

Plot No.: J0005221
 Coord. File: J0005221

OAK CREEK WEST ADDITION
TO PARKER COUNTY, TEXAS

SCALE: 1 INCH = 200 FEET

Bearings are based on Lambert Grid Azimuth, Texas North Central Zone NAD 83 and determined by G.P.S.

SUBDIVISION NOTES:
 Corners and curves are monumented with 2 inch caps on 5/8 inch iron rods except where otherwise noted.
 A 5 foot utility and drainage easement exists along all side lot lines.
 A 22.5 foot utility easement exists along the front line of lots as shown hereon.
 Tract as shown lies within Zone X of the FEMA Rate Map Community-Panel No. 480520 0050 B, effective date: September 27, 1991.

CURVE TABLE:

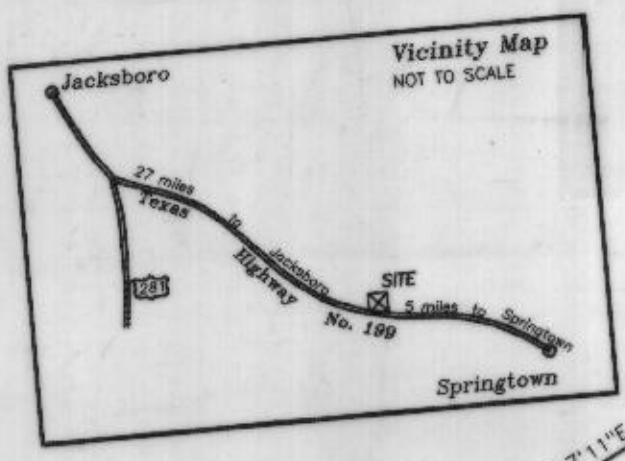
| CURVE | RADIUS | TANGENT | LENGTH | DELTA | DEGREE | CHORD | CH.BEARING |
|-------|----------|---------|---------|------------|------------|---------|--------------|
| C-1 | 897.16' | 138.30' | 274.44' | 17°31'37" | 0°23'11" | 273.37' | N 12°45'42"W |
| C-2 | 3753.28' | 98.14' | 198.23' | 3°01'34" | 1°31'36" | 198.21' | N 02°29'07"W |
| C-3 | 87.64' | 76.62' | 125.92' | 82°19'26" | 65°22'34" | 146.48' | N 15°14'18"E |
| C-4 | 404.21' | 74.47' | 147.25' | 20°52'43" | 14°10'30" | 146.48' | N 19°21'28"E |
| C-5 | 1071.29' | 185.19' | 203.06' | 18°38'27" | 0°10'48" | 364.96' | N 02°46'14"W |
| C-6 | 624.13' | 102.43' | 366.75' | 19°36'53" | 36°27'54" | 339.13' | N 20°01'27"E |
| C-7 | 185.30' | 185.19' | 122.21' | 49°10'30" | 2°01'57" | 60.00' | N 65°09'57"W |
| C-8 | 64.48' | 64.48' | 33.34' | 9°53'51" | 1°59'25" | 342.21' | N 39°04'35"W |
| C-9 | 1071.29' | 185.19' | 203.06' | 18°38'27" | 0°10'48" | 364.96' | N 02°46'14"W |
| C-10 | 2878.82' | 133.92' | 220.90' | 32°56'42" | 8°51'51" | 309.34' | S 02°29'07"E |
| C-11 | 155.00' | 191.13' | 371.67' | 142°07'19" | 142°07'19" | 201.37' | S 12°45'42"E |
| C-12 | 163.52' | 478.55' | 405.62' | 405°62' | 35°02'17" | 291.86' | N 15°14'18"E |
| C-13 | 3813.28' | 100.72' | 292.80' | 17°31'37" | 5°59'10" | 35.84' | N 15°14'18"E |
| C-14 | 147.55' | 292.80' | 171.41' | 342°41' | 207°17'24" | 168.22' | N 15°14'18"E |
| C-15 | 957.16' | 27.64' | 23.54' | 85°54' | 10°09'23" | 182.73' | N 02°46'14"W |
| C-16 | 27.64' | 85.54' | 39.00' | 189°16' | 12°20'34" | 182.73' | N 15°14'18"E |
| C-17 | 464.21' | 92.59' | 183.54' | 19°36'53" | 5°39'56" | 183.19' | N 8°11'14"W |
| C-18 | 564.13' | 174.81' | 345.21' | 149°13'07" | 8°08'40" | 400.60' | S 34°40'33"W |
| C-19 | 1011.29' | 35.00' | 208.87' | 406.17' | 142°07'20" | 195.84' | S 19°54'46"E |
| C-20 | 705.38' | 301.70' | 256.79' | 142°07'20" | 55°20'44" | 195.84' | S 19°54'46"E |
| C-21 | 103.52' | 301.70' | 256.79' | 142°07'20" | 55°20'44" | 195.84' | S 19°54'46"E |

P. TACKETT SURVEY
ABSTRACT NO. 1289

OAK CREEK WEST, L.P. TRACT
 REC. VOL. 182B, PG. 2122, R.R.

Z. NIBLETT SURVEY
ABSTRACT NO. 2244

J.M. DAVIS SURVEY
ABSTRACT NO. 1731



NORTH

OAK CREEK WEST, L.P. TRACT
 REC. VOL. 182B, PG. 2122, R.R.

P.O.B. 71.84 ACRES
 F.D. SET STONE; F.C. BEARS,
 S. 41°18'W 5.2 FEET.

STATE OF TEXAS
 COUNTY OF PARKER
 Approved by the Commissioners of Parker County, Texas this the
27th day of Dec, 2000

 County Judge

 Commissioner Precinct No. 1

 Commissioner Precinct No. 3

 Commissioner Precinct No. 2

 Commissioner Precinct No. 4

This plat represents a survey conducted on the ground under my supervision on October 17, 2000.
 Clinton W. Farris, R.P.L.S.

This plat or description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. It is not intended to imply that any adjoining tracts referenced herein have been actually surveyed on the ground. Any easements, restrictive covenants or encumbrances that may be shown are only from record, and are not intended to reflect a survey based on a current visible inspection and are not intended to reflect a survey based on a current title search.



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On Jan 22, 2001 at 8:33P

Document Number: 00407126

Account: .00

By: Bonnie Harris

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 named records of Parker County as stamped herein by me.

Jan 22, 2001

Jeanne Brunson, County Clerk
 Parker County

OWNER / DEVELOPER
 OAK CREEK WEST, LTD.
 P.O. BOX 852
 SPRINGTOWN, TEXAS 76082

SURVEYOR'S DESCRIPTION

Tract of land containing 71.84 acres in the P. Tackett Survey, Abstract No. 1289, the Z. Niblett Survey, Abstract No. 2244, the A.J. Niblett Survey, Abstract No. 2669 and the J.M. Davis Survey, Abstract No. 1731, Parker County, Texas, and being a part of the Oak Creek West, L.P. Tracts recorded in Volume 182B, Page 2122, Volume 1867, Page 472 and Volume 1862, Page 1594, Real Records of Parker County. Said 71.84 acre tract being more particularly described as follows:

BEGINNING at a set stone found at an old corner of the said Oak Creek West, LTD. Tracts and the northwest corner of the H.J. Crocker Tract recorded in Volume 1049, Page 350, Real Records of Parker County being the northwest corner of the said J.M. Davis Survey.

THENCE North 01 degrees 02 minutes 30 seconds West for a distance of 797.21 feet to a 2 inch cap on a 5/8 inch iron rod set.

THENCE North 88 degrees 57 minutes 30 seconds East for a distance of 353.67 feet to a 2 inch cap on a 5/8 inch iron rod set.

THENCE North 00 degrees 56 minutes 01 seconds West for a distance of 222.06 feet to a 2 inch cap on a 5/8 inch iron rod set.

THENCE North 75 degrees 25 minutes 12 seconds East for a distance of 186.92 feet to a 2 inch cap on a 5/8 inch iron rod set.

THENCE North 43 degrees 40 minutes 53 seconds East for a distance of 256.82 feet to a 2 inch cap on a 5/8 inch iron rod set.

THENCE North 48 degrees 42 minutes 36 seconds East for a distance of 209.88 feet to a 2 inch cap on a 5/8 inch iron rod set.

THENCE North 08 degrees 24 minutes 18 seconds East for a distance of 321.45 feet to a 2 inch cap on a 5/8 inch iron rod set.

THENCE North 43 degrees 56 minutes 20 seconds East for a distance of 367.64 feet to a 2 inch cap on a 5/8 inch iron rod set.

THENCE North 62 degrees 17 minutes 11 seconds East for a distance of 353.08 feet to a 2 inch cap on a 5/8 inch iron rod set.

THENCE North 41 degrees 55 minutes 22 seconds East for a distance of 282.85 feet to a 2 inch cap on a 5/8 inch iron rod set on the most northerly east line of the said Oak Creek West, L.P. Tracts and the east line of the said Tackett Survey.

THENCE South 00 degrees 49 minutes 51 seconds East for a distance of 1842.05 feet to an unmarked corner in Comzollas Creek from which a 5/8 inch iron rod found bears, North 00 degrees 49 minutes 51 seconds 27 seconds East from the said creek, South 52 degrees 42 minutes 42 seconds West, South 46 degrees 41 minutes 04 seconds East for a distance of 67.61 feet to a 5/8 inch iron rod set. South 26 degrees East for a distance of 67.61 feet to a 5/8 inch iron rod set. South 05 degrees 57 minutes 17 seconds West for a distance of 237.56 feet to a 5/8 inch iron rod set. South 22 degrees 20 seconds West for a distance of 54 minutes 31 seconds East for a distance of 111.42 feet to a 5/8 inch iron rod set. South 08 degrees 53 minutes 19 seconds West for a distance of 151.03 feet to an unmarked corner in the said creek from which a 5/8 inch iron rod found bears, North 20 degrees 53 minutes 20 seconds East 6.31 feet, South 08 degrees 08 minutes 20 seconds East for a distance of 286.54 feet to a 5/8 inch iron rod set. South 35 degrees 16 minutes 05 seconds East for a distance of 237.56 feet to a 5/8 inch iron rod set and the northeast corner of the James H. Dommert Tract recorded in Volume 1240, Page 880, Real Records of Parker County from which a 5/8 inch iron rod and an unmarked corner of the Parker County from which a 5/8 inch iron rod set bears, South 87 degrees 53 minutes 05 seconds East 151.03 feet and the northeast corner of the said Oak Creek West, L.P. Tracts and the east line of the said Dommert Tract.

THENCE South 01 degrees 31 minutes 09 seconds East for a distance of 495.70 feet to an unmarked corner on the north line of Texas Highway No. 199 (100 foot wide) being the most southerly southeast corner of the said Oak Creek West, L.P. Tracts and the southwest corner of the said James Dommert Tract West, L.P. Tracts and the southwest corner of the H.P. Dommert Tract from which a 1 inch iron rod found bears, South 01 degree 24 minutes 08 seconds East 1.17 feet.

THENCE South 68 degrees 28 minutes 29 seconds West for a distance of 372.86 feet to an unmarked corner on the north line of the said highway being the most southerly southwest corner of the said Crocker Tract.

THENCE North 03 degrees 59 minutes 54 seconds West for a distance of 518.44 feet to a 5/8 inch iron rod set being a northwest corner of the said Oak Creek West, L.P. Tracts and the southwest corner of the H.P. Dommert Tract recorded in Volume 400, Page 062, Deed Records of Parker County on the east line of the said Crocker Tract.

THENCE North 86 degrees 00 minutes 06 seconds East for a distance of 215.00 feet to a 5/8 inch iron rod set being an ell corner of the said Oak Creek West, L.P. Tract and the southeast corner of the said H.P. Dommert Tract.

THENCE North 03 degrees 59 minutes 54 seconds West for a distance of 400.00 feet to a 5/8 inch iron rod set being an ell corner of the said Oak Creek West, L.P. Tracts and the northeast corner of the said H.P. Dommert Tract.

THENCE South 88 degrees 00 minutes 06 seconds West for a distance of 215.00 feet to a 5/8 inch iron rod set being a southwest corner of the said Oak Creek West, L.P. Tracts and the northwest corner of the said H.P. Dommert Tract on the east line of the said Crocker Tract.

THENCE North 03 degrees 59 minutes 54 seconds West for a distance of 255.78 feet to a 5/8 inch iron rod set at an ell corner of the said Oak Creek West, L.P. Tracts and the northeast corner of the said Crocker Tract.

THENCE North 89 degrees 59 minutes 00 seconds West for a distance of 815.67 feet to the place of beginning.

6669
 ABSTRACT NO. 2669
 A.J. NIBLETT SURVEY

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, Oak Creek West, L.P., (owner), acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat of the above described real property to be designated as: **OAK CREEK WEST ADDITION TO PARKER COUNTY, TEXAS** and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

EXECUTED this the 18th day of Dec, 2000
 OAK CREEK WEST, L.P.
 B.W. Harris

 Steve Harris

STATE OF TEXAS
 COUNTY OF PARKER
 BEFORE ME, the undersigned authority, on this day personally appeared B.W. Harris and Steve Harris, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledge to me that they executed the same for the purposes and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of Dec, 2000



STATE OF TEXAS
 COUNTY OF PARKER

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That, Pin State Bank, (inhabitor), does hereby adopt this plat as Oak Creek WEST ADDITION TO PARKER COUNTY, TEXAS and do hereby dedicate to Public's use forever, the streets and easements shown hereon for the purpose and consideration therein expressed.



STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Carl Campbell, known to me to be the person whose name is subscribed to the above and foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed in the instrument, and as the act and deed of said capacity therein stated, and as the act and deed of said capacity therein stated, and as the act and deed of said capacity therein stated, and as the act and deed of said capacity therein stated, and as the act and deed of said capacity therein stated.

Prepared by:
Clinton W. Farris
 REGISTERED PROFESSIONAL LAND SURVEYOR
 SURVEYING & MAPPING SERVICES
 P.O. BOX 335, JACKSBORO, TEXAS 76458 940/687/3982

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