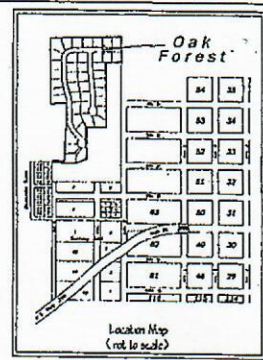
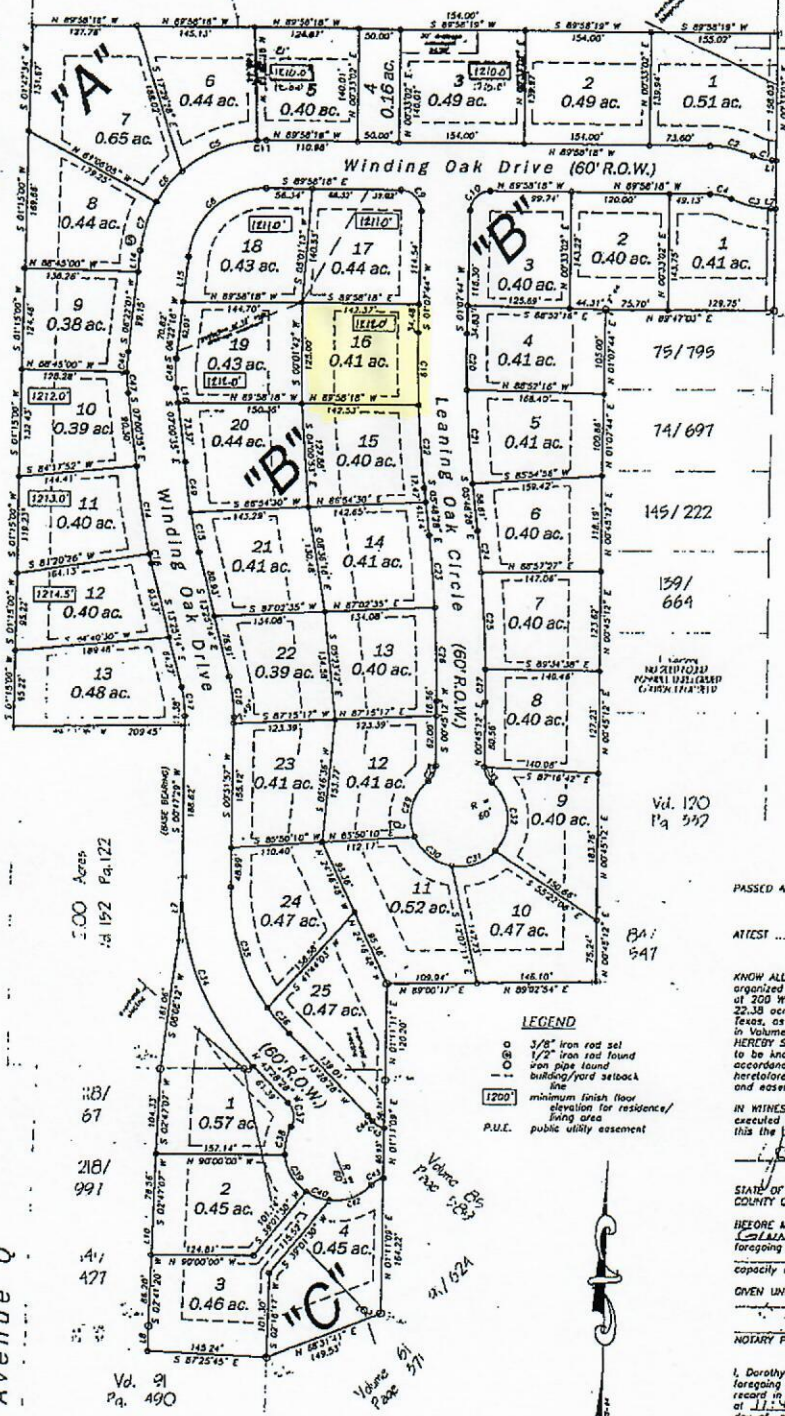


Oak Forest

5.00 Acres
Vol. 212 Pa. 200



O. B. HARDMAN SURVEY NO. 168



Avenue N

LINE TABLE

LINE	LENGTH	BEARING
L1	7.16'	S 82°25'58" E
L2	1.93'	S 82°25'58" E
L3	18.92'	S 02°04'37" W
L4	30.29'	S 02°34'15" W
L10	44.26'	S 02°41'20" W
L14	26.49'	S 02°22'01" W
L15	53.82'	S 02°22'14" W
L16	18.48'	S 02°00'35" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	272.9	60.75	284.34	27.06	S 77°06'19" E
C2	54.23	170.78	224.34	50.78	N 77°06'19" W
C3	54.23	170.78	224.34	50.78	S 77°06'19" E
C4	272.9	60.75	284.34	27.06	N 77°06'19" W
C5	101.82	155.00	127.81	100.00	S 67°02'50" W
C6	98.72	155.00	127.81	50.00	S 20°14'27" W
C7	77.09	155.00	127.81	25.00	N 00°00'00" E
C8	147.20	93.00	88.12	132.81	S 45°28'21" W
C9	75.75	25.00	81.2	38.88	N 41°10'17" W
C10	35.79	25.00	81.2	38.88	S 41°10'17" W
C11	110.10	253.41	222.54	110.00	S 06°20'48" E
C12	110.10	253.41	222.54	50.48	S 11°12'39" E
C16	11.00	253.41	222.54	11.00	S 11°12'39" E
C17	36.15	145.00	141.71	36.00	N 00°15'00" W
C18	31.12	205.00	141.71	30.88	N 00°15'00" W
C19	90.53	155.00	211.7	90.53	S 02°22'14" E
C20	70.19	155.00	211.7	70.19	S 00°15'00" E
C21	115.77	155.00	211.7	115.75	S 00°15'00" E
C22	102.69	155.00	211.7	102.67	S 00°15'00" E
C23	95.13	175.41	220.97	88.12	N 00°15'00" E
C24	51.40	155.41	132.74	51.39	N 00°00'00" E
C25	120.00	185.41	152.72	120.00	N 02°22'01" W
C26	116.42	175.41	220.97	116.42	N 00°15'00" E
C27	41.05	185.41	171.6	41.05	N 00°15'00" E
C28	21.68	25.00	49.40	21.00	N 25°23'38" E
C29	72.03	60.00	274.22	21.68	S 13°19'25" W
C30	50.78	60.00	274.22	50.78	S 13°19'25" W
C31	35.74	60.00	274.22	35.74	N 20°48'18" E
C32	21.68	60.00	274.22	21.68	N 00°19'39" W
C33	21.68	25.00	49.40	21.68	S 13°19'25" W
C34	258.08	317.00	481.82	249.85	S 20°15'00" E
C35	187.26	258.38	327.30	184.80	S 18°27'18" E
C36	94.16	258.38	327.30	94.16	S 18°27'18" E
C37	31.77	35.00	72.42	29.64	S 00°00'00" E
C38	35.30	80.00	31.42	34.80	S 12°29'20" W
C39	41.05	60.00	50.00	41.05	S 00°00'00" E
C40	35.72	60.00	50.00	35.72	S 00°00'00" E
C41	25.75	205.00	211.50	25.75	S 03°16'09" W
C42	25.69	205.00	211.50	25.69	S 03°16'09" W
C43	25.19	145.00	172.28	25.19	S 02°22'14" E
C44	62.99	492.81	512.40	62.99	S 00°38'24" E

LEGEND

- 3/8" Iron rod set
- 1/2" Iron rod found
- van pipe found
- building/yard setback line
- minimum finish floor elevation for residence/living area
- P.U.E. public utility easement

PASSED AND APPROVED THIS 17th DAY OF July, A.D. 2001,
CITY OF JOHNSON CITY, TEXAS

ATTEST _____ BY: Ray McWhorter
City Secretary Mayor

KNOW ALL MEN BY THESE PRESENTS, that C-21 TCP, INC., a corporation organized and existing under the laws of the State of Texas, with its home address at 200 West Main, P. O. Box 1315, Johnson City, TX, 78636, owners a 22.38 acres of land out of the O. B. Hardman Survey No. 168, Blanco County, Texas, as conveyed to it by deed dated May 19, A.D., 2000, and recorded in Volume 223, Page 217 of the Official Public Records of said County, DOES HEREBY SUBDIVIDE 22.38 acres of land out of the O. B. Hardman Survey No. 168, in accordance with the plat shown herein, subject to any easements or restrictions heretofore granted, and does hereby dedicate to the public the use of the streets and easements shown herein.

IN WITNESS WHEREOF the said C-21 TCP, INC. has caused these presents to be executed by its ELLY D. METCALF this the 17th day of July, A.D. 2001.

STATE OF TEXAS
COUNTY OF BLANCO

ELLY D. METCALF
NOTARY PUBLIC
EXPIRES February 1, 2002

BEFORE ME, the undersigned authority, on this day personally appeared JOSEPH G. COLLINS, known to me to be the person whose name is subscribed to the foregoing instrument as ELLY D. METCALF, and acknowledged to me that he executed the same in such capacity as the act and deed of said corporation for the purposes and considerations

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of July, A.D. 2001.

NOTARY PUBLIC in and for Blanco County, Texas

I, Dorothy Uecker, County Clerk of Blanco County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 17th day of July, A.D. 2001, at 11:45 o'clock AM, and duly recorded on the 17th day of July, A.D. 2001, at 11:45 o'clock AM, in the Plat Records of Blanco County, Texas, in Book 29, Page 29.

WITNESS MY HAND AND SEAL OF OFFICE this the 17th day of July, A.D. 2001.

DOROTHY UECKER
COUNTY CLERK
BLANCO COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I made an actual and accurate survey of the platted land and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Johnson City, Texas.

Ray McWhorter
Registered Professional Land Surveyor
No. 547

11-00 Date

EASEMENTS:

- A 20' wide public utility is retained along the subdivision perimeter and/or rear line of all lots. A 15' wide public utility easement is retained along either side of all streets/roads shown hereon and a 7-1/2' wide public utility easement is retained along either side of all side lot lines.

BUILDING SETBACK/MINIMUM YARD LINES:

- Dwellings shall have front yards of 25' measured from the property line and side yard of 10' measured from the property lines.
- Dwellings shall have a rear yard of at least 30 percent of the depth of the lot but need not exceed 40'.

SULTEMEIER SURVEYING
304 East Main
(830) 868-7308

Johnson City, Texas
78636