

**CENTER LINE CURVE DATA**

#	DELTA	RADIUS	ARC L	BEARING & DISTANCE	CHORD
1	24°46'36"	521.14'	225.36'	S.73°26'10"E, 223.61'	
2	28°09'46"	456.43'	224.29'	S.75°07'56"E, 222.10'	
3	50°05'06"	160.53'	140.33'	N.24°17'57"W, 135.90'	
4	49°47'11"	161.62'	140.44'	N.24°26'55"W, 136.06'	
5	52°14'00"	152.98'	139.48'	N.26°33'41"E, 134.68'	
6	51°56'04"	154.00'	139.59'	N.26°42'39"E, 134.86'	

NOTE:  
7.5' UTILITY EASEMENT ON ALL INTERIOR LOT LINES AND 15' UTILITY EASEMENT ALONG THE EDGE OF ALL STREETS AND THE PERIMETER OF THE SUBDIVISION.  
50' SET BACK LINE ON THE FRONT OF ALL LOTS.

JESSE ABSHIRE & WILLIAM CONDELL ABSHIRE  
8-13-96  
V. 1876, P. 908  
R.R.P.C.T.

THOMAS R. PORTER  
V. 1321, P. 1472  
D.R.P.C.T.

RACHEL M. OSWALT AND JAVICE OSWALT  
V. 1196, P. 1075  
D.R.P.C.T.

DONALD FITZGIBBON AND WIFE EUNICE FITZGIBBON  
V. 633, P. 314  
D.R.P.C.T.

BERTRAM R. OLSEN AND WIFE MARGIE E. OLSEN  
V. 1567, P. 706  
R.R.P.C.T.

BOBBY R. FREEMAN AND WIFE BETTYE L. FREEMAN  
12-29-71  
V. 512, P. 46  
D.R.P.C.T.

BERTRAM R. OLSEN AND WIFE MARY M. OLSEN  
1-12-84  
V. 1286, P. 1292  
R.R.P.C.T.

Note:  
According to the Flood Insurance Rate Map of Parker County, Texas, and Incorporated Areas, Community - Panel Number 480520-0150-B, Effective Date, September 27, 1991, this tract of land is not located in an area inundated by the 100 year flood zone.

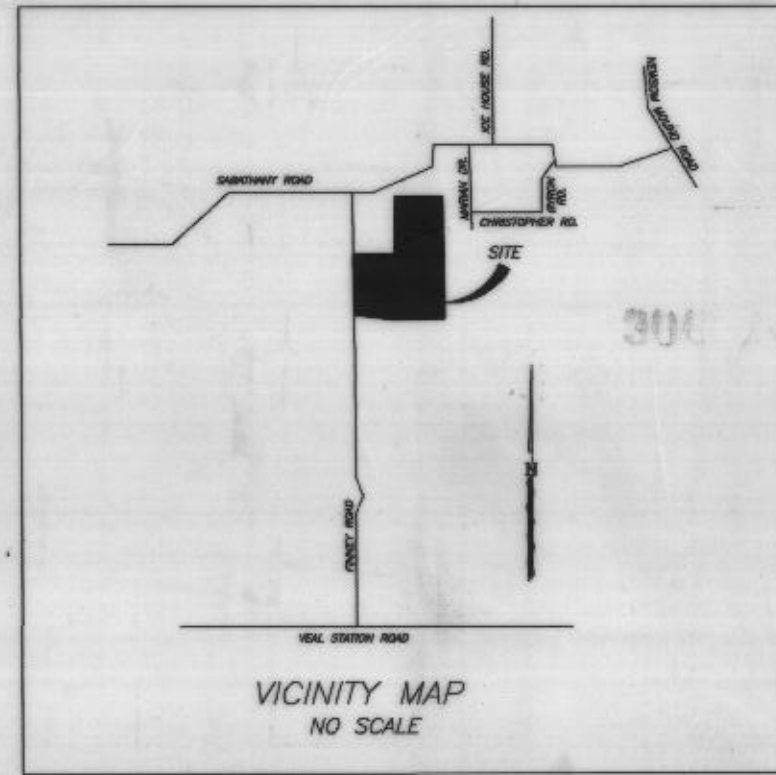
96111001  
**TRI COUNTIES SURVEYING**  
116 LOCUST STREET  
AZLE, TEXAS 76020  
(817)444-2355  
FAX#(817)444-4387



I, Lonnie Reed, Registered Professional Land Surveyor, hereby certify that this sketch represents a survey made on the ground under my supervision and correctly shows the boundary lines, dimensions and area of the land indicated thereon.

*Lonnie Reed*  
LONNIE REED  
Registered Professional Land Surveyor  
Texas Registration Number 4277

11-26-96  
DATE



VICINITY MAP  
NO SCALE

Plot Cabinet B-188

306825

RECEIVED AND FILED  
FOR RECORD  
11:10 O'Clock A.M.

JAN 23 1997

Jeane Brunson, Co. Clerk  
PARKER COUNTY, TEXAS

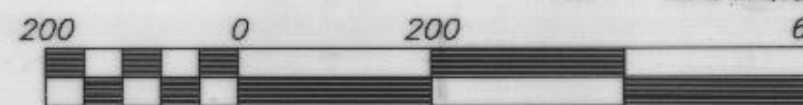
STATE OF TEXAS COUNTY OF PARKER

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

RECORDED JAN 23 1997



County Clerk, Parker County, Tex.



Scale 1" = 200 ft

APPROVED BY ORDER OF COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 23 DAY OF January, 1997.

*Ben Long*  
COUNTY JUDGE

*Al Hoak*  
COMMISSIONER PRECINCT #1

*Mark Dalk*  
COMMISSIONER PRECINCT #2

*Charlie Norton*  
COMMISSIONER PRECINCT #3

*Rena Peden*  
COMMISSIONER PRECINCT #4

DEDICATION  
STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS Arbuckle Mountain Ranch, Inc. of 4021 Applewood Court, Avarado, Texas being the owner of a tract of land situated in the H. J. Thompson Survey, Abstract Number 2574, Parker County, Texas and being that same tract of land described by deed to Arbuckle Mountain Ranch, Inc. and recorded in Volume 1693, Page 375, Real Records, Parker County, Texas and being further described by metes and bounds as follows:

BEGINNING at a 1/2" Rebar Rod found at the most Westerly Southwest corner of a tract of land described by deed to Jesse Ashire and William Condeall Ashire dated June 13, 1996 recorded in Volume 1676, Page 908, R.R.P.C.T., said Rod also being in the East line of Finney Road, an existing 50.0 foot right of way, said Rod being by deed call N.00°28'12"E, 836.25 feet, N.00°25'25"E, 5.41 feet, N.82°32'12"W, 486.87 feet, N.24°56'00"E, 406.81 feet, West 934.18 feet, and South 645.54 feet from the North west corner of the Loving Clifton Survey, Abstract No. 252, Parker County, Texas;

THENCE S.89°23'00"E, 469.64' (Deed Call: 471.61 feet), along the South line of said Ashire tract to a 1/2" Rebar Rod found at the Southeast corner of said Ashire tract;

THENCE N.00°28'41"E, 937.38 feet, (Deed Call: N.00°29'46"E, 937.55 feet), along the East line of said Ashire tract to a 1/2" Rebar Rod found at the Northeast corner of said Ashire tract, said Rod also being in the South line of a tract of land described by deed to Virginia C. Mitchell dated July 12, 1993 and recorded in Volume 1566, Page 366, R.R.P.C.T., from which a Fence Post Corner found at S.87°04'35"W, 380.40 feet;

THENCE N.88°58'06"E, 792.54 feet, (Deed Call: N.89°02'32"E, 792.41 feet), along the South line of said Mitchell tract to a Fence Corner Post in the west line of a tract of land described by deed to Thomas R. Porter and recorded in Volume 1321, Page 1472, Real Records, Parker County, Texas;

THENCE S.02°53'16"W, 364.22 feet, (Base Bearing Per Deed), along the west line of said Porter tract and the west line of a tract of land to a Fence Corner Post found in the west line of a tract of land described by deed to Rachel M. Oswalt and Javice Oswalt as recorded in Volume 1196, Page 1075, R. P. C. T., to a Fence Corner Post in the west line of said Oswalt tract;

THENCE S.02°27'07"W, 275.81 feet, (Deed Call: S.02°25'06"W, 268.74 feet), continuing along the west line of said Oswalt tract and along the west line of a tract of land described by deed to Donald Fitzgibbon and wife Eunice Fitzgibbon recorded in Volume 673, Page 314, D. R. P. C. T. to a Fence Corner Post;

THENCE S.02°16'57"W, 268.60 feet, (Deed Call: S.02°29"W, 275.33 feet), continuing along the west line of said Fitzgibbon tract to a Fence Corner Post;

THENCE S.00°01'35"E, 609.13 feet, (Deed Call: S.00°00'20"E, 610.75 feet), continuing along the west line of said Fitzgibbon tract to a Fence Corner Post at the Northwest corner of a tract of land described by deed to Bertrum R. Olsen and wife Marjorie R. Olsen recorded in Volume 1587, Page 706, R. P. C. T.;

THENCE S.00°41'11"W, 344.42 feet, (Deed Call: S.00°50'24"E, 344.47 feet), along the west line of said Olsen tract to a Fence Corner Post at the Northwest corner of a tract of land described by deed to Bertrum R. Olsen and wife, Mary M. Olsen dated January 12, 1994 recorded in Volume 1586, Page 1292, R.R.P.C.T.;

THENCE N.89°12'43"W, 749.59 feet, (Deed Call: N.89°05'17"W, 748.85 feet), along the North line of said Olsen tract to a Fence Post Corner found at the Northwest corner of said Olsen tract, said Post also being at the Northeast corner of a tract of land described by deed to Bobby R. Freeman and wife, Bettye L. Freeman dated December 29, 1971 recorded in Volume 512, Page 46, D.R.P.C.T.;

THENCE N.82°31'22"W, 486.59 feet, (Deed Call: N.82°32'12"W, 486.87 feet), along the North line of said Freeman tract to a 1/2" Rebar Rod found at the Northwest corner of said Freeman tract, said Rod also being in the East line of said Finney Road;

THENCE N.09°24'48"E, 5.48 feet, (Deed Call: N.00°25'25"E, 5.41 feet), along the East line of said Finney Road to a tree for corner;

THENCE N.00°26'41"E, 836.46 feet continuing along the east line of said Finney Road to the POINT OF BEGINNING and containing 42.01 Acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Arbuckle Mountain Ranch, Inc. does hereby adopt this plat as Lots 1 through 39, Block 1, NORTHOKS ESTATES, an Addition to Parker County, Texas, and do hereby dedicate to the public use forever the streets and easements shown thereon.

WITNESS MY HAND AT PARKER COUNTY, TEXAS, the 17 day of Jan 1997.

BY: *Mike Embry*  
Agent: MIKE EMBRY

BY: *Bill Davenport* ERP  
Leiholder: Agent for SHADY OAKS BANK

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on Jan. 17 1997, by Mike Embry for Arbuckle Mountain Ranch, Inc.

*Charles Danville*  
Notary Public

Date My Commission Expires 10-15-97

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on January 16 1997, by *Bill Davenport*

*Laura Smith*  
Notary Public

Date My Commission Expires 10-14-99



PLAT SHOWING  
**LOTS 1 - 39, BLOCK 1,  
NORTHOAKS ESTATES  
TO PARKER COUNTY, TEXAS.**

BEING 42.01 ACRES  
OUT OF THE  
**H. J. THOMPSON SURVEY, A-2574  
PARKER COUNTY, TEXAS**