

Doc# 680601 Fees: \$66.00  
05/28/2008 10:56AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

C-686

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.

Doc# 680601  
Book 2637 Page 873

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

PRIVATE ROAD EASEMENT LINE TABLE

COURSE	BEARING	DISTANCE
L1	S 67°47'37"W	25.03'
L2	N 25°01'47"W	1.96'
L3	N 33°10'57"E	73.08'
L4	N 41°49'03"W	17.62'
L5	N 17°36'34"W	29.69'
L6	N 31°32'44"E	61.70'
L7	N 18°18'02"W	1.74'
L8	N 61°06'42"W	91.12'
L9	N 45°00'00"E	26.02'
L10	S 61°06'42"E	83.89'
L11	S 18°18'02"E	1.74'
L12	S 31°32'44"W	61.70'
L13	S 17°36'34"E	29.69'
L14	S 41°49'03"W	17.62'
L15	S 33°10'57"W	73.08'
L16	S 25°01'47"E	3.19'

PRIVATE ROAD EASEMENT CURVE TABLE

C1	RAD.: 91.00'	TAN.: 50.66'	LEN.: 92.46'	DELTA: 58°12'44"	N 04°04'35"E	88.53'
C2	RAD.: 69.00'	TAN.: 19.73'	LEN.: 38.44'	DELTA: 31°55'14"	N 17°13'20"E	37.95'
C3	RAD.: 69.00'	TAN.: 27.24'	LEN.: 51.88'	DELTA: 43°04'46"	N 20°16'40"W	50.67'
C4	RAD.: 171.00'	TAN.: 36.67'	LEN.: 72.25'	DELTA: 24°12'29"	N 29°42'48"W	71.71'
C5	RAD.: 97.00'	TAN.: 44.36'	LEN.: 83.22'	DELTA: 49°09'18"	N 06°58'05"E	80.69'
C6	RAD.: 69.00'	TAN.: 32.06'	LEN.: 60.03'	DELTA: 49°50'46"	N 06°37'21"E	58.15'
C7	RAD.: 129.00'	TAN.: 50.57'	LEN.: 96.39'	DELTA: 42°48'41"	N 39°42'22"W	94.16'
C8	RAD.: 154.00'	TAN.: 60.37'	LEN.: 115.07'	DELTA: 42°48'41"	S 39°42'22"E	112.41'
C9	RAD.: 94.00'	TAN.: 43.68'	LEN.: 81.78'	DELTA: 49°50'46"	S 06°37'21"W	79.22'
C10	RAD.: 72.00'	TAN.: 32.93'	LEN.: 61.77'	DELTA: 49°09'18"	S 06°58'05"W	59.89'
C11	RAD.: 146.00'	TAN.: 31.31'	LEN.: 61.69'	DELTA: 24°12'29"	S 29°42'48"E	61.23'
C12	RAD.: 94.00'	TAN.: 37.10'	LEN.: 70.68'	DELTA: 43°04'46"	S 20°16'40"E	69.02'
C13	RAD.: 94.00'	TAN.: 26.88'	LEN.: 52.37'	DELTA: 31°55'14"	S 17°13'20"W	51.70'
C13	RAD.: 66.00'	TAN.: 36.74'	LEN.: 67.06'	DELTA: 58°12'44"	S 04°04'35"W	64.21'

J. TURNER SURVEY  
ABSTRACT No. 1297

BARRY T. SANDLIN  
VOLUME 1515, PAGE 209

A. BROWN SURVEY  
ABSTRACT No. 80

JAMES H. CARR, DELLA CARR  
TOMMY C. DRIVER, PEGGY S. DRIVER  
VOLUME 1527, PAGE 438

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0175-R EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

TRACT LINE TABLE

T1	SOUTH (NORTH)	80.0'
T2	(N)S45°00'00"W(E)	93.0'
T3	(N)S55°55'12"W(E)	192.0'

THE STATE OF TEXAS )  
COUNTY OF PARKER )  
I, John C. McLendon, Jr.  
being the dedicator and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.

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.

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Melanie Amanda Hockett 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 23 day of MAY, 2008  
Melanie Amanda Hockett  
Notary Public in and for the State of Texas



STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, OAK CREEK RV PARK I, LTD., acting by and through its authorized agent, being the sole owner of 26.207 Acres situated in and being a portion of the A. BROWN SURVEY, ABSTRACT No. 80 and the T & P RR COMPANY SURVEY, SECTION No. 295, ABSTRACT No. 1490, Parker County, Texas and being more particularly described by metes and bounds as follows:

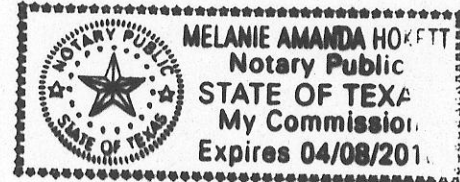
BEGINNING at a concrete monument found at the northeast corner of said 26.207 Acre Tract, said monument called by deed to be the northeast corner of said A. Brown Survey;  
THENCE S 05°55'24" W, 120.0 feet to an iron rod found;  
THENCE S 01°02'00" W, 617.36 feet to an iron rod set;  
THENCE S 88°58'00" E, 30.0 feet to an iron rod set;  
THENCE S 01°02'00" W, 849.33 feet to an iron rod set;  
THENCE N 88°58'00" W, 30.0 feet to an iron rod set;  
THENCE S 01°02'00" W, 100.65 feet to a concrete monument found in the north right of way line of Interstate Highway No. 20;  
THENCE S 67°47'37" W, with the north right of way line of said Interstate Highway No. 20, 717.24 feet to an iron rod found;  
THENCE N 15°38'57" E, 1074.58 feet to an iron rod set;  
THENCE N 34°04'45" W, 1135.86 feet to an iron rod found;  
THENCE S 89°01'05" E, on or about a fence line, 1051.44 feet to the POINT OF BEGINNING and containing 26.207 acres (1,141,577 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, OAK CREEK RV PARK I, LTD., acting by and through its authorized agent, does hereby adopt this plat designating the hereinabove described real property as TRACT 1 AND TRACT 2, OAK CREEK RV PARK, AN ADDITION TO PARKER COUNTY, TEXAS, Being 26.207 Acres situated in and being a portion of the A. Brown Survey, Abstract No. 80 and the T & P RR Company Survey, Section No. 295, Abstract No. 1490, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at WEATHERFORD, Parker County, Texas this 23 day of MAY, 2008.  
John C. McLendon, Jr.  
Agent

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared John C. McLendon, Jr. 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 23 day of MAY, 2008  
Melanie Amanda Hockett  
Notary Public in and for the State of Texas

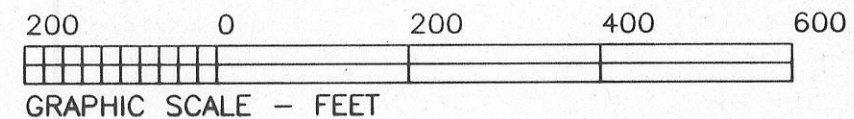


THE STATE OF TEXAS )  
COUNTY OF PARKER )  
APPROVED by the Commissioners Court of Parker County, Texas, this 23 day of May, 2008.

County of Parker  
Commissioner Precinct #1 [Signature]  
Commissioner Precinct #2 [Signature]  
Commissioner Precinct #3 [Signature]  
Commissioner Precinct #4 [Signature]

FINAL PLAT  
TRACT 1 AND TRACT 2  
OAK CREEK RV PARK  
AN ADDITION TO PARKER COUNTY, TEXAS  
Being 26.207 Acres situated in and being a portion of the A. Brown Survey, Abstract No. 80 and the T & P RR Company Survey, Section No. 295, Abstract No. 1490 Parker County, Texas

ACCT. NO.: 15753  
SCH. DIST.: BR  
CITY: CO  
MAP NO.: C-18



SCALE: 1" = 200'  
HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833

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 under my supervision.



David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
MAY, 2008

OWNER/DEVELOPER:  
Oak Creek RV Park I, LTD  
John McLendon, Jr.  
189 McLendon-Walker Road  
Aledo, TX 76008  
817-594-0200

