



APPROXIMATE LOCATION OF GAS PIPELINE VOL. 1405, PG. 514  
APPROXIMATE LOCATION OF GAS PIPELINE VOL. 1288 PG. 1000  
VOL. 1405, PG. 1402  
S 89°41'27\"

**CURVE DATA**

CURVE NO.	Δ	R	L
1	91°15'26"	116.41	185.42
2	98°50'26"	81.77	151.51
3	89°04'27"	94.55	150.10

NOTE: 20' UTILITY EASEMENT ALONG ALL STREET FRONTS.  
10' UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.  
1/2" IRONS SET AT ALL LOT CORNERS.

D.K.B. & ASSOCIATES  
1615A Jay Bird Ln.  
Springtown, Texas  
221-5888

295157

FINAL PLAT  
OF  
LOTS 1-48, BLOCK 1, LOTS 1-20,  
BLOCK 2, AND LOTS 1-3, BLOCK 3,  
**SEVEN OAKS**  
AN ADDITION TO PARKER COUNTY,  
TEXAS,  
BEING 122.78 AC. OUT OF THE M.E.P. & P.  
CO. SURVEY, ABSTRACT 945, PARKER CO.,  
TEXAS.

DEDICATION

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, WHEREAS, A.M.H. INC. being the owner of the following described real property:

Description for a tract of land out of the M.E.P. & P. RR. Co. SURVEY, Abstract No. 945, Parker County, Texas.

COMMENCING from a 1/2" iron found in the East line of Jay Bird Road, said iron being S89°41'27"E, 16.61 feet from the Northwest corner of that certain tract of land recorded in Vol. 1637, Pg. 1343, Deed Records, Parker County, Texas, thence S 89°41'27" E, 681.44 feet to a 1/2" iron found for the POINT OF BEGINNING;

THENCE S 89°41'27" E, 1925.34 feet to a 1/2" iron found in the West line of Ross Road;

THENCE S 00°29'05" E, with the West line of said Ross Road, 2477.49 feet to a 1/2" iron found;

THENCE S 43°41'32" W, 59.20 feet to a 1/2" iron found in the North line of F.M. Hwy. No. 2257 (Knob Hill Road);

THENCE S 89°13'06" W, with the North line of said F.M. Hwy. No. 2257, 645.31 feet to a 1/2" iron found;

THENCE N 00°46'54" W, 660.00 feet to a 1/2" iron found;

THENCE S 89°13'06" W, 660.00 feet to a 1/2" iron found;

THENCE S 00°46'54" E, 660.00 feet to a 1/2" iron found in the North line of said F.M. Hwy. No. 2257;

THENCE S 89°13'06" W, with the North line of said F.M. Hwy. No. 2257, 600.24 feet to a 1/2" iron found;

THENCE NORTH, 2556.59, feet to the POINT OF BEGINNING and containing 102.78 acres of land.

STATE OF TEXAS  
COUNTY OF PARKER

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That A.M.H. Inc. does hereby adopt this Plat, designating the hereinabove described real property as Lots 1-48, Block 1, Lots 1-20, Block 2, and Lots 1-3, Block 3, SEVEN OAKS, an addition to Parker County, Texas, and do hereby dedicate to the public's use forever, the streets and of easements shown hereon.

A.M.H. Inc. Mark Hollis  
Vice-President

Joyce Lowrey Willford  
LIEN HOLDER

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on this the 24th day of June, 1996.

LESLIE DOERING  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 4-28-99

Jared Doering  
Notary Public  
4.26.99  
My Commission Expires

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 1 day of July, 1996.

Wayne [Signature] Commissioner  
Mack [Signature] Commissioner  
Roy [Signature] Commissioner  
Roma [Signature] Commissioner  
Ben [Signature] County Judge

PCB-136  
RECEIVED AND FILED  
FOR RECORD  
9:45 A.M.  
JUL 1 1996

Jeanne Brunson, Co. Clerk  
PARKER COUNTY, TEXAS  
90

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 assigned hereon by me.

RECORDED JUL 1 1996  
JUL 1 1996  
Seal of the County Clerk, Parker County, Tex.



19 JUNE 1996

Doug Burt

I certify that this is a true and accurate representation of this survey as made on the ground and that there are no visible easements or encroachments except as shown.