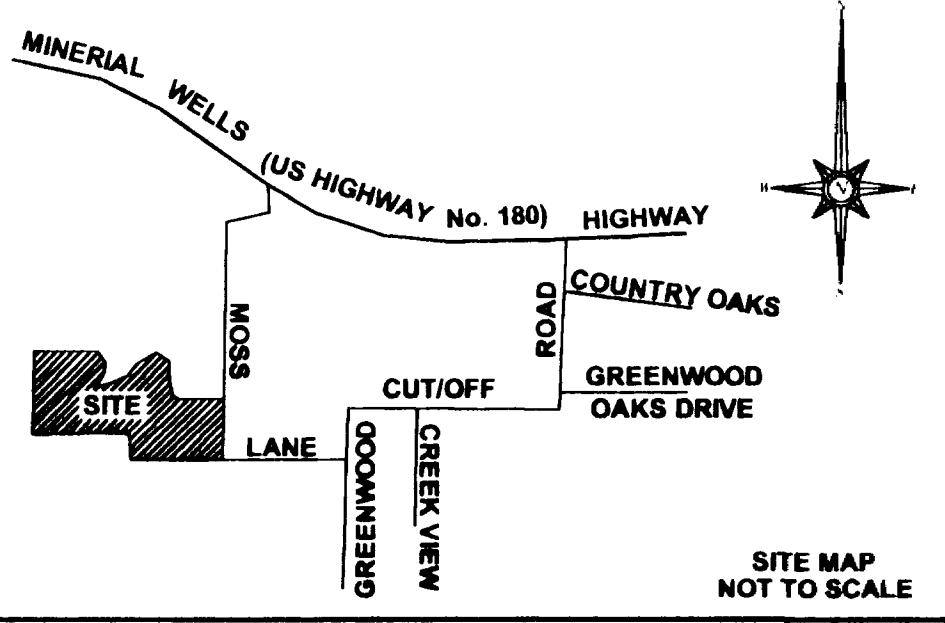


C. 326



# LOTS 1 THROUGH 74, BLOCK 1 THE OAKS

AN ADDITION IN PARKER COUNTY, TEXAS  
Being 93.903 Acres situated in and being a portion of  
the T & P RR COMPANY SURVEY, SECTION No. 193  
ABSTRACT No. 1452, Parker County, Texas

STATE OF TEXAS )  
COUNTY OF PARKER )  
  
WHEREAS, DESARROLLO TEXAS NO. 2, L.P., by and through the undersigned through its duly authorized officer being the sole owners of 93.903 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 193, ABSTRACT No. 1452, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the intersection of the south line of Saddle Club Estates, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 259, Plat Records, Parker County, Texas;  
THENCE S 89°38'16" E, on or about a fence line, 1098.80 feet to an iron rod found;  
THENCE S 88°58'13" E, on or about a fence line, 380.35 feet to a post;  
THENCE N 89°09'51" E, 120.88 feet to an iron rod set in a creek;  
THENCE with the meanders of said creek the following courses and distances;  
S 28°04'43" E, 39.57 feet to an iron rod set;  
S 37°52'30" E, 332.41 feet to an iron rod set;  
S 29°39'00" E, 85.74 feet to an iron rod set;  
THENCE S 77°46'37" W, 255.85 feet to an iron rod set in a non-tangent curve to the right with a radius of 260.0 feet and whose chord bears S 18°53'39" E, 60.41 feet;  
THENCE with said curve to the right through a central angle of 13°20'32" and a distance of 60.55 feet to an iron rod set;  
THENCE N 77°46'37" E, 245.02 feet to an iron rod set in a creek;  
THENCE with the meanders of said creek the following courses and distances;  
S 57°11'51" E, 113.73 feet to an iron rod set;  
S 07°25'53" E, 112.70 feet to an iron rod set;  
S 43°09'17" W, 118.12 feet to an iron rod set;  
S 27°15'22" W, 203.23 feet to an iron rod set;  
N 59°15'31" E, 419.16 feet to an iron rod set;  
N 53°08'34" E, 220.95 feet to an iron rod set;  
N 29°00'53" E, 176.98 feet to an iron rod set;  
N 52°40'06" E, 99.22 feet to an iron rod set;  
N 35°26'03" E, 53.07 feet to an iron rod set;  
THENCE N 59°57'39" E, 73.65 feet to a point;  
THENCE N 41°53'08" E, 70.36 feet to a point;  
THENCE S 60°58'21" E, 113.86 feet to a point;  
THENCE S 79°18'54" E, 209.86 feet to a point;  
THENCE S 76°49'18" E, 37.71 feet to a point from which an iron rod found bears N 01°25'30" E, 11.61 feet;  
THENCE S 00°48'58" W, 377.55 feet to an iron rod set;  
THENCE S 89°28'05" E, 396.21 feet to an iron rod found in the west line of Moss Lane, as it exist;  
THENCE S 00°32'06" E, with the west line of said Moss Lane, 862.10 feet to an iron rod set;  
THENCE S 89°55'35" W, at 24.69 feet passing a concrete monument found and in all 831.36 feet to an iron rod set;  
THENCE S 89°33'46" W, 618.25 feet to an iron rod set;  
THENCE N 01°36'55" W, 158.16 feet to a 30 inch tree;  
THENCE S 89°21'14" W, 1937.33 feet to an iron rod found;  
THENCE N 01°23'39" W, 405.64 feet to an iron rod found;  
THENCE N 00°03'43" W, 295.53 feet to an iron rod found;  
THENCE N 00°31'39" E, 703.77 feet to the POINT OF BEGINNING and containing 93.903 acres (4090413 square feet) of land.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480320 0200 B EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

ACCT. NO.: \_\_\_\_\_  
SCH. DIST.: \_\_\_\_\_  
CITY: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.  
NOTE: We do hereby waive 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.

THE STATE OF TEXAS )  
COUNTY OF PARKER )  
  
APPROVED by the Commissioners Court of Parker County Texas, this 12<sup>th</sup> day of October, 2005.

Absent  
County \_\_\_\_\_  
Commissioner Precinct #1 \_\_\_\_\_  
Commissioner Precinct #2 \_\_\_\_\_  
Commissioner Precinct #3 \_\_\_\_\_  
Commissioner Precinct #4 \_\_\_\_\_

THE STATE OF TEXAS )  
COUNTY OF PARKER )  
  
I, DOUGLAS KIRK HORTON, General Partner being the dedicator and developers of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any City or Town.  
  
Douglas K. Horton

Doc 00573022 Bk OR Vol 2376 Pg 1095  
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Oct 12, 2005 at 10:24A  
Increment Number: 00573022  
Amount: 66.00  
By: Sham Lelaxian

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.  
Oct 12, 2005  
JEAN WILSON, COUNTY CLERK  
PARKER COUNTY



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  
August, 2005

STATE OF TEXAS )  
COUNTY OF PARKER )  
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

NO LIEN Holder  
TITLE

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared N/A, 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.

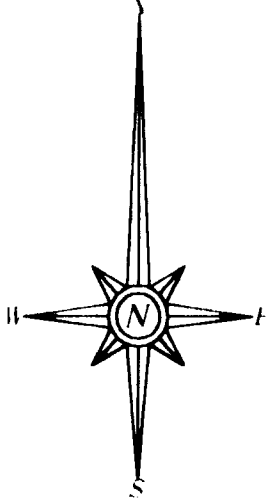
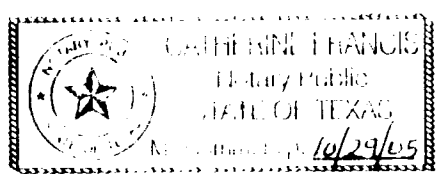
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2005.  
N/A  
Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DESARROLLO TEXAS NO. 2, L.P., by and through the undersigned through its duly authorized officer do hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 74, BLOCK 1, THE OAKS, AN ADDITION IN PARKER COUNTY, TEXAS, Being 93.903 Acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 193, ABSTRACT No. 1452, 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 County, Texas this 27<sup>th</sup> day of September, 2005.  
Douglas K. Horton  
Douglas Kirk Horton, General Partner

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 27<sup>th</sup> day of September, 2005.  
Catherine Francis  
Notary Public in and for the State of Texas



HARLAN LAND SURVEYING, INC.  
215 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)506-9700-(817)509-0880  
FAX: METRO(817) 341-2833