

DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, that, STEVE HAWKINS CUSTOM HOMES, INC., acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

LOTS 1-34, BLOCK 1; LOTS 1-4, BLOCK 2; LOTS 1-7, BLOCK 3, OAKCREST HILLS ESTATES, PARKER COUNTY, TEXAS

An 58.0359 acre tract of land situated in Parker County, Texas, and being in the J. W. HALE SURVEY, Abstract No. 1965, and the J. B. RINNERT SURVEY, Abstract No. 2344, and embracing a portion of that certain First Tract described in deed to Robert J. Muir recorded in Volume 233, Page 476, of the Parker County Deed Records, and said portion being more fully described as follows:

BEGINNING at a 24" oak tree for the northeast corner of said Hale Survey and northwest corner of the A. R. JACKSON SURVEY, Abstract No. 767, said point being in the south line of the J. B. Rinnert Survey, Abstract No. 2344, and said point being also an angle point in the west line of Lot 5, Block 2, WEST HILL ESTATES, as shown on plat thereof recorded in Cabinet B, Slide 267, of the Parker County Plat Records, and from which point a 5/8" iron rod found in place for reference bears South 41 degrees, 24 minutes East, 1.24 feet;

THENCE South 57 degrees, 50 minutes, 20 seconds West, 1511.73 feet,

THENCE South 0 degrees, 19 minutes, 15 seconds East, 1102.74 feet to a point in the northerly line of Airport Road, a county road of variable width.

THENCE northwesterly with said northerly line of Airport Road, the following courses and distances:

North 48 degrees, 29 minutes, 35 seconds West, 79.86 feet;

North 51 degrees, 35 minutes, 35 seconds West, 46.28 feet;

North 64 degrees, 36 minutes, 35 seconds West, 142.42 feet;

North 67 degrees, 03 minutes, 40 seconds West, 208.09 feet;

North 68 degrees, 04 minutes, 35 seconds West, 353.20 feet to the beginning of a curve whose center bears South 12 degrees, 26 minutes, 19 seconds West, 1127.0 feet;

westerly with said curve, a distance of 208.49 feet to the end of said curve, and

North 85 degrees, 56 minutes, 45 seconds West, 200.01 feet to a fence corner post in the west line of said Muir First Tract, in the west line of said Hale Survey, and the east line of the J. E. Potter Survey, Abstract No. 1079,

THENCE North 0 degrees, 23 minutes, 40 seconds West with the common line between said Hale and Potter Surveys for the common line between said Muir First Tract and that certain tract conveyed to R. B. Moncrief by deed in Volume 304, Page 463, of said Deed Records, and along a fence line, 1576.09 feet to a fence post found in place for the northwest corner of said Hale Survey and the southwest corner of said Rinnert survey,

THENCE South 88 degrees, 14 minutes, 15 seconds East with the north line of said Muir First Tract and the south line of that certain tract conveyed to the John D. Duncan and Vaneta D. Duncan Revocable Living Trust described in deed in Volume 1646, Page 1144, of said Deed Records, along said common line between the Hale and Rinnert Surveys, and along a fence line, 1599.22 feet to a fence corner for the southwest corner of Lot 1, Block 3, in said West Hill Estates, from which fence post a 5/8" iron rod found in place bears South 19 degrees, 55 minutes West, 0.46 foot,

THENCE easterly with the southerly line of said Lot 1, Block 3, West Hill Estates, and along a fence line, North 81 degrees, 47 minutes, 35 seconds East, 635.42 feet, and South 87 degrees, 11 minutes, 05 seconds East, 205.60 feet to a 5/8" iron rod found in place for the southeast corner of said Lot 1, Block 3, and a northwest corner of said Lot 5, Block 2,

THENCE South 1 degree, 05 minutes, 50 seconds East with the west line of said Lot 5, Block 2, and along a fence line, 95.82 feet to the Place of Beginning, and containing 58.0359 acres (2,528.045 square feet), more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Steve Hawkins Custom Homes, Inc. (owner) does hereby adopt this Plat of the herein above described real property to be designated as

LOTS 1-34, BLOCK 1; LOTS 1-4, BLOCK 2; AND LOTS 1-7, BLOCK 3, OAKCREST HILLS ESTATES, PARKER COUNTY, TEXAS

and does hereby dedicate to the public use, all emergency access and utility easements shown hereon

EXECUTED this the 15th day of November, 1999.

STEVE HAWKINS CUSTOM HOMES, INC.

Steve Hawkins
Steve Hawkins, President

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day personally appeared Steve Hawkins, President of Steve Hawkins Custom Homes, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executes the same for the purposes and considerations therein expressed and as the act and deed of said President.

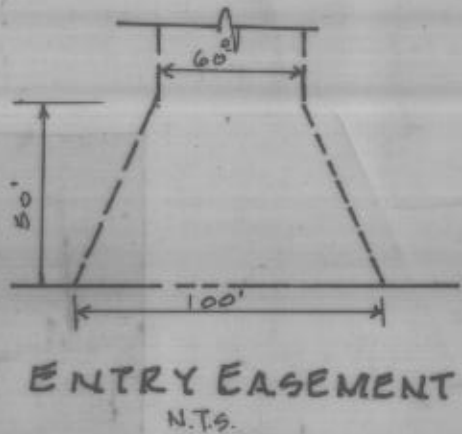
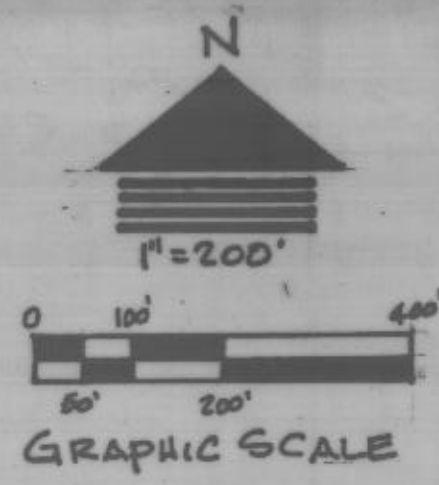
EXECUTED this the 15th day of November, 1999.

Candace Allow
Notary Public, Parker County, Texas
My Commission Expires May 28, 2001

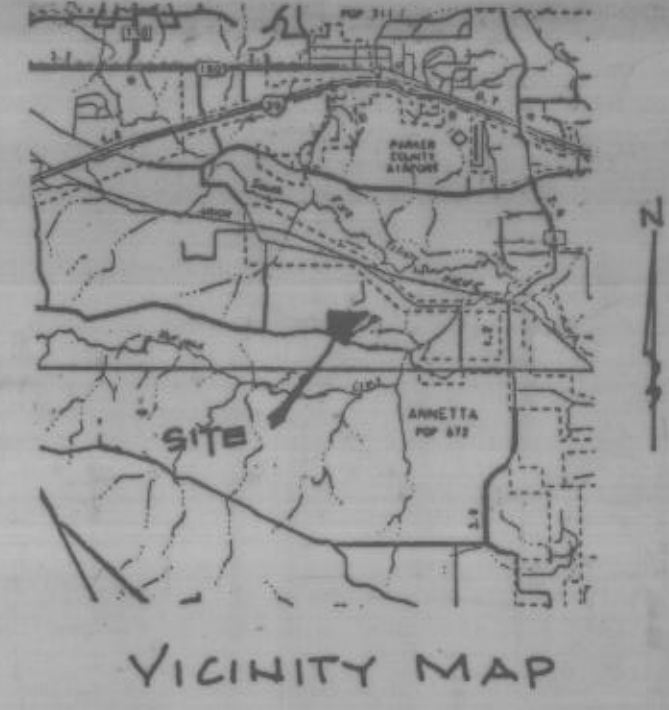
STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

F. P. Greenhaw III 11-17-99
F. P. GREENHAW III, P.E., R.P.L.S.
PE Registration No. 32981
RPLS Registration No. 2786



LIENHOLDER'S CERTIFICATION
I hereby certify that Frost National Bank holds a valid lien on this property and approves the subdivision of this property as shown on this plat.
Martin McDonald 12/2/99
Martin McDonald, President date



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 same records of Parker County as stamped hereon by me.
RECORDED JAN 19 2000
JANE BRUNSON
County Clerk, Parker County, Texas

RECEIVED AND FILED FOR RECORD
2:55 O'Clock P.M.
JAN 19 2000
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By *Camela Love* Deputy

STREET CURVE DATA

CURVE NO.	Δ	T	R	L
C-1	78°35'31"	417.31'	510.0'	699.56'
C-2	33°42'12"	154.48'	510.0'	300.0'
C-3	36°46'36"	103.83'	553.0'	354.96'
C-4	23°29'31"	62.35'	300.0'	123.0'
C-5	55°15'31"	151.03'	300.0'	289.33'
C-6	56°04'35"	123.35'	231.62'	226.69'
C-7	26°10'20"	150.0'	645.30'	294.77'

STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 22nd day of December, 1999.

Max Riley
County Judge
Absent
Commissioner Precinct No. 1
Charlie Horton
Commissioner Precinct No. 3
Machi Dahl
Commissioner Precinct No. 2
Ann Dugg
Commissioner Precinct No. 4

PARKER COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS
NOTE
ALL STREETS SHOWN HEREON ARE PRIVATE STREETS, FIRE LANES, AND EMERGENCY ACCESS AND UTILITY EASEMENTS
NO LOT SHALL BE DEVELOPED BY ITS OWNER THAT WILL CREATE DRAINAGE PROBLEMS FOR ANY ADJACENT LOT. EACH LOT SHALL RECEIVE DRAINAGE AND CONVEY DRAINAGE ACROSS ITS BOUNDARIES TO CONFORM GENERALLY WITH NATURAL DRAINAGE COURSES
OAKCREST HILLS ESTATES HOMEOWNER'S ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREETS AND GATEWAY AND APPURTENANCES THERETO IN PERPETUITY.
NOTE
ALL FRONT BUILDING LINES SHALL BE 40 FEET FROM THE NEAREST EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENT. ALL CORNER LOTS SHALL HAVE 40' BUILDING SET BACKS ON EACH SIDE ADJACENT TO THE EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENT.

APPROVED:
CITY OF ANNETTA NORTH, TEXAS
Edmund K. Hendley
BY MAYOR DATE
Bob Jones
BY CITY SECRETARY DATE
(LASTING)

FINAL PLAT
LOTS 1-34, BLOCK 1; LOTS 1-4, BLOCK 2;
AND LOTS 1-7, BLOCK 3;
OAKCREST
HILLS ESTATES
BEING 58.04 ACRES OUT OF THE J. W. HALE SURVEY
ABSTRACT NO. 1965

OWNER/DEVELOPER
STEVE HAWKINS CUSTOM HOMES, INC.
P. O. Box 16712
Fort Worth, Texas 76162
1-817-737-4446

NOVEMBER 1999