

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

Doc 00573022 Bk OR Vol 2376 Pg 1095

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Oct 12, 2005 at 10:20AM

Instrument Number: 0617002

Recorded: 10/12/05

By: State Registrar

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 Public Records of Parker County
as stated hereon by me.

Oct 12, 2005

JANE MUMFORD, COUNTY CLERK
PARKER COUNTY

CENTERLINE ROAD CURVE DATA

	CHORD	RADIUS	LENGTH
C1	N67°09'56"W 256.91'	330.00'	263.88'
C2	N67°09'56"W 256.91'	330.00'	263.88'
C3	N64°16'46"W 111.03'	470.00'	211.59'
C4	N76°57'31"W 232.66'	530.00'	234.57'
C5	N44°33'19"W 99.14'	70.00'	110.16'
C6	N45°26'41"E 98.85'	70.00'	109.75'
C7	S63°33'41"E 61.54'	70.00'	63.72'
C8	S11°53'48"E 198.67'	230.00'	205.44'
C9	S07°06'34"W 84.82'	370.00'	85.01'
C10	N35°51'08"E 249.16'	210.00'	266.73'
C11	N56°09'25"E 437.69'	790.00'	443.49'
C12	N59°20'19"E 204.55'	310.00'	208.46'
C13	N17°51'24"E 208.24'	330.00'	211.86'

CENTERLINE ROAD LINE DATA

L7	S89°55'00"W 75.24'	
L8	S37°29'06"E 181.47'	
L9	S11°23'51"E 30.00'	
L10	S89°27'54"W 30.00'	

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 480520 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.:
DATE: 2/4/2005

DEVELOPER/OWNER:
DESARROLLO TEXAS No. 2, L.P.
Douglas K. Horton, General Partner
Contact: Jim Frank
P.O. Box 2637
Weatherford, TX 76086
940-682-5512

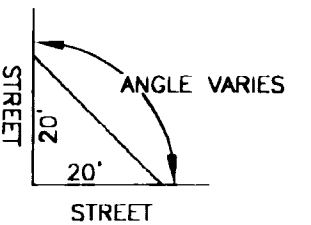
NOTES:
1. THERE WILL EXIST A 10' UTILITY EASEMENT
ALONG AND PARALLEL TO ALL STREETS
2. THERE WILL EXIST A 7.5 UTILITY EASEMENT
ALONG AND PARALLEL TO ALL INTERIOR LOT
LINES AND A 10' UTILITY EASEMENT ALONG
AND PARALLEL TO ALL PERIMETER LINES
3. THERE WILL EXIST A 10' BUILDING SET
BACK LINE ON ALL SIDE AND REAR LOT LINES

THIS is to certify that I, David Harlan Jr., a Registered Public Land
Surveyor of the State of Texas, have plotted 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



TYPICAL VISIBILITY TRIANGLE
PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)



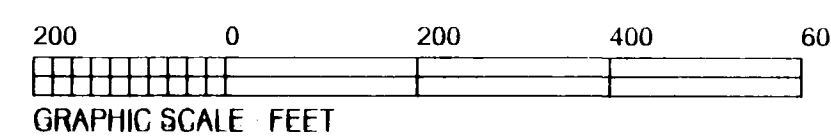
BOUNDARY LINE TABLE

L1	S29°39'00"E 85.74'	
L2	N59°57'39"E 73.65'	
L3	N41°53'08"E 70.36'	
L4	S60°58'21"E 113.86'	
L5	S79°18'54"E 209.86'	
L6	S76°49'18"E 37.71'	

DRAINAGE EASEMENT LINE TABLE

D1	S28°04'43"E 39.57'
D2	S29°39'00"E 90.85'
D3	S06°41'07"E 55.38'
D4	S57°11'51"E 113.73'
D5	S07°25'53"E 112.70'
D6	S43°09'17"W 118.12'
D7	S27°15'22"W 263.47'
D8	N11°56'39"W 121.05'
D9	S42°02'50"W 167.54'
D10	N52°40'06"E 99.22'
D11	N35°26'03"E 53.07'
D12	N82°06'43"E 88.50'

SCALE 1" = 200'



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