

F.M. HWY. NO. 2257
N 89°56'06" E 666.83

OWNERS DEDICATION AND ACKNOWLEDGEMENT

WISE COUNTY

STATE OF TEXAS
COUNTY OF PARKER

WHERE as, 3LB, Ltd., being the owner of the following described real property as recorded in Vol. 1984, Pg. 1656, Deed Records, Parker County, Texas.

Description for a 40.06 acre tract of land out of the M.D. COOPER SURVEY, Abstract No. 334, Parker County, Texas, said tract being the same tract of land recorded in Vol. 639, Pg. 582, D.R.P.C.T.

BEGINNING at a 1/2" iron set in the South line of F.M. Hwy. No. 2257, said point being by deed call, 13.00 feet South and 2023.87 feet East of the Northwest corner of said COOPER SURVEY;

THENCE N 89°56'06" E, with the South line of said F.M. Hwy. No. 2257, 666.83 feet to a cedar fence post, said post being for the Northwest corner of CREEK VIEW ESTATES, an Addition to Parker County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 677, P.R.P.C.T.;
THENCE S 00°26'20" W, with the West line of said CREEK VIEW ESTATES, 657.96 feet to a 1/2" iron found;
THENCE S 02°00'23" E, continuing with the West line of said CREEK VIEW ESTATES, 181.81 feet to a 1/2" iron set;
THENCE S 00°34'58" W, continuing with the West line of said CREEK VIEW ESTATES, 336.37 feet to a 1/2" iron set;
THENCE S 00°37'52" W, continuing with the West line of said CREEK VIEW ESTATES, 699.53 feet to a 1/2" iron set;
THENCE S 01°14'37" W, continuing with the West line of said CREEK VIEW ESTATES, 694.48 feet to a 1/2" iron set;
THENCE S 19°34'35" W, 67.90 feet to a 1/2" iron found;
THENCE N 89°37'00" W, 627.43 feet to a 1/2" iron set, from which a 1/2" iron found bears N 89°37'00" W, 9.29 feet;
THENCE N 00°10'44" E, 2628.84 feet to the POINT OF BEGINNING and containing 40.06 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That 3LB, LTD., does hereby adopt this plat as Lots 1 through 34, CRESTWOOD ESTATES, an Addition to Parker County, Texas, and do hereby dedicate to the public use forever the streets and or easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 24 day of JULY, 2002.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS.

This the 24th day of July, 2002.

J. Wes Cottongame
J. Wes Cottongame, Manager
3LB, Ltd.
Cottongame Investments, LLC
General Partner

Charles A. Chi
Commissioner
Sam M. ...
Commissioner

M. ...
County Judge

STATE OF TEXAS
COUNTY OF PARKER

3LB LTD., being the dedicators and owners of the attached plat, do hereby certify that aforesaid property is not within the Extra-Territorial Jurisdiction of any City or Town.

J. Wes Cottongame
J. Wes Cottongame, Manager
3LB, Ltd.
Cottongame Investments, LLC
General Partner



STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the 24th day of July, 2002 by J. Wes Cottongame.

Renee Mitchell
Notary Public State of Texas

6-27-06
My Commission Expires

FINAL PLAT
SHOWING
LOTS 1 THROUGH 34
CRESTWOOD ESTATES
An Addition to Parker County, Texas,
and being 40.06 acres out of the
M.D. COOPER SURVEY,
Abstract No. 334, Parker County,
Texas.

STATE OF TEXAS

Doc 00452393 DR 2027 1331
Bk 2027
Pg 1331
PCB # 716

FILED AND RECORDED
OFFICE OF THE COUNTY CLERK
OF PARKER COUNTY, TEXAS
Document Number: 00452393
Event: 08
By: Leah Franklin

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 deed records of Parker County as stamped herein by me.

Jul 24, 2002
RENEE MITCHELL
COUNTY CLERK
PARKER COUNTY

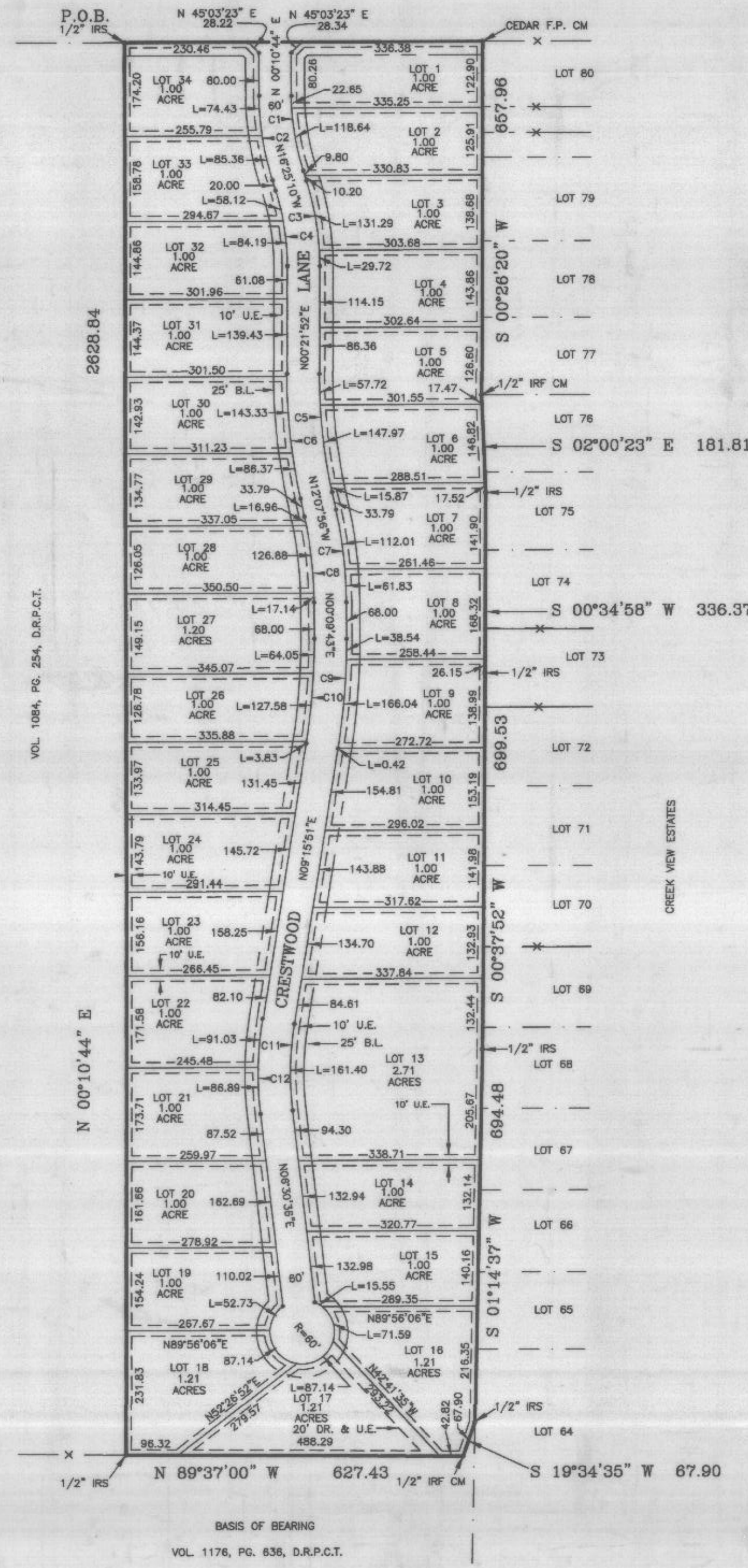
that the foregoing
And duly recorded
o'clock
net Slide
day of



I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
Doug Burt
30/APRIL/2002

CURVE DATA

| | |
|------|--|
| C-1 | RADIUS=458.21 DELTA=17°40'02" LENGTH=141.29 |
| C-2 | RADIUS=518.21 DELTA=17°40'04" LENGTH=159.80 |
| C-3 | RADIUS=516.73 DELTA=17°51'10" LENGTH=161.01 |
| C-4 | RADIUS=456.73 DELTA=17°51'10" LENGTH=142.31 |
| C-5 | RADIUS=1015.82 DELTA=12°29'48" LENGTH=221.56 |
| C-6 | RADIUS=1075.82 DELTA=12°29'48" LENGTH=234.65 |
| C-7 | RADIUS=810.20 DELTA=12°17'39" LENGTH=173.85 |
| C-8 | RADIUS=750.20 DELTA=12°17'39" LENGTH=180.97 |
| C-9 | RADIUS=1290.37 DELTA=09°06'08" LENGTH=204.99 |
| C-10 | RADIUS=1230.37 DELTA=09°34'12" LENGTH=195.48 |
| C-11 | RADIUS=586.27 DELTA=15°46'26" LENGTH=161.40 |
| C-12 | RADIUS=646.27 DELTA=15°46'26" LENGTH=177.82 |



SCALE: 1"=200'

DKB &
ASSOCIATES, LLC
1250 HWY. NO. 199 E.
SPRINGTOWN, TEXAS, 76082
220-5688 FAX: 220-2678
MEADOW VIEW
02291

OWNER/DEVELOPER: 3LB, LTD.
2801 GLENDA AVENUE
FORT WORTH, TEXAS,
76117

Deputy

PCB # 716