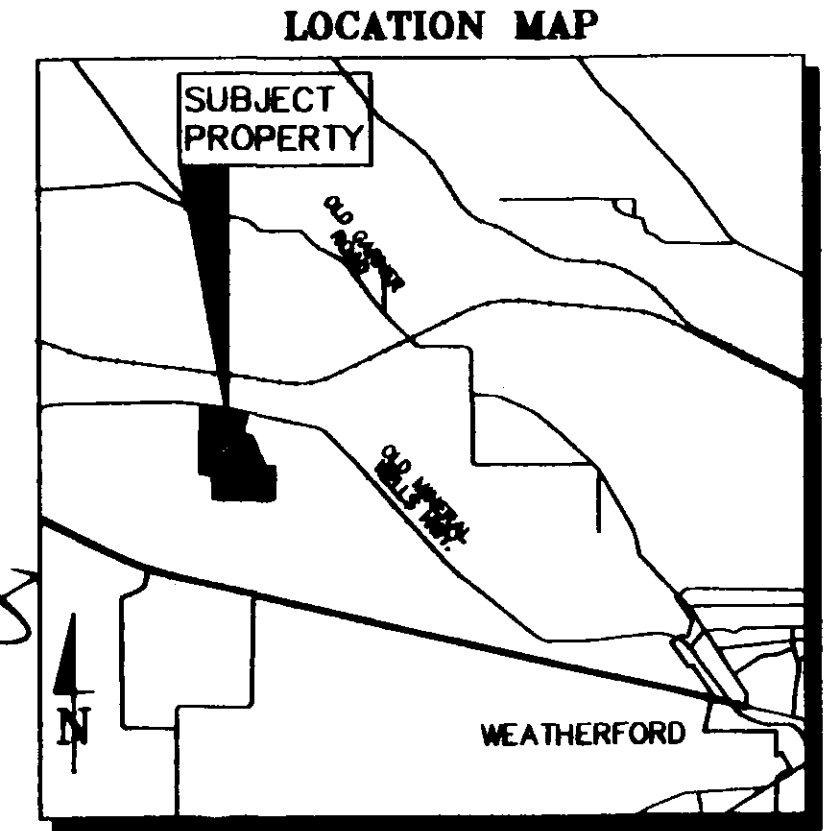
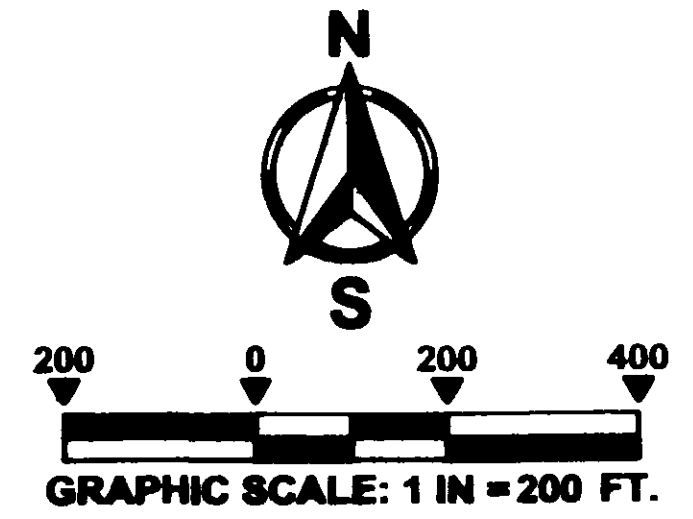


C-505

LAND USE DATA:
TOTAL LAND AREA --- 51.301 ACRES
R-O-W DEDICATION --- 2,827 L.F.
TOTAL LOTS --- 35
EST. POPULATION --- 123
MIN. LOT SIZE --- 1,000 ACRES
PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:
1. UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
 3. ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
 4. 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'
 5. MIN. F.F. DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.



STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commission of the Court of Parker County, Texas, this the 17 day of Dec, 2006.

[Signature]
County Judge

[Signature]
Commissioner Precinct #1

[Signature]
Commissioner Precinct #2

[Signature]
Commissioner Precinct #3

[Signature]
Commissioner Precinct #4

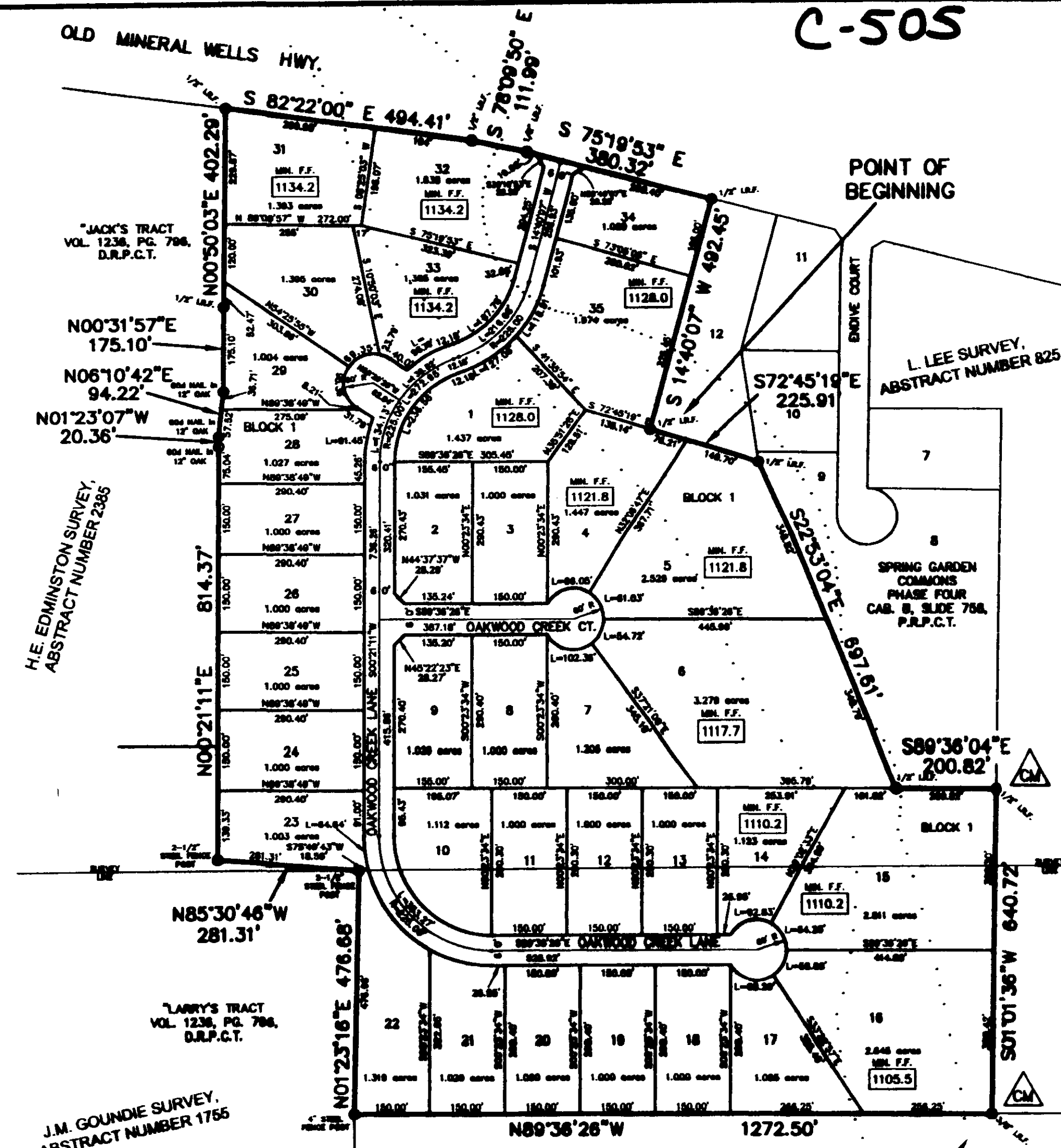
NOTE:
ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (1/2) INCH DIAMETER IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT. IRON RODS MARKED WITH A RED CAP STAMPED "CM"

I, William L. Boomer, Registered Professional Land Surveyor Number 2550, State of Texas do hereby certify that the boundaries shown on this plat represent a survey made on the ground under my supervision and the corners were marked as shown hereon.

[Signature]
William L. Boomer R.P.L.S. No. 2550



MARY BETH DAVIS
VOL. 1074, PG. 1041,
D.R.P.C.T.



- NOTES:
1. CM DENOTES MONUMENTS USED FOR BASIS OF BEARING. BASIS OF BEARING IS THE PLAT FOR SPRING GARDEN COMMONS PHASE FOUR AS RECORDED IN CAB. B, SLIDE 758, P.R.P.C.T.

BENCHMARK,
SQUARE CUT ON SOUTHEAST CORNER HEADWALL,
NORTHEAST CORNER OR CULVERT ON OLD MINERAL WELLS
HIGHWAY APPROXIMATELY 260' WEST OF THE NORTHWEST
CORNER LOT 15, BLK. 2
ELEV. 1135.86

FINAL PLAT
LOTS 1-35, BLOCK 1,
OAKWOOD CREEK ESTATES

BEING 51.301 ACRES OF LAND IN THE
L. LEE SURVEY, ABSTRACT NUMBER 825 AND THE
S.R. BARBER SURVEY, ABSTRACT NUMBER 204
PARKER COUNTY, TEXAS

PREPARED NOVEMBER 14, 2006

CivilSolutions Inc
Engineers Surveyors Planners
P.O. Box 100247, Fort Worth, Texas, 76185
(817) 423-0060 (817) 346-0520 Fax

ACCT. NO: 15893
SCH. DIST: MI
CITY: CO
MAP NO: E-14

OWNER:
CT JOINT VENTURE
104 RIO BRAVO DRIVE
WEATHERFORD, TEXAS 76088
(817) 613-7188