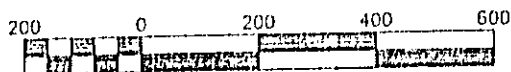


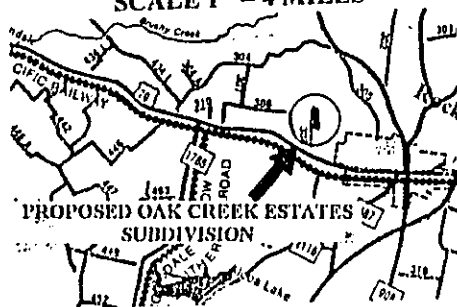
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OAK CREEK MILAM COL

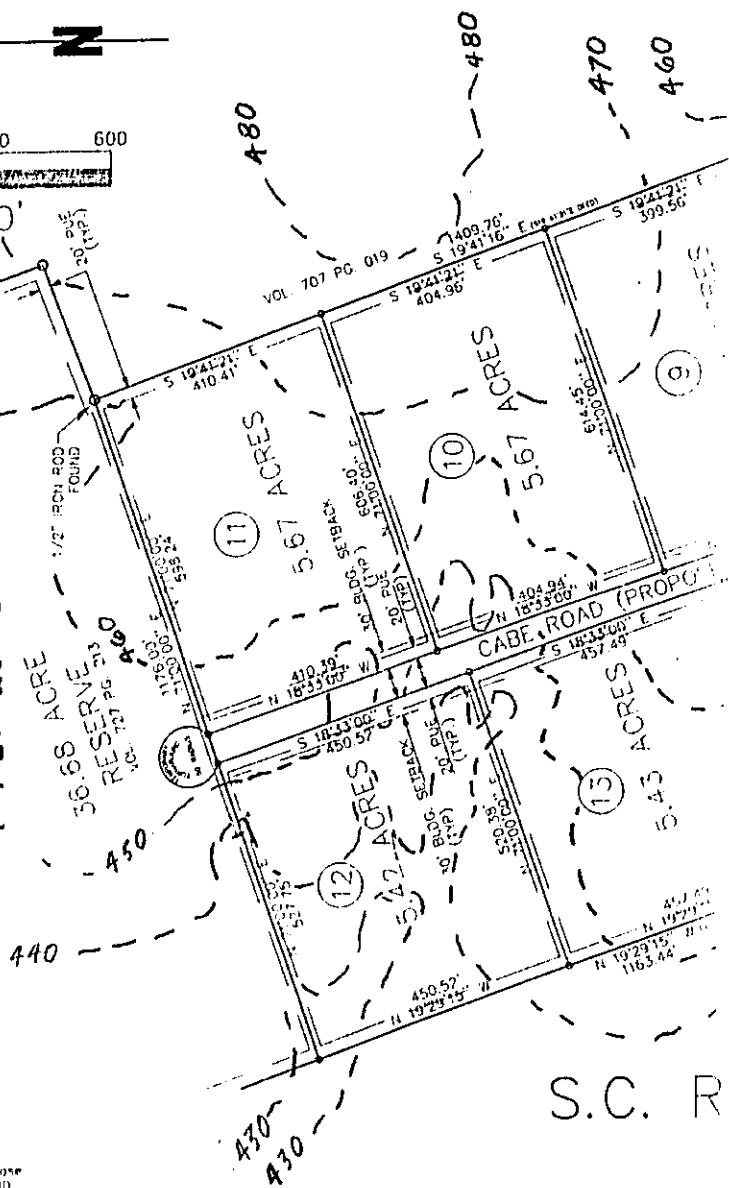
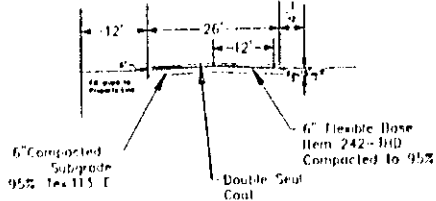


Scale 1" = 200'

VICINITY MAP
SCALE 1" = 4 MILES



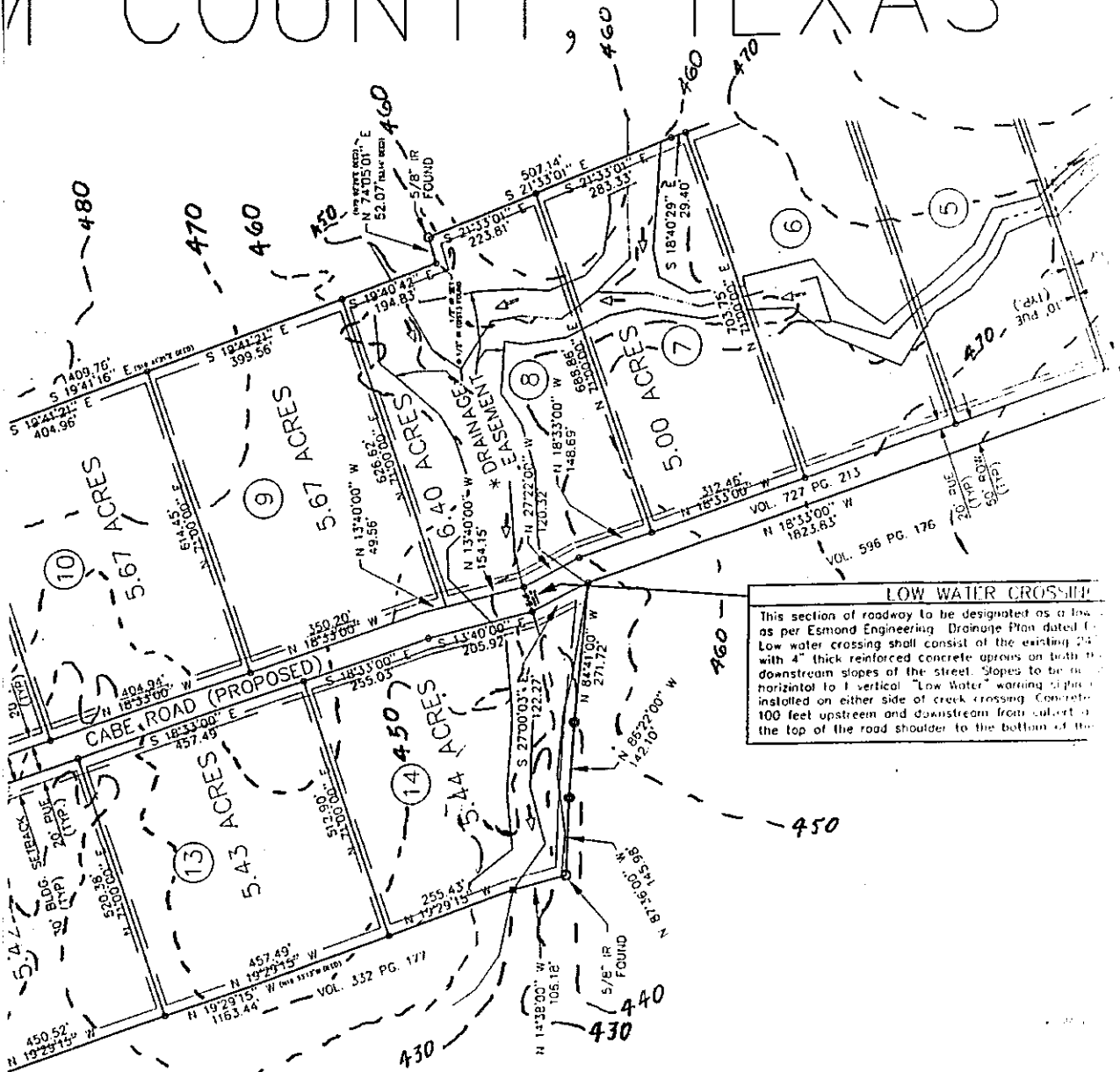
TYPICAL SECTION
NEW ROADWAY



NOTE: Proposed Subdivision lies in the Brushy Creek Floodplain.

DRAWN BY: K.E.A.	APPROVED BY:	REVISIONS
DATE: DECEMBER 14, 1997	PROJ. NO.	
DWG. NO.	DWG.	

OAK CREEK ESTATES MILAM COUNTY, TEXAS



LOW WATER CROSSING
This section of roadway to be designated as a low water crossing shall consist of the existing 24' with 4" thick reinforced concrete aprons on both the downstream slopes of the street. Slopes to be horizontal to 1 vertical. "Low Water" warning signs installed on either side of creek crossing. Concrete 100 feet upstream and downstream from culvert to the top of the road shoulder to the bottom of the

S.C. ROBERTSON SURVEY
A-52

P.L.S. SURVEYING
ROCKDALE, TEXAS

PROJECT	OAK CREEK ESTATES SUBDIVISION	SHT. NAME	79.48 OUT OF 13
---------	----------------------------------	-----------	--------------------

-U/I----- 2. OVERHEAD UTILITY
o 3. 1/2" IRON ROD SET
----- 4. CASEMENT/BUILDING SETBACK LINE

ly to be designated as a low water crossing
ering (bridging Plan dated December 93, 1997
all consist of the existing 24" x 36" arch CMP
d concrete opens on both the upstream and
the street. Slopes to be no steeper than 3
"Low Water" warning sign (2) shall be
1 of arch crossing. Concrete opens shall extend
downstream from culvert as well as from
boundary to the bottom of the slope in the bar ditch.

SINGLE FAMILY RESIDENCE
ONLY

79.489 SUBDIVISION
OUT OF 139.27 ACRES TRACT

1
OF
2

EXHIBIT 'A'

THE STATE OF TEXAS

COUNTY OF MILAM

WHEREAS, Richard Thrasher has heretofore purchased the following described tract of land, lying and being situated in Milam County, Texas:

A tract of parcel of land containing 139.27 acres of land and being more particularly described as follows:

Attached hereto is "Exhibit A" to which reference is here made for all purposes.

WHEREAS, in connection with said property, Richard Thrasher desires that any and all property hereinafter conveyed shall be made subject to the following covenants, conditions, stipulations and restrictions.

For the purpose of creating and carrying out a uniform plan and improvement and sale of the property described above the following restrictions upon the use of said property are hereby established and adopted, subject to the provisions hereof, shall be made a part of each and every contract and deed executed by or on behalf of Richard Thrasher, his successors and assigns, by appropriate reference to this instrument, and same shall be considered a part of each contract and deed as though incorporated fully therein. And these restrictions as hereinafter set forth shall be and are hereby imposed upon each and every part of the above described property, and same shall constitute covenants running with the land and shall be binding upon and shall inure to the benefit of Richard Thrasher and his successors and assigns and all subsequent purchasers of said property or any part thereof, and each such purchaser, by virtue of accepting a contract or deed covering such property, or any part thereof, shall be subject to and bound by such restrictions, covenants and conditions, and by terms of this instrument as hereinafter set forth.

Richard Thrasher does hereby adopt and establish the following restrictions, to-wit:

1. No building or other structure shall be used, erected or maintained on the premises for the sale of beer, wine or other alcoholic beverages.
2. No structure of any type shall be constructed, placed or altered on any tract until plans, specifications and location of the structure have been approved by the Property Improvement Committee (as herein constituted). The standards for approval for such structures will be compliance with these restrictions, and good quality of materials and workmanship. Structure as used herein shall be held to included residences and outbuildings.
3. The design, materials and workmanship in all buildings shall be in conformity with standards in common use with builders of good quality houses. No structure shall remain unfinished on the outside 180 days after construction begins. The ground floor area of all residences, exclusive of open porches and garages, shall be not less than 1200 square feet.
4. No noxious or offensive activity shall be carried on upon any tract or shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
5. No commercial livestock, poultry, or domestic animal operation will be allowed to operate on any tract.

6. Toilet facilities of all residences shall be installed inside the residence and shall be connected, before use, with a septic tank, provided by the owner of said tract. Such sewage disposal system shall be in accordance with the requirement of the State Department of Health and shall be subject to the inspection and approval of the Health Office of Milam County, Texas. The drainage of septic tanks into a road, street, or any public ditch is prohibited.
7. The owners or occupants of all tracts in the above described property shall not permit the accumulation of garbage, junk cars or trucks, or other vehicles, or parts of vehicles, trash or rubbish of any kind thereon. In the event of default on the part of the owner or occupant of any tract in observing the above requirements, or any of them, Seller may after having given due notice in writing to the owners of said tracts, without liability to the owner or occupant, in trespass or otherwise, enter upon said tract and remove or cause to be removed such garbage, trash, rubbish, etc., so as to place said tract in a neat attractive, healthful and sanitary condition, and may bill either the owner or occupant of such tract for the cost of such work. The owner or occupant, as the case may be, agrees by the purchase or occupation of any tract to pay such statement immediately upon receipt thereof.
8. No sign, advertisement, billboard. Pr advertising structure of any kind may be erected or maintained on any tract without the consent in writing of the Property Improvement Committee. The undersigned or members of the committee shall have the right to remove any such sign, advertisement, or billboard or structure which is placed on any tract without such consent and in so doing, shall not be liable, and is expressly relieved from any liability for trespass or other tort in connection therewith, or arising from such removal.
9. No boats, trailers, trucks, tractors, wagons or boat rigging shall ever be parked or placed (except temporarily) on the street.
10. Only one manufactured house will be allowed to be situated on any tract.
11. The Property Improvement Committee shall be composed initially of Richard Thrasher. After fifty-five (55%) per cent of the tracts have been conveyed by deed, the then owners may appoint a committee composed of three members owning tracts to replace the membership of the initial committee, or the membership of the initial committee may, in its discretion, before fifty-five (55%) per cent of the tracts have been conveyed by deed, appoint three members to replace them on the committee. Each owner shall be entitled to one vote for each tract to which he then holds record title.
12. After fifty-five (55%) per cent of the tracts in the complex have been conveyed by deed, then, either on their own motion, or in the event ten or more tract owners so request, the undersigned may arrange for the initial election of the members of a committee to replace those named herein. At any time after one year from the next preceding election, the committee for any election for the removal or replacement of committee members - either in

its own discretion, or when so requested in writing by ten or more tract owners. The initial election or any subsequent election shall be governed by the following rules:

Written notice of such election, given by actual notice or by addressing such notice by mail to the last known address of each addressee at least two weeks prior to such election, shall be given to each of the then tract owners. Certification as to the mailing of such notices shall be deemed to be sufficient under these rules. Votes shall be evidenced by written ballot and the ballot shall be retained for at least one year after such election. Election shall be by the majority vote of those owners then voting in such election. Vacancies occurring between elections may be filled by the remaining members of the Committee.

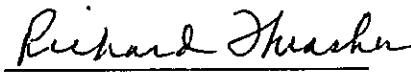
13. The Property Improvement Committee shall have the following powers and functions:

- A. Enforce these covenants and restrictions by appropriate proceedings (but this power shall not be exclusive and may also be exercised by any tract owner).
- B. Approve or reject plans and specifications for improvements to be erected. All plans and specifications for improvements must be submitted to the committee for approval prior to the commencement of construction of any such improvement. If the committee fails to act within thirty days (30) after submission to it of plans and specifications, construction in accordance with these restrictions may begin.

14. Enforcement of these covenants and restrictions may be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant or restriction either to restrain such violation or proposed violation or to recover damages. Such enforcement may be by the owner of any tract.

15. The restrictions and covenants herein set forth shall continue and be binding on Richard Thrasher, his successors and assigns for a period of thirty (30) years from date this instrument is filed for record in the office of the County Clerk of Milam County, Texas, and shall automatically be executed thereafter for successive periods of ten (10) years unless the then owners of a majority of the tracts vote otherwise, such action to be evidenced by written instrument signed and acknowledged by the then owners of a majority of the tracts and recorded in the County Clerk's Office in Milam County, Texas.

Executed this 26 day of JAN , 1998.



RICHARD THRASHER

THE STATE OF TEXAS

COUNTY OF MILAM

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Richard Thrasher, known to me to be the person whose name is subscribed to the foregoing

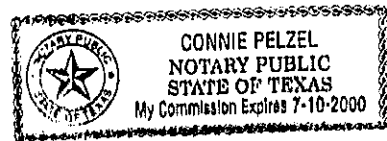
instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 1996.

Connie Pelzel

Notary Public in and for Milam County,

Texas



CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED
AT _____ O'CLOCK _____ M
ON THE _____ DAY OF _____
A.D., 19 _____

STATE OF TEXAS
COUNTY OF MILAM

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Records of Milam County, Texas.

La Verne Soerje

COUNTY CLERK, MILAM COUNTY, TEXAS



VOL. _____

PAGE _____

RECORDED _____

BY _____ DEPUTY

BY _____ DEPUTY

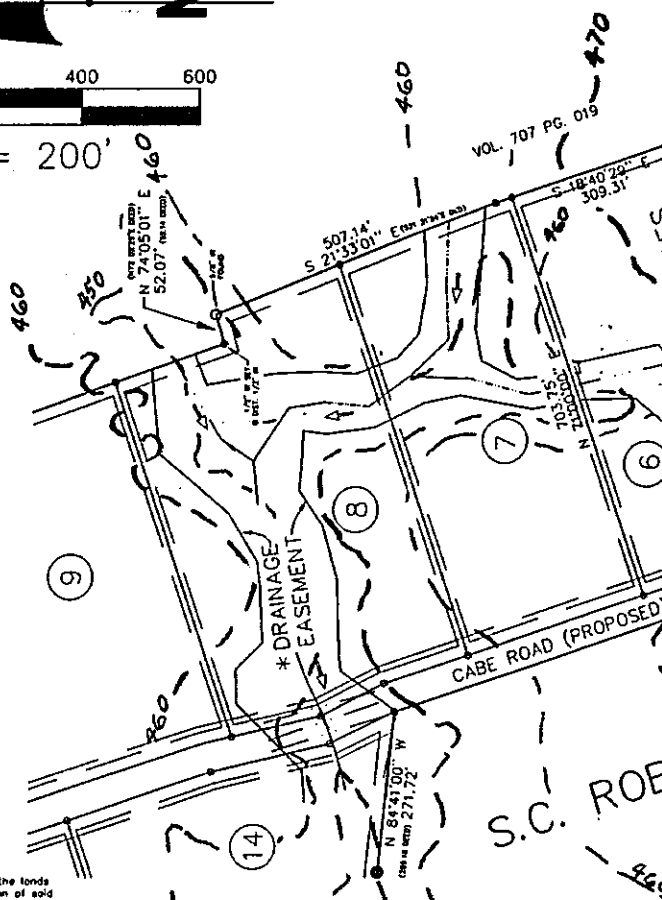
OAK CREEK ES MILAM COUNTY,



200 0 200 400 600

Scale 1" = 200'

LEGEND	
-U/L-	OVERHEAD UTILITY
•	1/2" IRON ROD SET
- - -	EASEMENT/BUILDING SETBACK LINE



I, Richard Thrasher, being the owner and developer of the lands shown and described herein, do hereby make subdivision of said property according to the roads, lines, lots and easements as shown and designate said subdivision as "OAK CREEK ESTATES" situated in the S. C. Robertson Survey, Abstract No. 52, Milam County, Texas.

Dated this the 26 day of JAN, 1998.

Richard Thrasher
Owner

In approving this plat by the commissioners court of Milam County, Texas, it is understood that the building of all roads, streets, and public thoroughfares shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the commissioners court of Milam County, Texas and said court assumes no responsibility to any roads, streets or public thoroughfares or any bridges or culverts in connection therewith.

Approved by the commissioners court of Milam County, Texas, this the 26 day of January, 1998.

W. W. Hawk
Commissioner, Precinct 1

Trey Mader
Commissioner, Precinct 2

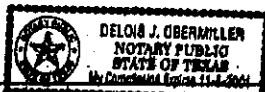
Roger Haslam
County Judge

C. Dale Jacobs
Commissioner, Precinct 3

Buck Boushelly
Commissioner, Precinct 4

STATE OF TEXAS
COUNTY OF MILAM

This instrument was acknowledged before me on the 26 day of Jan, 1998 by Richard Thrasher, on behalf of said subdivision.



Delois J. Obermiller
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF MILAM
I, Richard Thrasher, owner of "OAK CREEK ESTATES" portion of the S. C. Robertson Survey, Abstract No. 52, Milam County, Texas, do hereby dedicate to the public all street and utility easers

To certify which, witness my hand this 26 day of JA

Richard Thrasher
Richard Thrasher

STATE OF TEXAS
COUNTY OF MILAM
KNOWN BY ALL THESE PRE

Before me, the undersigned authority, on this day, appeared known to me to be the person whose name is subscribed to, and acknowledged to me that he executed the same for the therein expressed.

Given under my hand and seal of office this the 6th day, 1998, A. D.



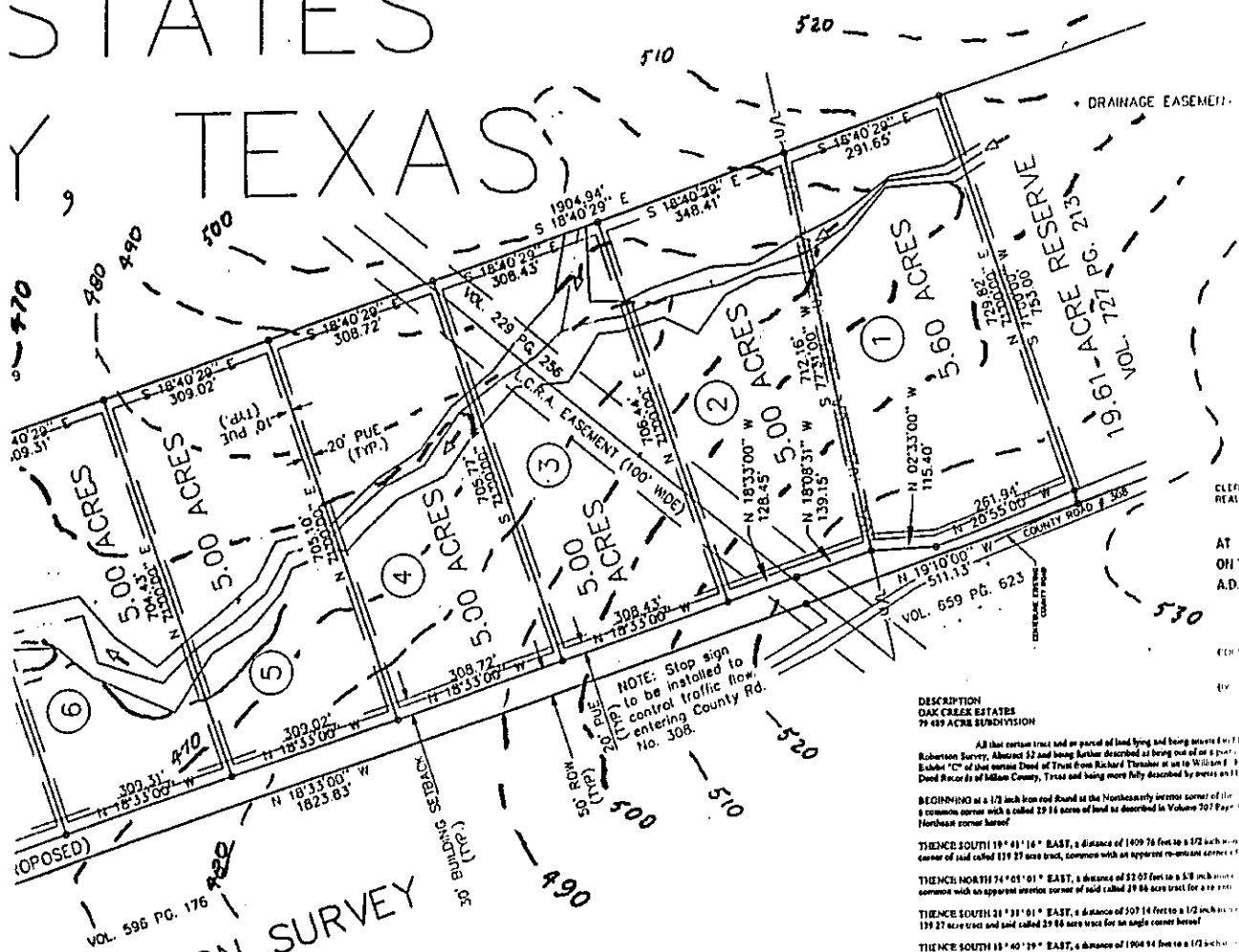
Linda Powell
Notary Public, State of Texas

P.L.S. SURVEYIN

DRAWN BY: K.C.K. APPROVED BY:
DATE: _____ PROJ. NO.: _____
DWG. NO.: _____ DWG.:

REVISIONS

STATES Y, TEXAS



ROBERTSON SURVEY
A-52

K ESTATES "a subdivision of a
at No. 52, Meam County, Texas,
d utility easements shown hereon.
day of JAN, 1998, A. D.
Richard Thrasher
and Thrasher

Recommended for Final Approval

Em Foster
City Manager and/or City Engineer
Date 1-6-98

Approved
David A. Smith
Mayor, City of Rockdale, Texas
Date 1/6/98

STATE OF TEXAS
COUNTY OF MEAM
KNOWN ALL MEN BY THESE PRESENTS:

I, *LaVern J. Smith*, Clerk of the County Court within and for
the County and State of Texas do hereby certify that the foregoing instrument
of writing with its Certificate of Authentication was filed for record in my office
on the 12th day of January, 1998, at 1:00 o'clock P.M.,
and duly recorded on the 12th day of January, 1998, at 1:00
o'clock P.M. in the Plat Records of said county in Plat Book 46A.

Witness my hand and seal of the County Court at Rockdale, Texas, this 12th day of January, 1998.

LaVern J. Smith
Clerk of the County Court,
Meam County, Texas

DESCRIPTION
OAK CREEK ESTATES
79.489 ACRES SUBDIVISION

All that certain tract and or parcel of land lying and being situated in the
Robertson Survey, Abstract 52 and being further described as being one of a part of
the "C" of that certain Deed of Trust from Richard Thrasher et al to William F. Thrasher
Deed Record of Meam County, Texas and being more fully described by pages 161
and 162 of the Deed Record of Meam County, Texas.

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of the
common corner with a called 29.14 acres of land as described in Volume 707 Page 1
Northeast corner hereof

THENCE SOUTH 19° 41' 16" EAST, a distance of 1409.76 feet to a 1/2 inch iron
corner of said called 119.27 acre tract, common with an apparent re-entrant corner of

THENCE NORTH 74° 01' 01" EAST, a distance of 22.07 feet to a 5/8 inch iron
corner with an apparent re-entrant corner of said called 29.86 acre tract for a re-entrant

THENCE SOUTH 21° 31' 01" EAST, a distance of 507.14 feet to a 1/2 inch iron
corner of said called 119.27 acre tract and called 29.86 acre tract for an angle corner hereof

THENCE SOUTH 19° 40' 19" EAST, a distance of 1904.94 feet to a 1/2 inch iron
corner hereof

THENCE SOUTH 71° 00' 00" WEST, serving said called 119.27 acre tract, a distance of
Road No. 308 on a Lower West line of said called 119.27 acre tract being a corner of
Page 621 of the Deed Record of Meam County, Texas, for the Southwest corner of

THENCE NORTH 19° 10' 00" WEST, a distance of 311.13 feet to a 1/2 inch iron
corner of said called 119.27 acre tract and called 29.86 acre tract for an angle corner hereof

THENCE NORTH 18° 32' 00" WEST, a distance of 1823.83 feet to a 1/2 inch iron
corner of said called 119.27 acre tract for an interior corner hereof

THENCE with the common dividing line between said called 119.27 acre tract and a
distance of 271.72 feet to a 1/2 inch iron rod set at an angle point

THENCE NORTH 84° 22' 00" WEST, continuing along said last named line, a distance of

THENCE NORTH 87° 36' 00" WEST, with said line a distance of 145.55 feet to a
119.27 acre tract being an apparent common corner with said called 119.27 acre tract

THENCE NORTH 14° 18' 00" WEST, a distance of 106.16 feet to a 1/2 inch iron
corner of said called 119.27 acre tract and called 29.86 acre tract for an angle corner hereof

THENCE NORTH 19° 29' 15" WEST, with said Watercourse line, common with
said called 119.27 acre tract and called 29.86 acre tract for an angle corner hereof

THENCE NORTH 71° 00' 00" EAST, serving said called 119.27 acre tract, a distance of
79.489 acres of land, more or less

State of Texas
County of Meam

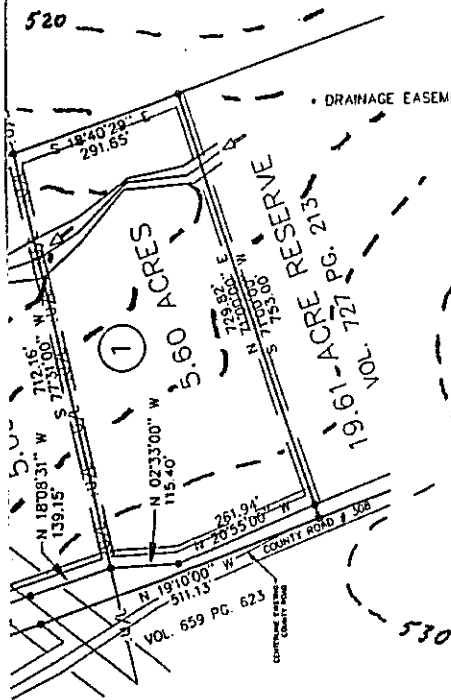
Bearings based on record information as per Volume 707
of Meam County, Texas. The included plat and description is
conducted under my supervision in July and August of 1998.
best of my knowledge

Karl E. Atkins
KARL E. ATKINS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4515
ROCKDALE, TEXAS

FOR: PIPELINE LAND SERVICES
235 "E" CAMERON, STE. 3
ROCKDALE, TEXAS

LYING ROCKDALE, TEXAS SINGLE FAMILY RESID

PROJECT	OAK CREEK ESTATES SUBDIVISION	SITE NAME	79.489 SUBDI OUT OF 139.27 AC
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• DRAINAGE EASEMENT - Drainage easement as shown shall be bound by the absolute high bank of the existing creekbed. No dwelling which may be inhabited by humans or livestock shall be erected within these bounds. No earthworks, structures, diversion of existing creekbed or any acts which inhibit the natural drainage of this easement shall be allowed. Any existing earthworks or drainage structures shall not be altered in any way which would hamper their effectiveness.

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED
AT 12 O'CLOCK P.M.
ON THE 26th DAY OF January
A.D., 1998

STATE OF TEXAS
COUNTY OF MILAM
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Records of Milam County, Texas.

La Verne Soelje
COUNTY CLERK, MILAM COUNTY, TEXAS
BY Joan Pratt, DEPUTY
RECORDED 1-28-98 @ 5:00 PM
PAGE 153

DESCRIPTION
OAK CREEK ESTATES
79 489 ACRE SUBDIVISION

All that certain tract and or parcel of land lying and being surveyed in Milam County, Texas, and embracing a portion of the S. C. Robertson Survey, Abstract 52 and being further described as being out of or a portion of that certain tract said to contain 199.27 acres of land in Exhibit "C" of that certain Deed of Trust from Richard Threlkeld et al to William E. Atkins, Trustee of record in Volume 727 Page 213 of the Deed Records of Milam County, Texas and being more fully described by name and bounds as follows, to wit:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of the above mentioned called 139.27 acre tract, same being an apparent common corner with a called 29.86 acre tract as described in Volume 707 Page 19 of the Deed Records of Milam County, Texas for the Northeast corner hereof

THENCE SOUTH 19°41'18" EAST, a distance of 1409.76 feet to a 1/2 inch iron rod set by a disturbed 1/2 inch iron rod found marking an interior corner of said called 119.27 acre tract, common with an apparent common corner of said called 29.86 acre tract for an interior corner hereof

THENCE NORTH 74°01'01" EAST, a distance of 52.07 feet to a 5/8 inch iron rod found at a re-entrant corner of said called 119.27 acre tract, common with an apparent interior corner of said called 29.86 acre tract for a re-entrant corner hereof

THENCE SOUTH 31°31'01" EAST, a distance of 507.14 feet to a 1/2 inch iron rod set at an angle point in the common line with said called 119.27 acre tract and said called 29.86 acre tract for an angle corner hereof

THENCE SOUTH 18°40'29" EAST, a distance of 1904.94 feet to a 1/2 inch iron rod set in said common dividing line for the Southeast corner hereof

THENCE SOUTH 71°00'00" WEST, following said called 139.27 acre tract, a distance of 713.00 feet to a 1/2 inch iron rod set in Milam County Road No. 308 as a Lower Trip line of said called 139.27 acre tract being a common line with a called 21.854 acre tract, described in Volume 659, Page 133 of the Deed Records of Milam County, Texas, for the Southwest corner hereof

THENCE NORTH 19°10'00" WEST, a distance of 111.11 feet to a 1/2 inch iron rod set at the apparent Southeast corner of a tract said to contain 19.61 acres of land as described in Volume 196 Page 178 of the Deed Records of Milam County, Texas, common with an angle corner of said called 139.27 acre tract for an angle corner hereof

THENCE NORTH 19°33'00" WEST, a distance of 1827.83 feet to a 1/2 inch iron rod set at a common corner with said 19.61 acre tract and an interior corner of said called 139.27 acre tract for an interior corner hereof

THENCE with the common dividing line between said called 139.27 acre tract and said called 19.61 acre tract NORTH 84°41'00" WEST, a distance of 371.72 feet to a 1/2 inch iron rod set at an angle point

THENCE NORTH 84°23'00" WEST, continuing along said last named line, a distance of 143.10 feet to a 1/2 inch iron rod set at an angle point

THENCE NORTH 81°36'00" WEST, with said line a distance of 145.08 feet to a 5/8 inch iron rod found at a Westerly all corner of said called 131.32 acre tract being an apparent common corner with said called 19.61 acre tract for a Westerly all corner hereof

THENCE NORTH 14°18'00" WEST, a distance of 106.15 feet to a 1/2 inch iron rod set in the Westmost line of said called 139.27 acre tract being an angle corner of same at an apparent common corner with said called 19.61 acre tract and a tract said to contain 18.6 acres of land as recorded in Volume 312, Page 177 of the Deed Records of Milam County, Texas for an angle corner hereof

THENCE NORTH 19°29'15" WEST, with said Westmost line, common with said called 19.61 acre line, a distance of 1163.44 feet to a 1/2 inch iron rod set in said line for the Northwest corner hereof

THENCE NORTH 71°00'00" EAST, following said called 139.27 acre tract, a distance of 1176.00 feet to PLACE OF BEGINNING and containing 79 489 acres of land, more or less

State of Texas
County of Milam

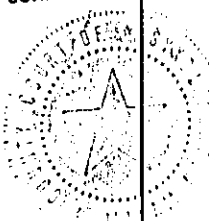
Beings based on record information as per Volume 727 Page 213 of the Deed Records of Milam County, Texas. The included plot and description represent on the ground survey conducted under my supervision in July and August of 1998 and is true and correct to the best of my knowledge.

Karl Atkins
KARL E. ATKINS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4618
ROCKDALE, TEXAS

FOR: PIPELINE LAND SERVICES
233 "E" CAMERON, STE. 3
ROCKDALE, TEXAS



JOAN PRATT



SINGLE FAMILY RESIDENCE ONLY

TES	SHT. NAME 79 489 SUBDIVISION OUT OF 139.27 ACRE TRACT	SHT. NO. 2 OF 2
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