

# PLAT REVISION LOTS 1 THROUGH 74, BLOCK 1 THE OAKS

C-397

**AN ADDITION IN PARKER COUNTY, TEXAS**  
Being 93.76 Acres situated in and being a portion of  
the T & P RR COMPANY SURVEY, SECTION No. 193  
ABSTRACT No. 1452, Parker County, Texas

Doc# 582913  
Book 2425 Page 908



**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'

**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

**NOTE:**  
REVISED UNDER SECTION 232.010,  
LOCAL GOVERNMENT CODE  
EXCEPTION TO PLAT REQUIREMENT:  
COUNTY DETERMINATION

**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, 1987 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

ACCT. NO.: 18345  
SCH. DIST.: WE  
CITY: CO  
MAP NO.: E-15



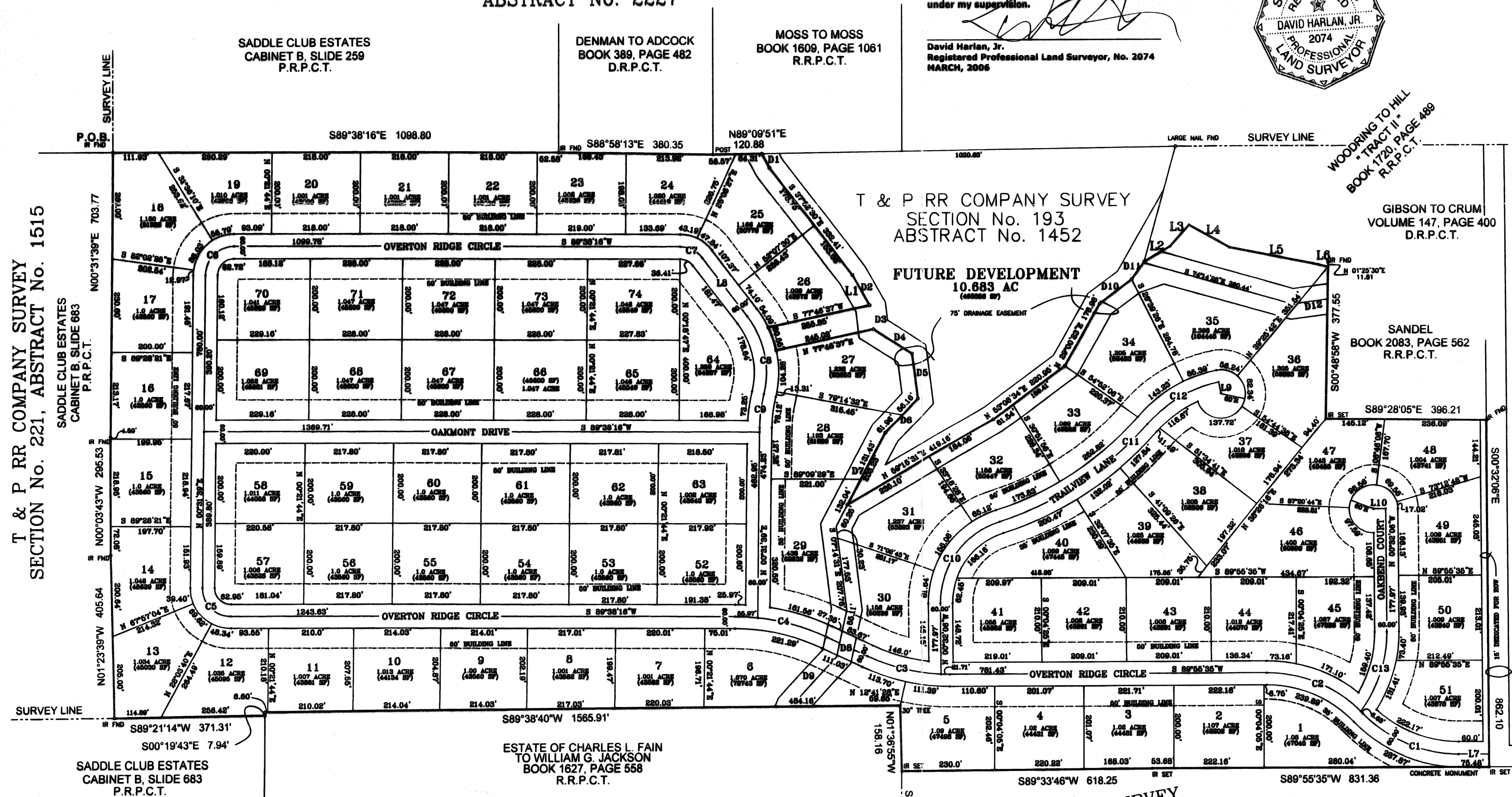
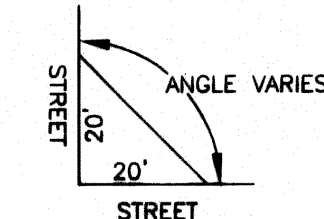
P.M. KIRKSEY SURVEY  
ABSTRACT No. 2227

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 the survey made by me or under my supervision.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
MARCH, 2006



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°28'03"E	53.07'
D12	N62°06'43"E	88.50'

MOSS LANE

SCALE: 1" = 200'

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