT BUILDING LINE.

LINE TABLE		
L-1	S 89°46'00" E	375.60'
L-2	N 00°14'00" E	23.07'
L-3	S 89°46'00" E	335.00'

REMAINDER
KKH FAMILY LIMITED PARTNERSHIP
VOLUME 2050, PAGE 806
R.R.P.C.T.

L. T. MITCHELL SURVEY
ABSTRACT No. 2499

REMAINDER
KKH FAMILY LIMITED PARTNERSHIP
VOLUME 2050, PAGE 806
R.R.P.C.T.



OWNER/DEVELOPER:
KKH FAMILY LIMITED PARTNERSHIP
CONTACT: DOUGLAS K. HORTON
P.O. BOX 386
MINERAL WELLS, TX. 76087
940-325-0335
VOLUME 2050, PAGE 806
R.R.P.C.T.

OLIVE BRANCH ROAD
RIGHT OF WAY VARIES

NOTE:CONTROL BEARINGS DETERMINED FROM TEXAS HIGHWAY DEPARTMENT REFERENCE BEARINGS.

NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 480020017SB
EFFECTIVE DATE: SEPT.27,1991
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATE OF TEXAS REGISTERED DAVID HARLAN, JR. 2074 PROFESSIONAL LAND SURVEYOR

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
MARCH 2003

HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833

0 200 400
SCALE: 1"=200'
NORTH

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, K K H FAMILY LIMITED PARTNERSHIP, by and through the undersigned, its general partner being the sole owner of 48.95 Acres situated in and being a portion of the L. T. MITCHELL SURVEY, ABSTRACT No. 2499 and the T. E. COX SURVEY, ABSTRACT No. 328, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod found in the East line of a tract of land conveyed to C. W. Wyler by deed recorded in Volume 647, Page 323, Deed Records, Parker County, Texas at the Southwest corner of a tract of land conveyed to Nell Jackson by deed recorded in Volume 402, Page 331, Deed Records, Parker County, Texas, said iron being called by deed to be in the East line of the A. B. Glover Survey, Abstract No. 2786, Parker County, Texas, South, 694.00 feet from the most Easterly Northeast corner of said A. B. Glover Survey; THENCE S 00°23' W, 1293.65 feet; S 00°09'35" E, 255.27 feet; S 60°03'48" W, 195.52 feet and S 29°43'07" E, 2001.48 feet to an iron rod set in the easterly right of way line of Farm to Market Highway No. 1189 for the POINT OF BEGINNING;

THENCE N 60°16'53" E, 486.59 feet to a iron rod set;
THENCE N 04°17'50" E, 1307.33 feet to a iron rod set;
THENCE S 89°46'00" E, 375.60 feet to a iron rod set;
THENCE N 00°14'00" E, 23.07 feet to a point;
THENCE S 89°46'00" E, 335.00 feet to an iron rod set;
THENCE S 00°14'00" W, 2501.37 feet to an iron rod found in the north right of way line of Olive Branch Road;
THENCE N 89°49'00" W, with the north right of way line of said Olive Branch Road, 687.86 feet to a fence post in the easterly right of way line of said F.M. Highway No. 1189;
THENCE N 29°43'07" W, with the easterly right of way line of said F.M. Highway No. 1189, 1075.55 feet to the POINT OF BEGINNING and containing 48.95 acres (2132174 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, K K H FAMILY LIMITED PARTNERSHIP, by and through the undersigned, its general partner, does hereby adopt this plat designating the hereinabove described real property as Lots 1 through 31, OLIVE BRANCH ESTATES PHASE II, AN ADDITION TO PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Mineral Wells, Palo Pinto, Parker County, Texas this 16 day of April, 2003.

Douglas K. Horton
Douglas K. Horton, President of D. & K. Oil & Gas Company

STATE OF TEXAS)
COUNTY OF PARKER Palo Pinto)
BEFORE ME, the undersigned authority, on this day personally appeared Douglas K. Horton, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16 day of April

Carolyn McMinn
Notary Public in and for the State of Texas

CAROLYN McMINN MY COMMISSION EXPIRES February 10, 2004

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County."

NOTE: We do hereby waiver all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County Texas, this 22 day of Apr., 2003.

County Judge

Commissioner Precinct #1 Commissioner Precinct #2

Commissioner Precinct #3 Commissioner Precinct #4

STATE OF TEXAS)
COUNTY OF PARKER)

KKH FAMILY LIMITED PARTNERSHIP, being the dedicators and owners of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any city in Parker County, Texas.

Douglas K. Horton
Douglas K. Horton, President of D. & K. Oil & Gas Company

STATE OF TEXAS)
COUNTY OF PARKER)

KKH FAMILY LIMITED PARTNERSHIP, being the dedicators and owners of the attached plat do hereby certify that the aforesaid property does not have a lien.

Douglas K. Horton
Douglas K. Horton, President of D. & K. Oil & Gas Company

OBEPHII