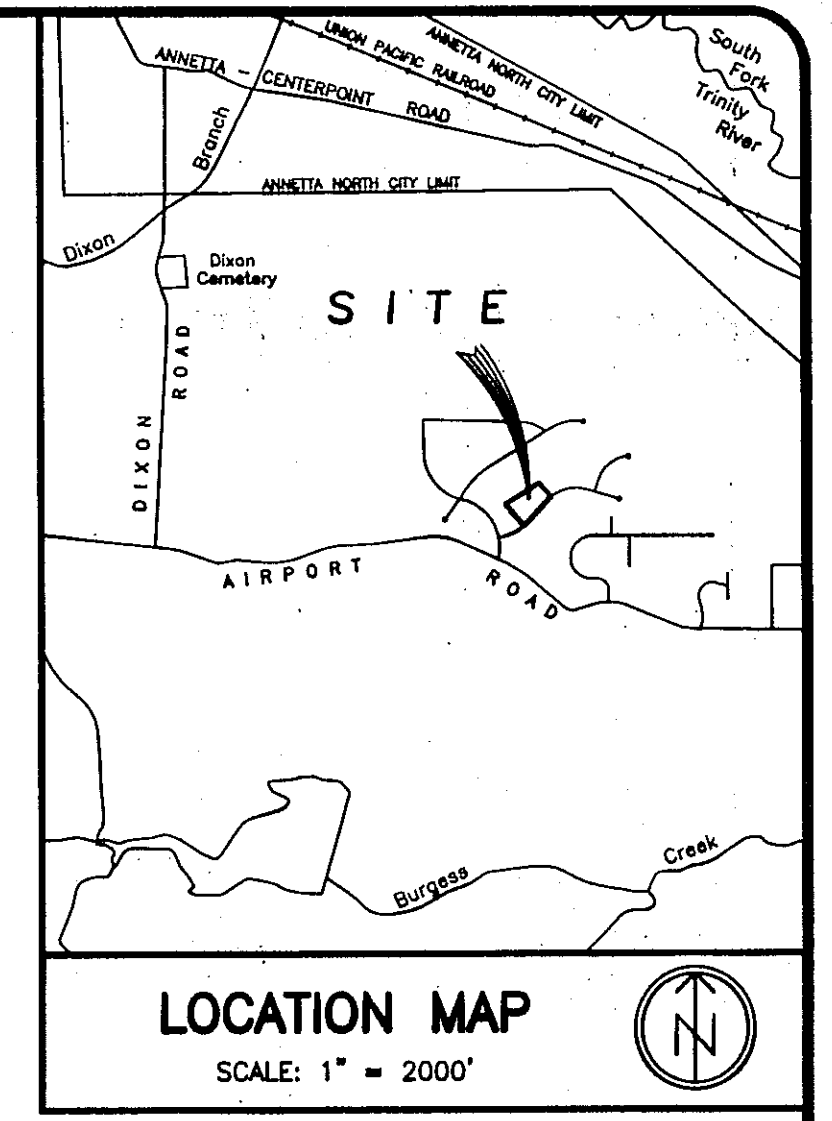


**OWNERS:**  
 LOT 34  
 ERIC D. SMITH AND TRACY S. SMITH  
 197 ACORN LANE, ALEDO, TEXAS 76008  
 817-655-7850  
 LOT 35  
 WESLEY McANEAR AND TRACY McANEAR  
 111 ACORN LANE, ALEDO, TEXAS 76008  
 254-396-5191  
**SURVEYOR:**  
 GRANT ENGINEERING, INC.  
 3244 HEMPHILL STREET  
 FORT WORTH, TEXAS 76110-4014  
 817-923-3131 VOICE  
 817-923-4111 FAX

**LOT AREA TABLE**

LOT	ACRES	SQ. FEET
34	1.1368	49,517
35	1.2099	52,705
34R	1.1368	49,517
35R	1.2099	52,705



**GENERAL PLAT NOTES**

1. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS, FIRE LANES, AND EMERGENCY ACCESS AND UTILITY EASEMENTS.
2. OAKCREST HILLS ESTATES HOMEOWNER'S ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREETS IN PERPETUITY.
3. WATER BY INDIVIDUAL WELLS.
4. SEWER BY ON-SITE SEPTIC SYSTEMS.
5. ALL SEWER AND WATER FACILITIES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TCEQ RULES AND REGULATIONS.
6. WATER WELLS AND SEPTIC SYSTEMS TO BE SEPARATED BY A MINIMUM OF 150 FEET.
7. ALL FRONT BUILDING LINES ARE 40 FEET FROM THE EMERGENCY ACCESS EASEMENT.
8. THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF ANNETTA NORTH.
9. PARKER COUNTY AND THE PARKER COUNTY COMMISSIONER'S COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS, OR THE MAINTENANCE OF PRIVATE STREETS.
10. NO LOT SHALL BE DEVELOPED BY ITS OWNER THAT WILL CREATE DRAINAGE PROBLEMS FOR ANY ADJACENT LOT. EACH LOT SHALL RECEIVE DRAINAGE AND CONVEY DRAINAGE ACROSS ITS BOUNDARIES TO CONFORM GENERALLY WITH NATURAL DRAINAGE COURSES.
11. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP DESIGNATED AS "PARKER COUNTY, TEXAS", COMMUNITY 480520, PANEL 0200-B, BEARING A REVISION DATE OF SEPT. 27, 1991.

**AMENDING PLAT**  
**LOTS 34R & 35R, BLOCK 1**  
**OAKCREST HILLS ESTATES**

AN ADDITION IN PARKER COUNTY, TEXAS

ACCT. NO.: 15739  
 SCH. DIST.: AL  
 CITY: CO  
 MAP NO.: J-17

BEING  
 LOT 34, BLOCK 1  
 OAKCREST HILLS ESTATES  
 AS RECORDED IN CABINET B, SLIDE 443

TOGETHER WITH  
 LOT 35, BLOCK 1  
 OAKCREST HILLS ESTATES, PHASE 2  
 AS RECORDED IN CABINET C, SLIDE 356  
 PLAT RECORDS, PARKER COUNTY, TEXAS

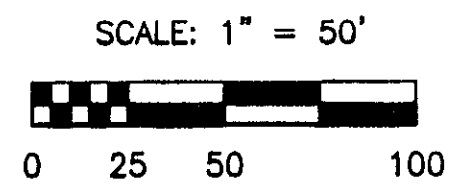
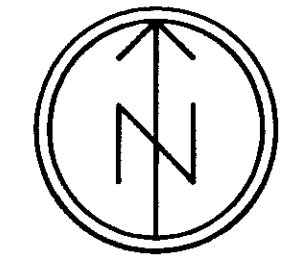
MAY, 2009  
 2 RESIDENTIAL LOTS

**Grant Engineering, Inc.**

Engineers Surveyors Planners  
 3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD
C-1	385.00'	44.27'	06°35'15"	44.24' S 45°45'10" W
C-2	533.00'	65.27'	07°01'00"	65.23' S 45°58'02" W



PLAT RECORDED IN  
 PLAT CABINET D  
 SLIDE 47  
 DATE \_\_\_\_\_