



VICINITY
MAP
N.T.S.

PCB-002
250414

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That, Country Properties Investment Corporation, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

RECEIVED AND FILED
FOR RECORD
2:15 O'Clock P M

FEB 22 1994

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By H. Engel Deputy

16,000 acres situated in the P. & C.C. GARLAND SURVEY, Abst. No. 541 and the J.P. COLE SURVEY, Abst. No. 2483, Parker County, Texas, being more particularly described by metes and bounds, as follows:

Beginning at a 1/2" iron found at the southwest corner of Tract 4, HIDDEN LAKE RANCH ESTATES, an Addition to Parker County, Texas, according to Plat recorded in Plat Cabinet A, Slide 785, Plat Records, Parker County, Texas, said point being in the east line of Hidden Lake Ranch Road (a 60 foot wide road easement, recorded in Volume 1578, Page 944, Real Records, Parker County, Texas):

THENCE along the south line of said Tract 4, as follows:

S 89°56'00" E, 418.33 feet to a 1/2" iron found;
S 29°50'42" E, 359.80 feet to a 1/2" iron found;
S 89°56'00" E, 480.59 feet to a 1/2" iron found;

THENCE S 07°17'02" W, 167.05 feet;

THENCE S 63°20'05" W, 344.18 feet to a 1" pipe found;

THENCE S 27°15'00" E, 354.24 feet;

THENCE S 79°22'00" W, 647.73 feet to a point in the east line of said Hidden Lake Ranch Road, said point being the beginning of a non-tangent curve to the left whose radius is 730.00 feet and whose long chord bears N 23°20'23" W, 55.08 feet;

THENCE along the east line of said Hidden Lake Ranch Road, as follows:

Along said curve, in a northerly direction, through a central angle of 04°19'26", a distance of 55.08 feet to the end of said curve;
N 29°30'06" W, 348.76 feet to the beginning of a curve to the right whose radius is 620.00 feet and whose long chord bears N 17°31'48" W, 171.97 feet;

Along said curve, in a northerly direction, through a central angle of 15°56'36", a distance of 172.52 feet to the end of said curve;
N 09°33'30" W, 511.99 feet to the beginning of a curve to the left whose radius is 60.00 feet and whose long chord bears N 29°41'29" E, 42.52 feet;

Along said curve, in a northeasterly direction, through a central angle of 41°30'03", a distance of 43.46 feet to the POINT OF BEGINNING and containing 16,000 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That, Country Properties Investment Corporation, acting by and through the undersigned, its duly authorized agent, (owner), does hereby adopt this Plat of the hereinabove described real property to be known as...

Tract 3
HIDDEN LAKE RANCH ESTATES
Parker County, Texas

and does hereby dedicate to the public's use forever, the streets and easements shown hereon.

EXECUTED this the 9th day of FEBRUARY 1994.

Country Properties Investment Corporation
James A. Sammons, President

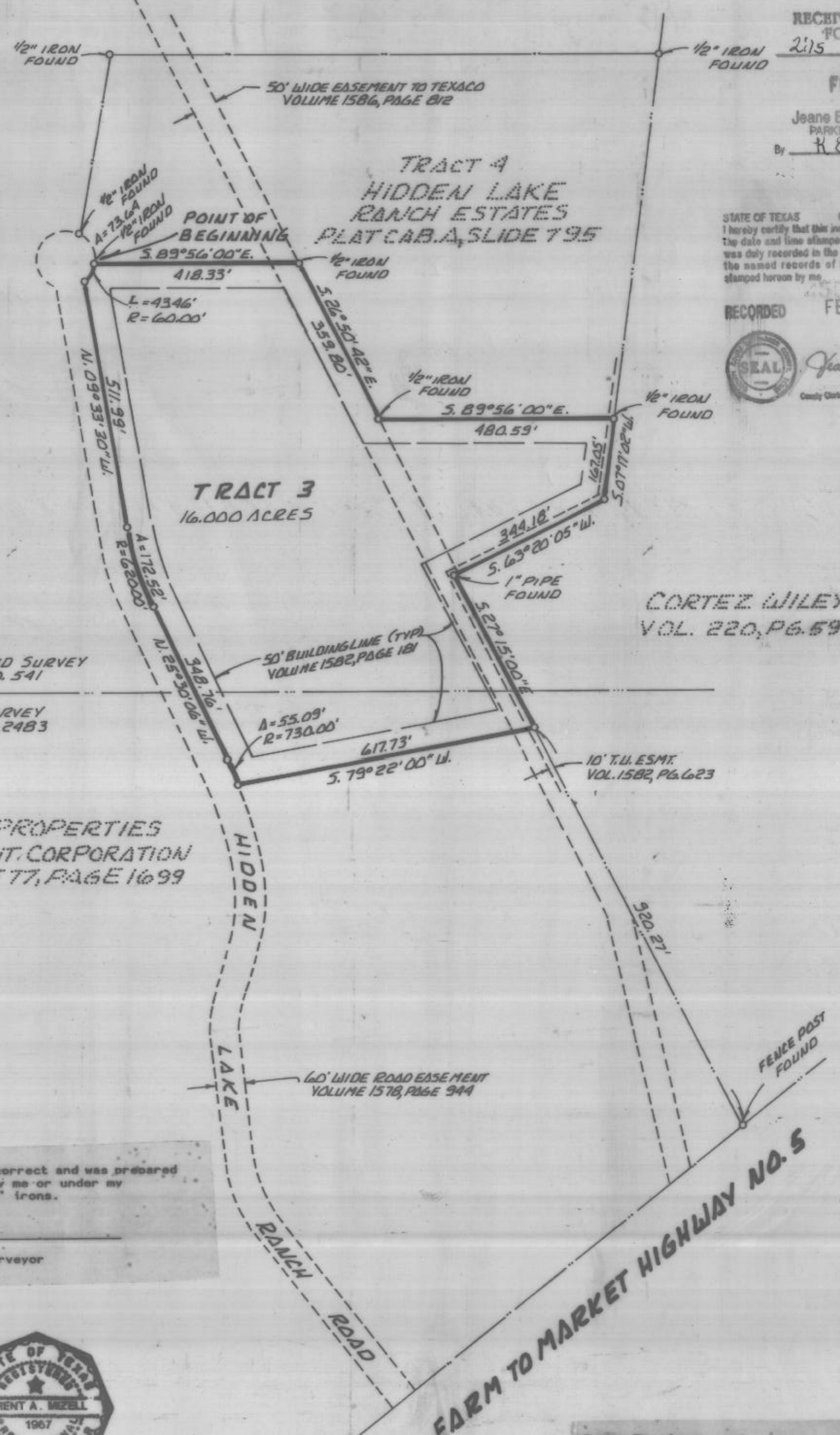
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared James A. Sammons, President of Country Properties Investment Corporation, a corporation, known to me to be the person whose name is subscribed to the above and foregoing instrument and he has acknowledged to me that he executes the same for the purposes and considerations therein expressed and in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of February 1994.

BRENT A. MIZELL
MY COMMISSION EXPIRES
October 27, 1993

Brent A. Mizell
Notary Public, Parker County, Texas
My Commission Expires 10-27-96



STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 22 day of February, 1994.

Bar Long
County Judge

Wayne Wright
Commissioner Precinct No. 1

Mark White
Commissioner Precinct No. 2

Coy Carter
Commissioner Precinct No. 3

[Signature]
Commissioner Precinct No. 4

Notes:
No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed of placed upon, over, or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

P. & C.C. GARLAND SURVEY
ABSTRACT NO. 541

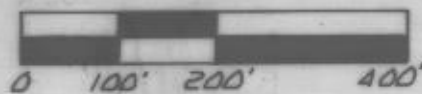
J.P. COLE SURVEY
ABSTRACT NO. 2483

COUNTRY PROPERTIES
INVESTMENT CORPORATION
VOLUME 1577, PAGE 1699

I, Brent A. Mizell, hereby certify that this plat is true and correct and was prepared from an actual, on the ground survey, of the property made by me or under my supervision. Except where noted all exterior corners are 1/2" irons.

Brent A. Mizell
Brent A. Mizell
Registered Professional Land Surveyor
Texas Registration No. 1967

SCALE: 1" = 200'



MIZELL LAND SURVEYING, INC.
513 North Highway 1187
Aledo, Texas 76008
(817) 441-6199 (817) 598-1284

Owner/Developer
Country Properties Investment Corporation
James A. Sammons, President
2630 West Freeway #218, Ft. Worth, Texas 76102
Volume 1577, Page 1699, December 19, 1992

Final Plat
Tract 3

HIDDEN LAKE RANCH ESTATES

Parker County, Texas

Being 16,000 Acres Situated in The
P. & C.C. GARLAND SURVEY - Abstract No. 541
Parker County, Texas