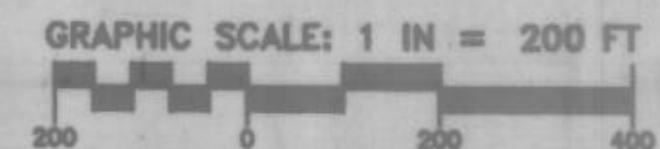


POINT OF BEGINNING TRACT THREE

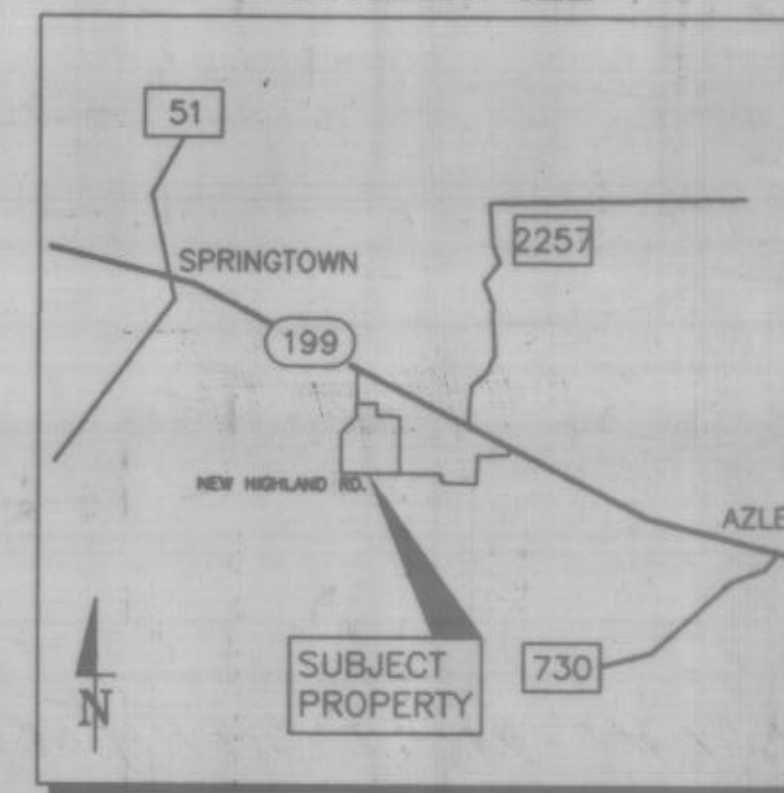
BUDY WENDEL MARTIN VOL. 356, PG. 413, D.R.P.C.T.

DON SPRINGFIELD VOL. 408, PG. 813, D.R.P.C.T.

LINE	DIRECTION	DISTANCE
L1	N44°57'10"E	35.19'
L2	S00°13'10"W	250.74'
L3	S89°55'19"E	60.00'
L4	N00°13'10"E	283.99'
L5	S00°13'10"W	282.21'
L6	S89°55'19"E	60.00'
L7	N00°13'10"E	200.01'
L8	N37°56'20"E	30.12'
L9	S00°00'00"W	264.89'
L10	S89°03'24"E	60.01'
L11	N00°00'00"E	265.88'
L12	S00°00'00"E	274.39'
L13	N88°52'52"E	60.01'
L14	N00°00'00"E	283.57'
L15	N89°59'32"W	278.50'
L16	S00°00'28"W	60.00'
L17	S89°59'32"E	270.40'



LOCATION MAP



LAND USE DATA:

TOTAL LAND AREA --- 66.2035 ACRES  
 TOTAL LOTS --- 83  
 EST. POPULATION --- 220  
 MIN. LOT SIZE --- 1,000 ACRES  
 PROPOSED LAND USE - RESIDENTIAL

GENERAL NOTES:

- UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
- ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
- ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
- ALL FRONT BUILDING LINES WILL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS WILL BE:  
 SIDE YARDS - 15.0'  
 FRONT YARDS - 40.0'

NOTES:  
 NO PORTION OF THIS PLAT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

NO PORTION OF THIS PLAT IS WITHIN AN EXISTING 100 YEAR FLOOD PLAN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR PARKER COUNTY, TEXAS

STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED FEB 24 1997



*Jeanne Brunson*  
 County Clerk, Parker County, Tex

FINAL PLAT  
**OAK MEADOWS  
 PHASE ONE**

BEING 66.2035 ACRES OF LAND IN THE E.P. BELCHER SURVEY, ABSTRACT NUMBER 2087, THE WM. D. FORE SURVEY, ABSTRACT NUMBER 470, THE I.H. HALL SURVEY, ABSTRACT NUMBER 2697, AND THE T. & P. RR. CO. SURVEY 45/1, ABSTRACT NUMBER 1342, PARKER COUNTY, TEXAS

OWNER:  
 DAK INVESTMENTS, INC.  
 112 NW 24th STREET  
 FORT WORTH, TEXAS 76106  
 (817) 740-0120

SURVEYOR:  
 MIZELL LAND SURVEYING, INC.  
 513 NORTH HIGHWAY 1187  
 ALEDO, TEXAS 76008  
 (817) 441-6199

PREPARED OCTOBER 29, 1996

**LandCon, Inc.**  
 Engineers • Surveyors • Planners

2801 Parkview Dr., Suite 810, Fort Worth, Texas, 76102-8808  
 P.O. Box 100947, Fort Worth, Texas, 76185-0947  
 (817) 355-8005 FAX (817) 355-9067

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