

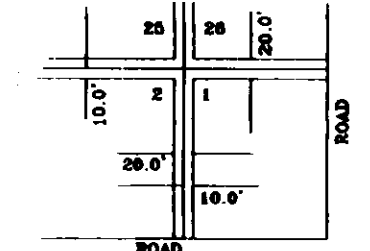
C-285

FINAL PLAT LOTS 1A THROUGH 48A HIDDEN CREEKS AN ADDITION IN PARKER COUNTY, TEXAS

ACCT. NO.: 13262
SCH. DIST.: 1005
CITY: 1005
MAP NO.: 1005

Being a replat of Lots 1 Through 39, 4R, 5R, 20R, 21R,
22R, 26R, 27R, 28R, 37R, AND 38R, Hidden Creeks
an addition in Parker County, Texas

THE STATE OF TEXAS)
COUNTY OF PARKER)
I, Tomme J. Hartgrove
being the dedicant and developer of the attached plat
of said subdivision, do hereby certify that it is not within
the Extra-Territorial Jurisdiction of any City or Town in,
Parker County, Texas.
Tomme J. Hartgrove



Doc 00562535 Blk OR 2345 Vol 1154 Pg 1
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jul 13, 2005 at 10:00
Parker County, Texas
Parker County Clerk
Parker County

STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, WESTERN GROUP, L.L.C. by and through the undersigned,
their duly authorized representative being the sole owner of 64.396 Acres
situated in and being a portion of the W. W. ROSE SURVEY, ABSTRACT
No. 2165, Parker County, Texas and being all of the Hidden Creeks Additions
recorded in Plat Cabinet C, Slide 155, and Plat Cabinet C, Slide 191, Plat
Records, Parker County, Texas, and being more particularly described by
metes and bounds as follows:

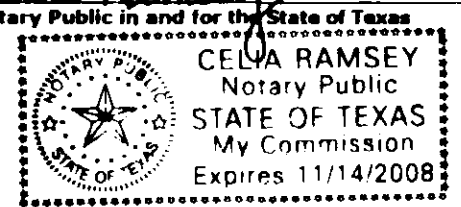
BEGINNING at an iron rod found at the most southerly southeast corner of
said Western Group Tract, said iron being called by deed to be northeast
corner of the R. C. Dillingham Survey, Abstract No. 414, Parker County,
Texas, and being the most southerly southeast corner of said Hidden Creeks
Additions;
THENCE S 89°55'28" W, 1824.86 feet to an iron rod set;
THENCE N 85°35'33" W, 190.50 feet to an iron rod set;
THENCE S 88°41'46" W, 268.67 feet to a metal post;
THENCE S 88°46'24" W, 454.54 feet to a post from which an iron rod
bears S 01°27'15" W, 0.54 feet;
THENCE N 00°01'05" W, 1005.93 feet to a post from which an iron rod
bears S 88°59'22" E, 1.76 feet;
THENCE N 89°45'00" E, 2823.12 feet to an iron rod found;
THENCE S 00°13'18" W, 462.16 feet to an iron rod set in the north
line of Dillingham Road at the beginning of a non-tangent curve to the left
(cul-de-sac) with a radius of 60.00 feet and whose chord bears S 42°21'44" W,
110.64 feet;
THENCE with the west line of said Dillingham Road the following courses and
distances;
With said curve to the left through a central angle of 225°32'51"
and a distance of 236.19 feet to an iron rod set;
THENCE S 81°55'34" E, 81.79 feet to an iron rod set at the beginning of a curve
to the right with a radius of 28.0 feet and whose chord bears
S 28°51'08" E, 21.98 feet;
With said curve to the right through a central angle of 52°08'52"
and a distance of 22.75 feet to an iron rod set;
S 00°13'18" W, 146.97 feet to an iron rod set;
THENCE S 89°59'19" W, 111.60 feet to an iron rod found;
THENCE S 08°39'41" E, 255.24 feet to the POINT OF BEGINNING and
containing 64.396 acres (2805108 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, WESTERN GROUP, L.L.C. by and through the undersigned, their duly
authorized representative do hereby adopt this plat designating the
hereinabove described real property as LOTS 1A THROUGH 48A, HIDDEN
CREEKS, AN ADDITION IN PARKER COUNTY, TEXAS, Being a replat of Lots 1
through 39, 4R, 5R, 20R, 21R, 22R, 26R, 27R, 28R, 37R, AND 38R, Hidden
Creeks, an addition to Parker County, Texas and does hereby dedicate to the
public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County,
Texas this 10 day of July, 2005.
Tomme Hartgrove
Tomme Hartgrove

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day
personally appeared Celia Ramsey, known to me
by the person whose name is subscribed to the above and
forgoing instrument, and acknowledged to me that he executed
the same for the purposes and consideration expressed and in
the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this 10th day of July, 2005.
Celia Ramsey

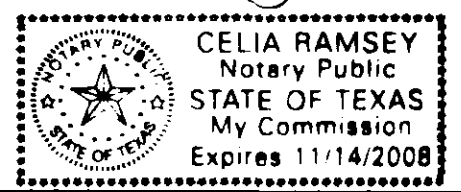


STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided
according to this plat, hereby consents to such subdivision
and joins in the dedication of the streets and easements.

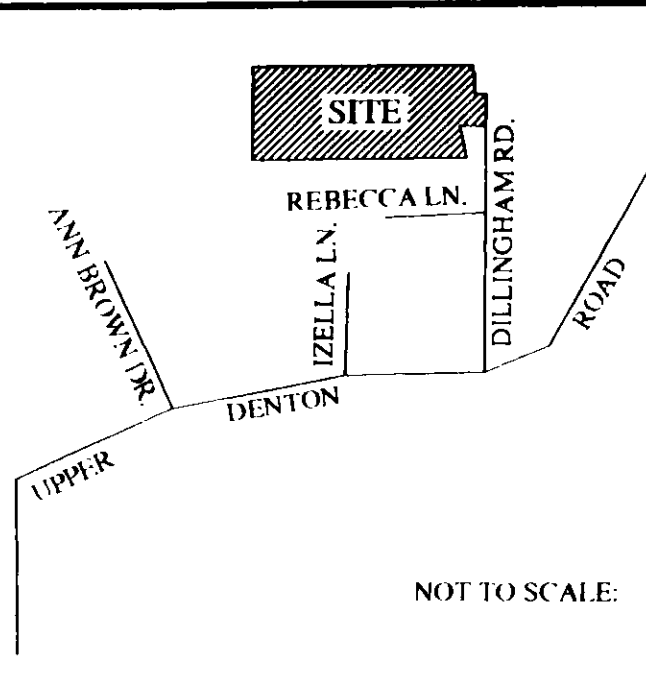
Joe Barrow
Exec. VP, American Bank NA
TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day
personally appeared Joe Barrow, known to me
by the person whose name is subscribed to the above and
forgoing instrument, and acknowledged to me that he executed
the same for the purposes and consideration expressed and in
the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this 10th day of July, 2005.
Celia Ramsey
Notary Public in and for the State of Texas



SCALE 1" = 200'
HARLAN LAND SURVEYING, INC.
215 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833



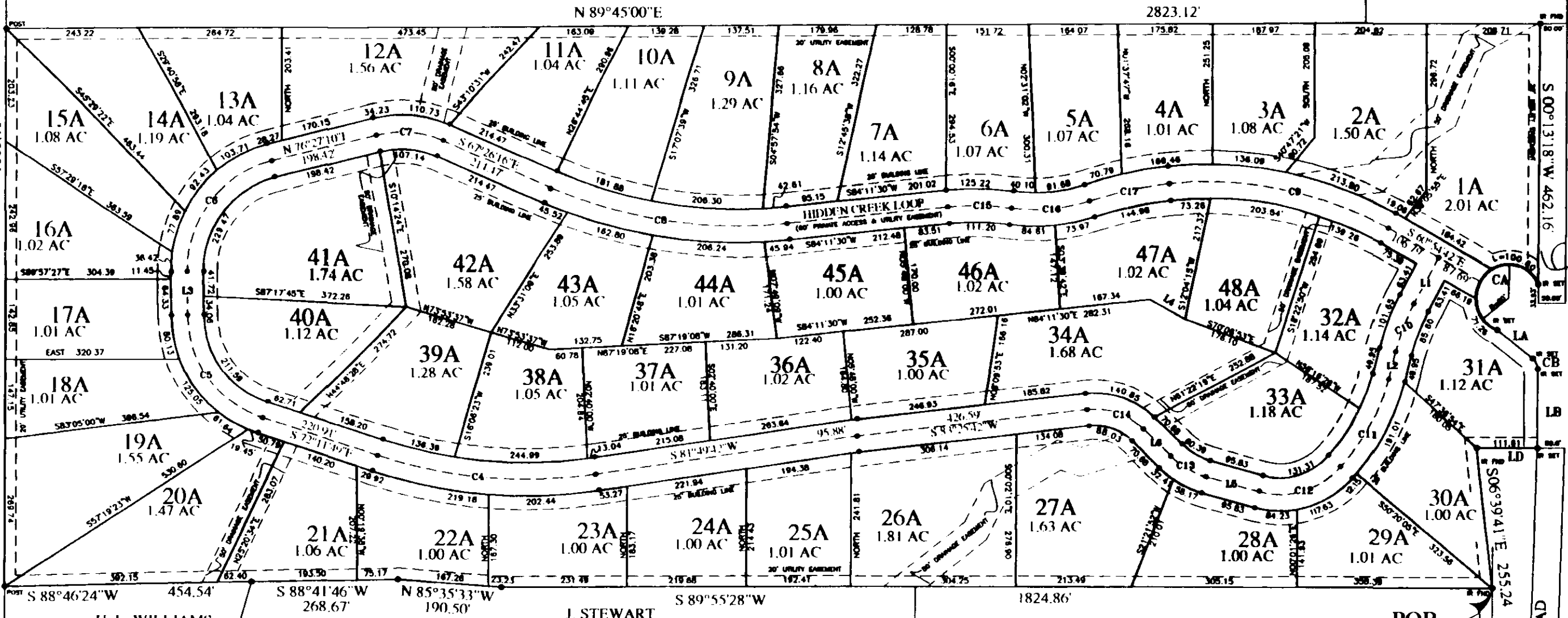
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
There shall be provided at the intersections of all public
streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the
County occasioned by the establishment of grades or the alterations
of the surface of any portion of the existing streets and alleys,
or natural contours, to conform to the grades established in
the subdivision.

W. W. ROSE SURVEY
ABSTRACT No. 2165

D. D. BRUNZ
VOLUME 193, PAGE 100

P. TRUELOVE
VOLUME 194, PAGE 997



R. C. DILLINGHAM SURVEY
ABSTRACT No. 414

DILLINGHAM
VOLUME 178, PAGE 694

J. AARON SURVEY
ABSTRACT No. 15

BOUNDARY CURVE TABLE

CA	L=236.19'	R=60.00'	CH=S42°21'44"W, 110.64'
CB	L=22.75'	R=25.00'	CH=S25°51'08"E, 21.98'

BOUNDARY LINE TABLE

1A	S 51°55'34"E	81.79'
1B	S 00°13'18"W	146.97'
1D	S 89°59'19"W	111.60'

LINE TABLE

L1	S 28°05'18"W	83.48'
L2	S 17°46'48"W	48.89'
L3	N 00°53'03"W	75.77'
L4	S 82°28'38"E	74.11'
L5	N 74°06'09"W	100.83'
L6	N 46°08'57"W	70.08'

CURVE TABLE

C1	L=188.21'	R=377.00'	CH=S82°02'28"W, 188.27'
C2	L=184.14'	R=180.00'	CH=S72°40'07"W, 158.07'
C3	L=141.05'	R=250.00'	CH=N88°34'38"W, 140.89'
C4	L=488.01'	R=800.00'	CH=N88°11'05"W, 484.55'
C5	L=248.93'	R=498.00'	CH=N87°47'04"E, 248.93'
C6	L=288.96'	R=578.00'	CH=N87°29'33"E, 288.97'
C7	L=128.04'	R=256.00'	CH=N86°29'33"E, 128.07'
C8	L=448.84'	R=898.00'	CH=S81°27'23"E, 441.10'
C9	L=415.25'	R=830.00'	CH=S77°17'18"E, 408.88'
C10	L=93.83'	R=188.00'	CH=S81°30'30"W, 93.36'
C11	L=188.21'	R=377.00'	CH=S80°02'28"W, 188.27'
C12	L=184.14'	R=180.00'	CH=S72°40'07"W, 158.07'
C13	L=141.05'	R=250.00'	CH=N88°34'38"W, 140.89'
C14	L=488.01'	R=800.00'	CH=N88°11'05"W, 484.55'
C15	L=248.93'	R=498.00'	CH=N87°47'04"E, 248.93'
C16	L=288.96'	R=578.00'	CH=N87°29'33"E, 288.97'
C17	L=128.04'	R=256.00'	CH=N86°29'33"E, 128.07'
C18	L=448.84'	R=898.00'	CH=S81°27'23"E, 441.10'
C19	L=415.25'	R=830.00'	CH=S77°17'18"E, 408.88'
C20	L=93.83'	R=188.00'	CH=S81°30'30"W, 93.36'
C21	L=188.21'	R=377.00'	CH=S80°02'28"W, 188.27'
C22	L=184.14'	R=180.00'	CH=S72°40'07"W, 158.07'
C23	L=141.05'	R=250.00'	CH=N88°34'38"W, 140.89'
C24	L=488.01'	R=800.00'	CH=N88°11'05"W, 484.55'
C25	L=248.93'	R=498.00'	CH=N87°47'04"E, 248.93'
C26	L=288.96'	R=578.00'	CH=N87°29'33"E, 288.97'
C27	L=128.04'	R=256.00'	CH=N86°29'33"E, 128.07'

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 48020 0125 B
EFFECTIVE DATE: SEPTEMBER 27, 1991
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County
Texas, this 13th day of July, 2005.
County Judge
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

T & P R COMPANY SURVEY
SECTION No. 99, SURVEY No. 1446