

NOTE:

- 1/2" IRON PINS SET AT ALL PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION.
- BUILDING LINES SET BY DEED RESTRICTIONS
- 20' x 20' P.O.S.E. AT STREET INTERSECTION
- 1.0 ACRE MINIMUM LOT TYPICAL LOT SIZE: 165' X 270'
- PRIVATE WATER WELLS AND SEPTIC TANKS.
- Δ = CONTROL MONUMENT
- REFERENCE BEARING PER DEED RECORDED IN VOL 7122, PAGE 1707
- NO BUILDING OR OBSTRUCTION SHALL BE BUILT OR ERECTED IN ANY DRAINAGE OR UTILITY EASEMENT INCLUDING TREES AND SHRUBS ETC.
- ALL STREETS HAVE 60' RIGHT OF WAY
- NUMBER OF LOTS = 53
- PROJECT NOT LOCATED IN CITY E.T.J.
- 20' U.E. ALONG BOUNDARY, 10' U.E. ALONG FRONT OF LOTS, & 5' U.E. ON SIDE OF LOT LINE & 10' BACK OF LOT LINES.
- D.E. INDICATES DEDICATED DRAINAGE EASEMENT.

NOTE: ZONE A-SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. MINIMUM FINISHED FLOOR AS SHOWN ON LOTS 1 AND 38-44, BLOCK 3, LOTS 1-7, BLOCK 4 OTHER AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN. AREAS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 480520 0200 B EFFECTIVE DATE: SEPTEMBER 27, 1991

NOTE: FLOODPLAIN/DRAINAGE WAY MAINTENANCE

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE HOME OWNERS. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.

Doc Bk Vol Pg
00497783 OR 2160 1964

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Oct 22, 2003 at 09:16A

Document Number: 00497783

Amount \$6.00

By Monica Castro

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

Oct 22, 2003

JEROME HENDERSON, COUNTY CLERK
PARKER COUNTY

OWNER
AZLE HIDDEN FOREST LTD
CACHAREL CO. INC. GENERAL
112 24TH STREET
FORT WORTH TEXAS 76106
817-625-9974

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners of Parker County, Texas
this the 22 day of October 2003

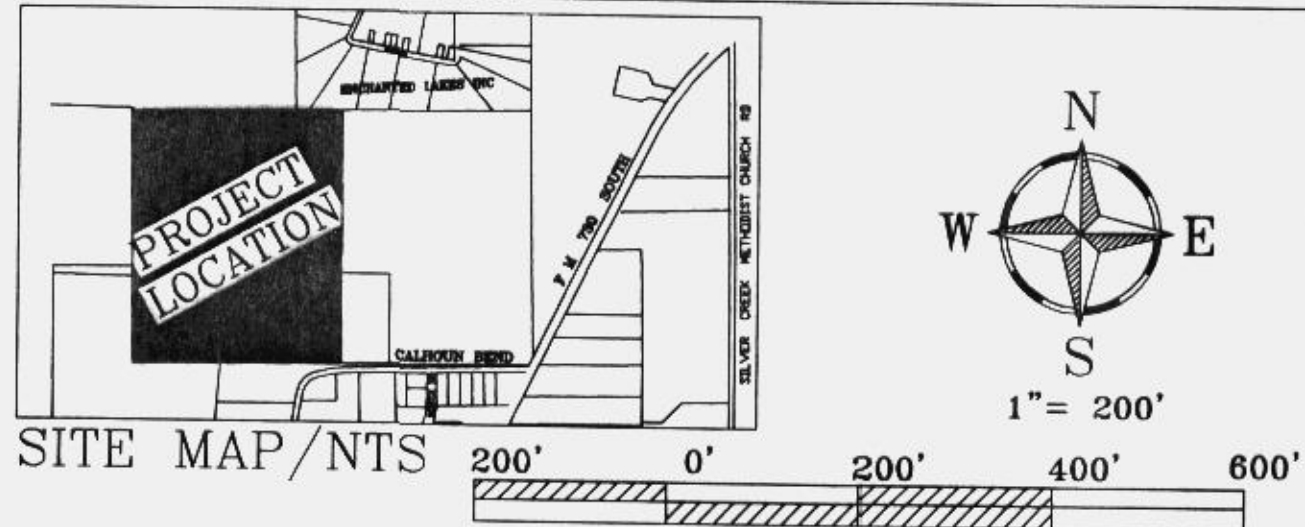
absent
COMMISSIONER PRECINCT #1
Stephen J. Am
COMMISSIONER PRECINCT #3

Jim Webster
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #4

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID HARLAN, JR.
R.P.L.S. No. 2074

DATE: 10/22/03



CHRISTINA A BOE
NOTAR PUBLIC
STATE OF TEXAS
My Comm. Exp. 12/31/04

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.

Christina A. Boe
Banking Officer
TITLE

STATE OF TEXAS
COUNTY OF PARKER)
BEFORE ME, the undersigned authority on this day personally appeared RON CRABTREE known to me by the person whose name is subscribed to the above and foregoing 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 22 day of September, 2003.
Christina A. Boe
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER)
WHEREAS, AZLE HIDDEN FOREST, LTD., A TEXAS LIMITED PARTNERSHIP, CACHAREL COMPANIES, ITS GENERAL PARTNER, acting by and through its authorized agent, being the sole owners of 88.449 acres situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION No. 41, ABSTRACT No. 1427, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod found at the southwest corner of the Replat of Enchanted Lakes Addition, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 008, Plat Records, Parker County, Texas; THENCE N 89°39'09" E, 327.28 feet to an iron rod found; THENCE South, 1315.09 feet to an iron rod set and POINT OF BEGINNING;
THENCE South, for a distance of 1367.79 feet to an iron rod found in the north line of Calhoun Bend Road;
THENCE South 89 degrees 38 minutes 59 seconds West for a distance of 358.19 feet to an iron rod found;
THENCE North 89 degrees 03 minutes 30 seconds West for a distance of 1867.00 feet to a post;
THENCE North 00 degrees 00 minutes 15 seconds West for a distance of 1361.68 feet to an iron rod set;
THENCE North 89 degrees 44 minutes 15 seconds East for a distance of 387.85 feet to an iron rod set;
THENCE North 00 degrees 00 minutes 15 seconds West for a distance of 187.02 feet to an iron rod set;
THENCE South 85 degrees 14 minutes 12 seconds East for a distance of 525.80 feet to an iron rod set;
THENCE along a curve to the right having a radius of 770.00 feet and an arc length of 14.78 feet, being subtended by a chord of South 08 degrees 40 minutes 42 seconds West for a distance of 14.78 feet to an iron rod set;
THENCE South 09 degrees 12 minutes 45 seconds West for a distance of 143.25 feet to an iron rod set;
THENCE South 89 degrees 51 minutes 53 seconds East for a distance of 60.78 feet to an iron rod set;
THENCE North 09 degrees 12 minutes 45 seconds East for a distance of 133.67 feet to an iron rod set;
THENCE along a curve to the left having a radius of 830.00 feet and an arc length of 91.84 feet, being subtended by a chord of North 08 degrees 02 minutes 50 seconds East for a distance of 91.80 feet to an iron rod set;
THENCE North 89 degrees 56 minutes 08 seconds East for a distance of 392.89 feet to an iron rod set;
THENCE South 89 degrees 56 minutes 08 seconds East for a distance of 392.89 feet to an iron rod set;
THENCE South 00 degrees 24 minutes 26 seconds West for a distance of 224.47 feet to an iron rod set;
THENCE North 89 degrees 12 minutes 45 seconds East for a distance of 80.00 feet to an iron rod set;
THENCE North 00 degrees 24 minutes 26 seconds East for a distance of 319.24 feet to an iron rod set;
THENCE South 87 degrees 34 minutes 21 seconds East for a distance of 288.29 feet to an iron rod set;
THENCE along a curve to the left having a radius of 180.00 feet and an arc length of 103.03 feet, being subtended by a chord of South 24 degrees 23 minutes 28 seconds West for a distance of 101.63 feet to an iron rod set;
THENCE South 07 degrees 59 minutes 35 seconds West for a distance of 137.66 feet to an iron rod set;
THENCE South 83 degrees 12 minutes 45 seconds East for a distance of 60.00 feet to an iron rod set;
THENCE North 80 degrees 30 minutes 15 seconds East for a distance of 354.92 feet to the POINT OF BEGINNING and containing 68.448 acres (2981649 square feet of land).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, AZLE HIDDEN FOREST, LTD., A TEXAS LIMITED PARTNERSHIP, CACHAREL COMPANIES, ITS GENERAL PARTNER, acting by and through its authorized agent do hereby adopt this plat designating the hereinabove described real property as HIDDEN FOREST, PHASE I, 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 22 day of September, Parker County, Texas this 22 day of September, 2003.

RON CRABTREE
/AZLE HIDDEN FOREST, LTD.

STATE OF TEXAS
COUNTY OF PARKER)
BEFORE ME, the undersigned authority on this day personally appeared Ron Crabtree known to me by the person whose name is subscribed to the above and foregoing 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 22 day of September, 2003.
Elizabeth J. Will
Notary Public in and for the State of Texas



AMENDED FINAL PLAT
OF
HIDDEN FOREST
PHASE I
AN ADDITION TO
PARKER COUNTY, TEXAS

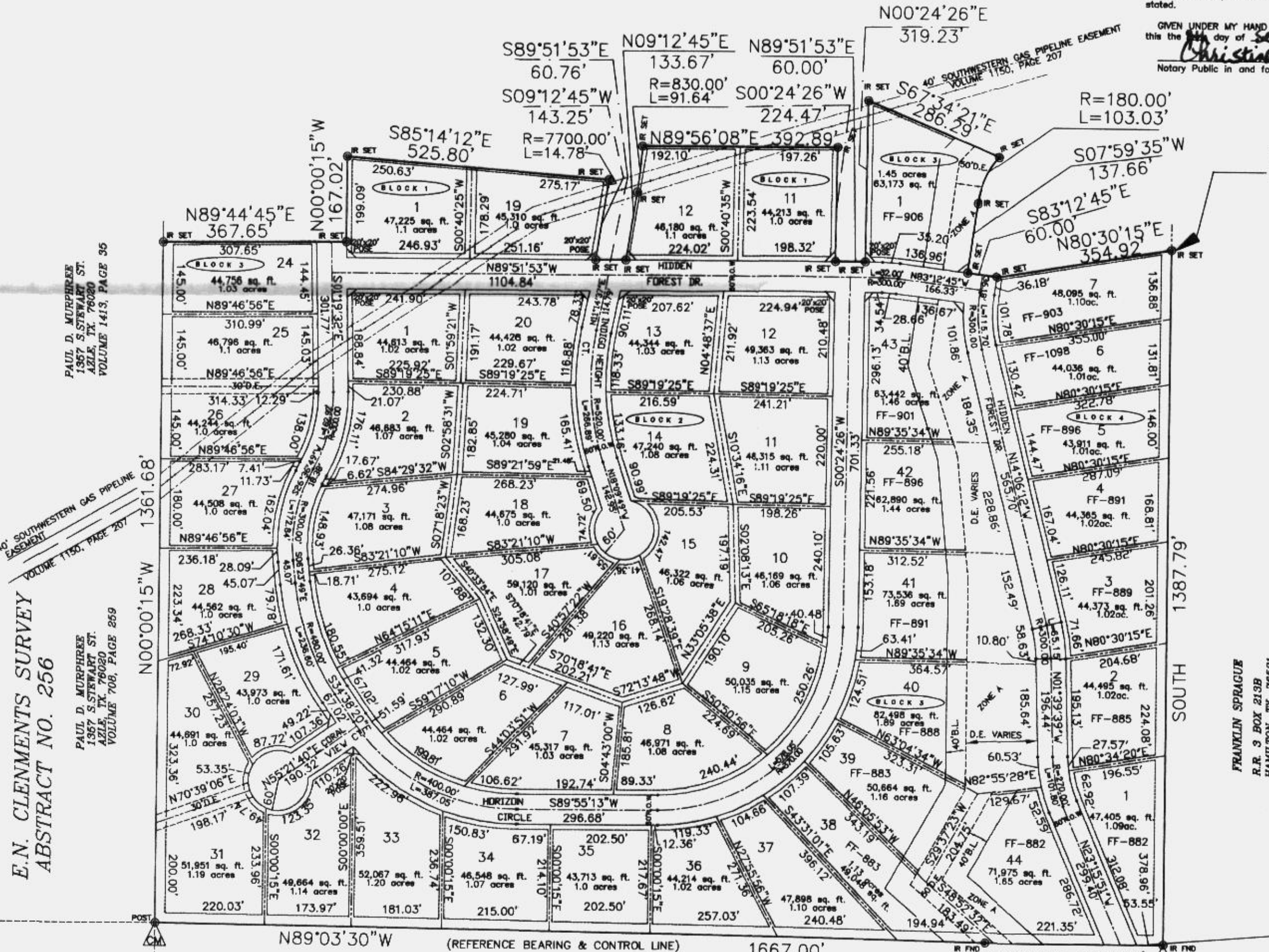
ACCT. NO.: 13262
SCH. DIST.: AZ
CITY: CO
MAP NO.: M-10

LOTS 1, 19, 11, 12, BLOCK 1
LOTS 1-20 BLOCK 2
LOTS 1, 24-44, BLOCK 3
LOTS 1-7, BLOCK 4

BEING 68.448 ACRES SITUATED IN T.&P. RR. CO. SURVEY, ABSTRACT A-1427P

REVISED AUGUST 2003

GORDON S. SWIFT
CONSULTING ENGINEER, INC.
900 MONROE ST. SUITE 404, FORT WORTH, TEXAS, 76102-6392
(817) 335-6464



E.N. CLEMENTS SURVEY
ABSTRACT NO. 266

PAUL D. MURPHY
1397 S. STEWART ST.
AZLE, TX. 76020
VOLUME 708, PAGE 289

MICHAEL C. STUX
HELEN MORRIS
896 CALHOUN BEND
AZLE, TX. 76020

F.B. TURNER SURVEY
ABSTRACT NO. 1336

WILLIAM D. SIMMONS
480 CALHOUN BEND
AZLE, TX. 76020
VOLUME 1632, PAGE 1719

CALHOUN BEND ROAD

THIS PLAT FILED IN CABINET C SLIDE 54 DATE 10/21/03

E-1238702480007060 712-20-01 7P-PLA