

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 THEREIN 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 SETBACKS ON EACH SIDE ADJACENT TO THE EMERGENCY ACCESS DRAINAGE AND UTILITY EASEMENTS.

STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas this the 27th day of January, 2005.

APPROVED

County Clerk
MARRIE BILEY

Commissioner Precinct No. 1
DANAY CHOW

Commissioner Precinct No. 2
JOE BRINKLEY

Commissioner Precinct No. 3
JIM WEBSTER

Commissioner Precinct No. 4
JIM WEBSTER

CENTERLINE OF STREET CURVE DATA

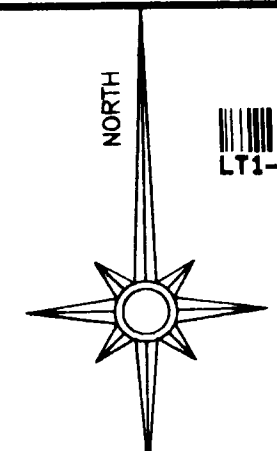
C-2
D=71' 12 minutes 18 seconds
T=244.53'
R=341.53'
L=424.44'

C-1
D=64' 16 minutes 24 seconds
T=241.85'
R=385.00'
L=431.89'

Doc# 582367 Fees: \$66.00
01/18/2005 3:08PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TECOM BEHRENS COUNTY CLERK

OAKCREST HILLS ESTATES
Plat Cabinet B, Slide 443

J. W. HALE SURVEY



LT1-2-582367-1

NOTE: ACCORDING TO FEMA MAP PANEL NO. 4805200200 B THIS PROJECT IS NOT LOCATED WITHIN THE 100 YR. FLOOD ZONE

Doc# 582367
Book 2401 Page 703

DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT
LT2-2401-703-1

STATE OF TEXAS
COUNTY OF TARRANT

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

LOTS 35-52, BLOCK 1,
OAKCREST HILLS ESTATES, PHASE 2, PARKER COUNTY, TEXAS

An 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 HILLS 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 0 degrees, 6 minutes, 50 seconds East, 1144.47 feet;
THENCE South 89 degrees, 55 minutes, 15 seconds West, 969.77 feet;
THENCE South 57 degrees, 50 minutes, 20 seconds West, 365.34 feet;
THENCE North 0 degrees, 19 minutes, 15 seconds West, 535.6 feet;
THENCE North 57 degrees, 50 minutes, 22 seconds East, 1511.73 feet to the Place of Beginning, and containing 22.46 acres (1,939 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 35-52, BLOCK 1,
OAKCREST HILLS ESTATES, PHASE 2, PARKER COUNTY, TEXAS

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

EXECUTED this the 26th day of January 2005.

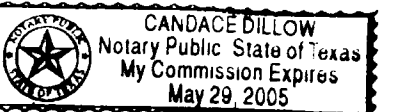
STEVE HAWKINS CUSTOM HOMES, INC.
Steve Hawkins, President

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 26th day of January 2005.

Candace Dillow
Notary Public, Parker County, Texas
My commission expires



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.

GREENHAW III, P.E., R.P.L.S.
Registration No. 32981
RPLS Registration No. 2786



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

FINAL PLAT

LOTS 35-52, BLOCK 1

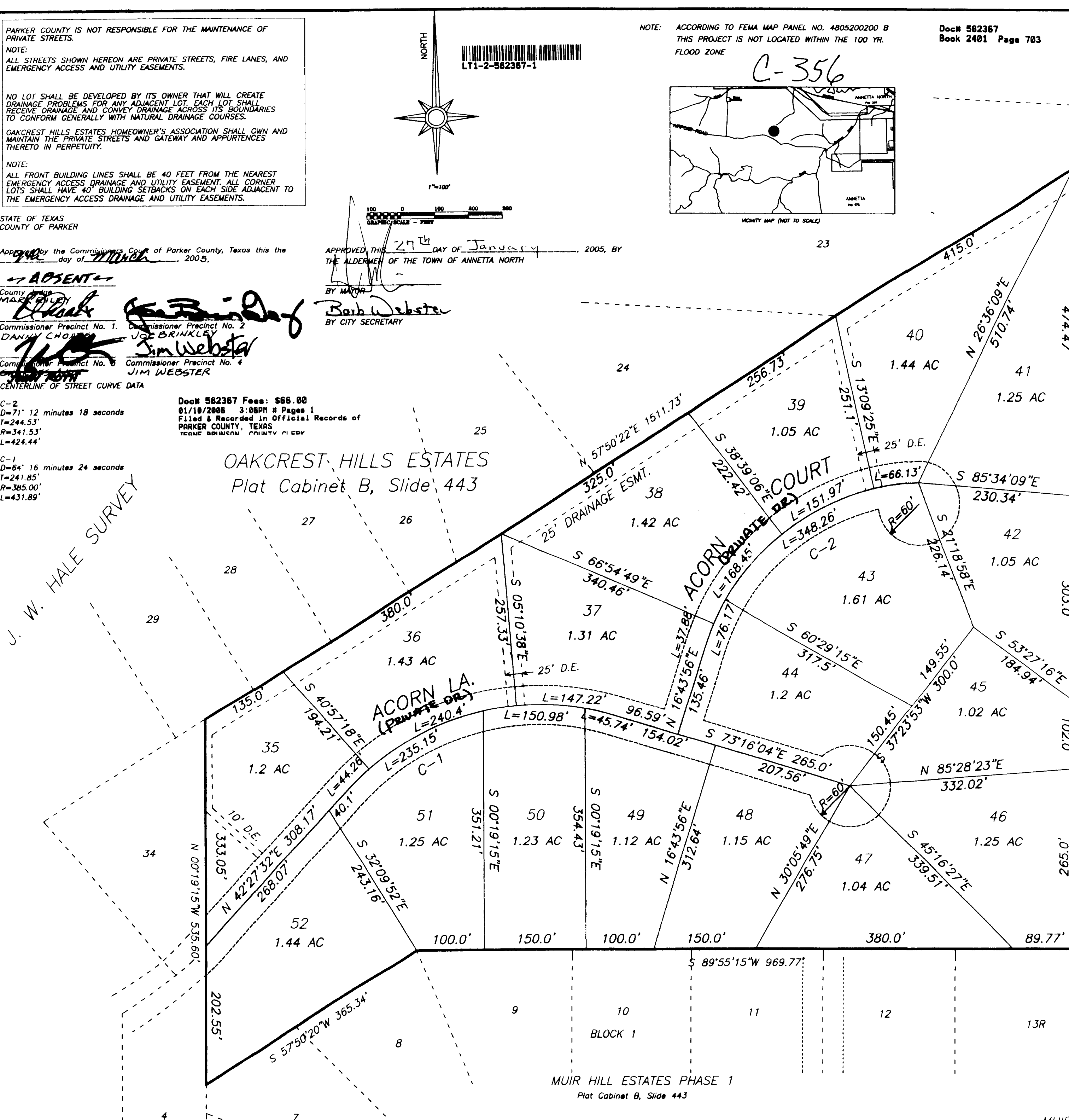
OAKCREST HILLS ESTATES
PHASE 2

BEING 22.46 ACRES OUT OF THE J. W. HALE SURVEY
ABSTRACT NO. 1965
PARKER COUNTY, TEXAS

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

MUIR HILL ESTATES PHASE 2
Plat Cabinet B, Slide 704

JANUARY 2005



P.O.B.

LOT 5, BLK.2
LOT 4, BLK.2
LOT 3, BLK.2

MUIR HILL ESTATES PHASE 1
Plat Cabinet B, Slide 443