

CITY OF SPRINGTOWN
PLANNING & ZONING

June 5, 2003
APPROVAL DATE

[Signature]
CHAIRMAN

[Signature]
SECRETARY

CITY OF SPRINGTOWN
CITY COUNCIL

June 26, 2003
APPROVAL DATE

[Signature]
MAYOR

[Signature]
CITY SECRETARY

PLAT CABINET _____ SLIDE _____

CURVE DATE

CURVE NO.	RADIUS	ARC LENGTH	CH. LENGTH	CH. DIRECTION
1.	30.00	17.63	17.38	N 21°26'15" W
2.	90.00	60.91	59.75	N 21°26'15" W
3.	90.00	60.86	59.71	N 21°27'11" W
4.	30.00	17.60	17.35	N 21°27'11" W

OWNER / DEVELOPER: CAYMAN GROUP L.P.
P.O. BOX 646
SPRINGTOWN, TEXAS 76082
VOL. 1181, PG. 1004,
D.R.P.C.T.



DKB &
ASSOCIATES, LLC
1250 E. HWY. NO. 199
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2678

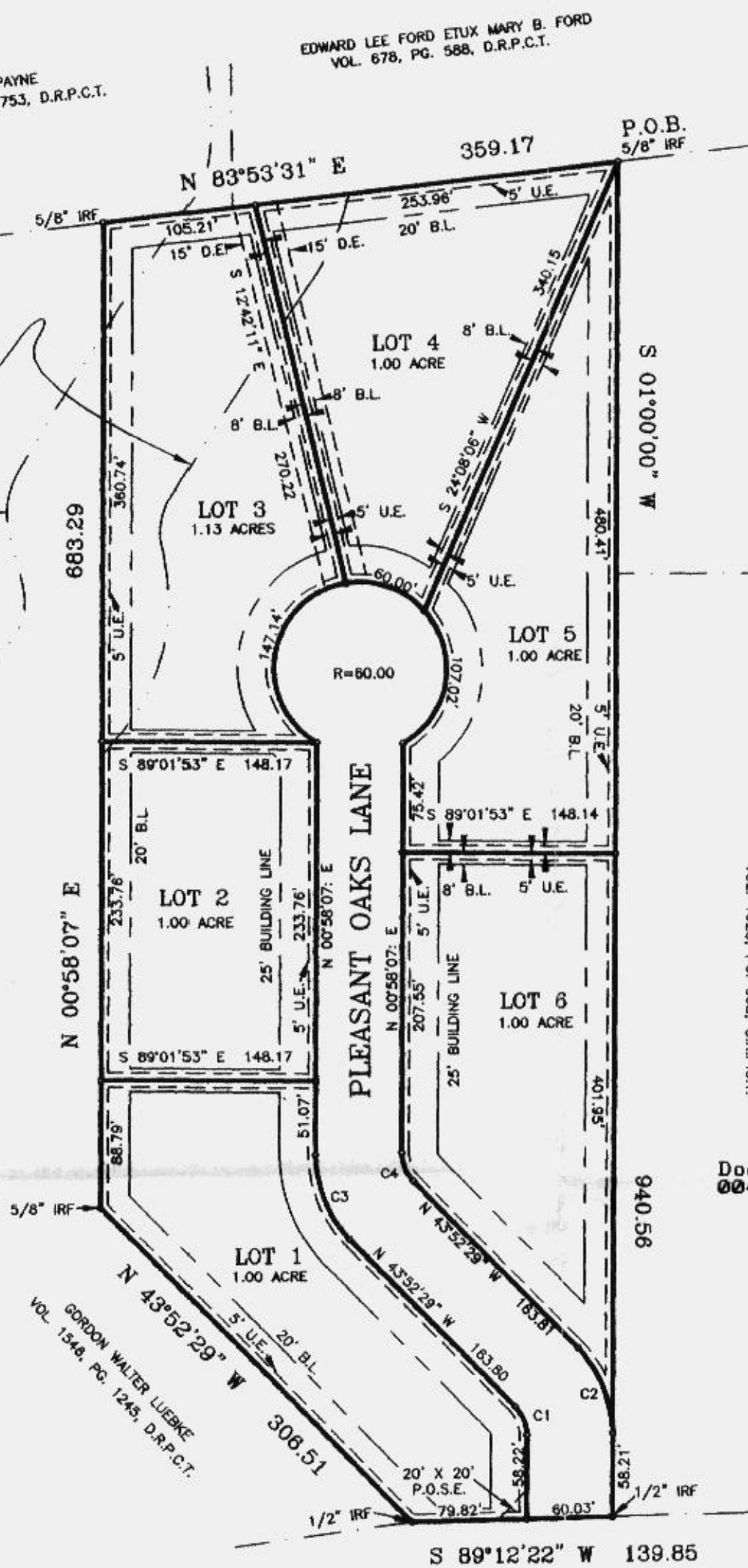
HOMER W. PAYNE
VOL. 1356, PG. 1753, D.R.P.C.T.

EDWARD LEE FORD ETUX MARY B. FORD
VOL. 678, PG. 588, D.R.P.C.T.

APPROXIMATE LIMITS OF THE 100 YEAR
FLOOD HAZARD PER F.I.R. MAP, PANEL
NO. 4805200050-B, DATED SEPTEMBER
27, 1991.

APPROXIMATE CENTER
OF BROWDERS CREEK

GORDON WALTER LUEBKE
VOL. 1546, PG. 1245, D.R.P.C.T.



JOHN D. CLEMENT ETUX JEANNE M. CLEMENT
VOL. 1787, PG. 1387, D.R.P.C.T.

MARIA NAJERA
VOL. 1920, PG. 608, D.R.P.C.T.

J.E. WOODY ROAD
R.O.W. VARIES

GENERAL NOTES:

- NOTE: ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.
- NOTE: ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 4805200075-B, DATED SEPTEMBER 27, 1991, A PORTION OF PROPERTY LIES WITHIN THE 100 YEAR FLOOD HAZARD.
- NOTE: 5' UTILITY EASEMENT INSIDE ALL LOT LINES.
20' BUILDING LINE ALONG ALL REAR LOT LINES.
8' BUILDING LINE ALONG ALL SIDE LOT LINES.
- NOTE: THE BEARINGS HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE EAST LINE OF VOL. 1181, PG. 1004, D.R.P.C.T.
- NOTE: SUBJECT PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF SPRINGTOWN.

site visibility triangles 20x20
will be provided at inter section
of Pleasant Oaks Lane and J.E.
Woody Road.

[Signature]

I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

[Signature]
10/APRIL/2003



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Cayman Group LP, being the owner of a tract of land out of the T&P RR. CO. SURVEY, Abstract No. 1461, Parker County, Texas, said tract being the same tract of land recorded in Vol. 1181, Pg. 1004, D.R.P.C.T.

Description for a 7.00 acre tract of land out of the T&P RR. CO. SURVEY, Abstract No. 1461, Parker County, Texas, said tract being the same tract of land recorded in Vol. 1181, Pg. 1004, D.R.P.C.T.

BEGINNING at a 5/8" iron found, said iron being by deed call, S 00°39'00" W, 187.60 feet, S 02°08'00" W, 907.08 feet and S 83°50'00" W, 723.78 feet from the Southwest corner of the B.B.B. & C. SURVEY, Abstract No. 140, said iron being for the Northeast corner of said Vol. 1181, Pg. 1004, and for the Northwest corner of said Vol. 1787, Pg. 1387, D.R.P.C.T., and being in the South line of Vol. 678, Pg. 588, D.R.P.C.T.;

THENCE S 01°00'00" W, with the common line of said Vol. 1181, Pg. 1004, and said Vol. 1787, Pg. 1387, and Vol. 1920, Pg. 608, O.R.P.C.T., 940.56 feet to a 1/2" iron found in the North line of J.E. Woody Road, said iron being for the Southeast corner of said Vol. 1181, Pg. 1004, and for the Southwest corner of said Vol. 1920, Pg. 608;

THENCE S 89°12'22" W, with the North line of said J.E. Woody Road, 139.85 feet to a 1/2" iron found, said iron being for the Southwest corner of said Vol. 1181, Pg. 1004, and for the Southeast corner of Vol. 1546, Pg. 1245, D.R.P.C.T.;

THENCE N 43°52'29" W, with the common line of said Vol. 1181, Pg. 1004, and said Vol. 1546, Pg. 1245, 306.51 feet to a 1/2" iron found;

THENCE N 00°58'07" E, continuing with the common line of said Vol. 1181, Pg. 1004, and said Vol. 1546, Pg. 1245, 683.29 feet to a 5/8" iron found, said iron being for the Northwest corner of said Vol. 1181, Pg. 1004, and for the Northeast corner of said Vol. 1546, Pg. 1245, and being in the South line of Vol. 1356, Pg. 1753, D.R.P.C.T.;

THENCE N 83°53'31" E, with the common line of said Vol. 1181, Pg. 1004, and said Vol. 1356, Pg. 1753, and said Vol. 678, Pg. 588, 359.17 feet to the POINT OF BEGINNING and containing 7.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That the Cayman Group, LP does hereby adopt this plat designating the hereinabove described real property as Lot 1 thru Lot 6, Pleasant Oaks Estates, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

Doc 00487212 Bk OR Vol 2129 Pg 165 WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 23 day of July, 2003.

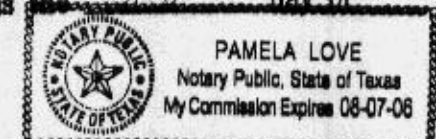
PC C-27

[Signature]
Cayman Group LP
Darrell Odom
President of General Partner

STATE OF TEXAS
COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the _____ day of _____, 2003 at _____ o'clock _____ M. And duly recorded this the _____ day of _____, 2003 at _____ o'clock _____ M., in _____ Records of said County in Plat Cabinet _____, Slide _____.

In testimony Whereof, Witness my hand and official seal of office, this the 23 day of July, 2003.



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 23 day of July, 2003.

[Signature] Commissioner
[Signature] Commissioner
[Signature] Commissioner

[Signature]
County Judge

ACCT. NO: 16289
SCH. DIST: 3P
CITY: CO
MAP NO: J-6

FINAL PLAT
LOT 1 THRU LOT 6
PLEASANT OAKS ESTATES

AN ADDITION TO PARKER COUNTY, TEXAS, AND BEING 7.00 ACRES OF LAND OUT OF THE T&P RR. CO. SURVEY, ABSTRACT NO. 1461 AND BEING A PLAT OF ALL OF THAT CERTAIN TRACT OF LAND RECORDED IN VOL. 1181, PG. 1004, D.R.P.C.T.

By: _____
Deputy