

ACCT NO: 6-155
 SCH. DIST:
 CITY:
 MAP NO:

FINAL PLAT HIDDEN CREEKS AN ADDITION IN PARKER COUNTY, TEXAS

64.396 Acres situated in and being a portion of the W. W. Rose Survey, Abstract No. 2165, Parker County, Texas

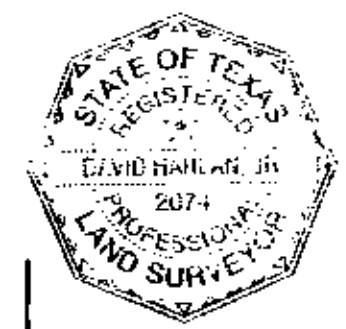


THE STATE OF TEXAS)
 COUNTY OF PARKER)
 I, Tomme Hartgrove
 being the dedicator and developers of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of the City of Weatherford, Parker County, Texas, OR ANY CITY IN PARKER COUNTY, TEXAS.

Tomme Hartgrove
 Roads privately MAINTAINED

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 April, 2004



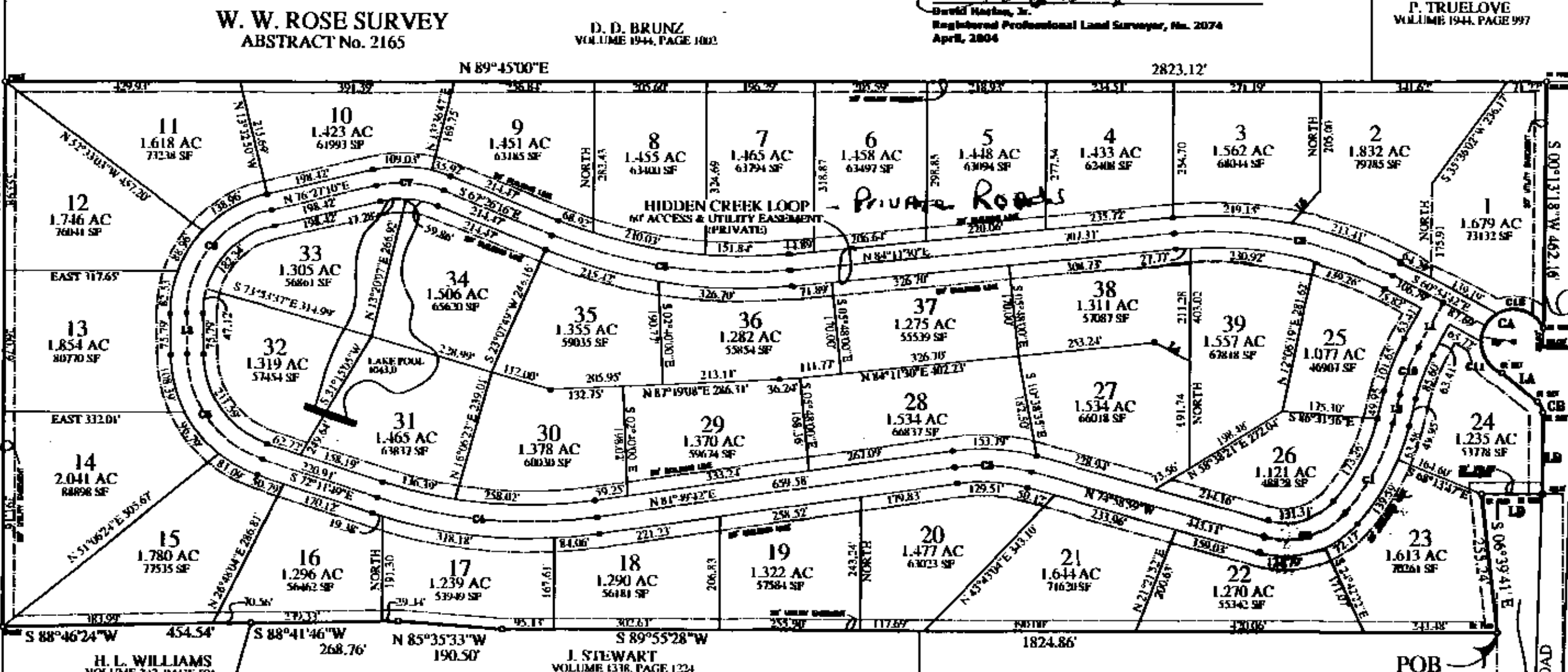
P. TRUELOVE
 VOLUME 1944, PAGE 997

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
 There shall be provided at the intersection 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.

J. PERKINS SURVEY
 ABSTRACT No. 1870

A. B. PRICE
 VOLUME 1423, PAGE 34



BOUNDARY LINE TABLE

LA	S 51°55'34"E	81.70'
LB	S 00°13'18"W	148.97'
LD	S 80°59'19"W	111.80'

BOUNDARY CURVE TABLE

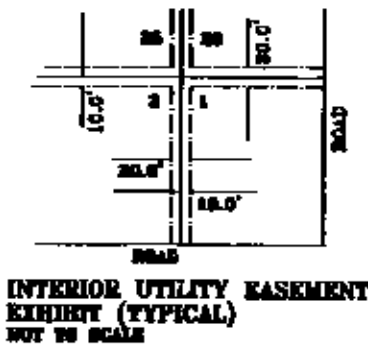
CA	L=236.19'	R=60.00'	CB=842°21'44"W, 110.64'
CB	L=22.76'	R=25.00'	CC=825°51'08"E, 21.90'

LINE TABLE

L1	S 89°45'00"E	2823.12'
L2	S 1°45'00"W	454.54'
L3	S 88°41'46"W	268.76'
L4	S 85°33'33"W	190.50'
L5	S 89°55'28"W	1824.86'

CURVE TABLE

C1	L=108.81'	R=37.89'	CB=309°02'28"W, 108.87'
C2	L=164.14'	R=60.00'	CB=307°48'07"W, 164.07'
C3	L=141.88'	R=25.00'	CB=309°24'29"W, 141.88'
C4	L=108.81'	R=37.89'	CB=309°11'09"W, 108.87'
C5	L=108.81'	R=37.89'	CB=309°11'09"W, 108.87'
C6	L=108.81'	R=37.89'	CB=309°11'09"W, 108.87'
C7	L=108.81'	R=37.89'	CB=309°11'09"W, 108.87'
C8	L=108.81'	R=37.89'	CB=309°11'09"W, 108.87'
C9	L=108.81'	R=37.89'	CB=309°11'09"W, 108.87'
C10	L=108.81'	R=37.89'	CB=309°11'09"W, 108.87'
C11	L=108.81'	R=37.89'	CB=309°11'09"W, 108.87'
C12	L=108.81'	R=37.89'	CB=309°11'09"W, 108.87'



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0123 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 23 day of June, 2004.

County Judge: [Signature]
 Commissioner Precinct #1: [Signature]
 Commissioner Precinct #2: [Signature]
 Commissioner Precinct #3: [Signature]
 Commissioner Precinct #4: [Signature]

DEVELOPER/OWNER:
 Western Group, L.L.C.
 Tomme Hartgrove
 P O Box 2093
 Weatherford, TX 76086
 817-599-5275

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 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;
 THENCE S 89°55'28" W, 1824.86 feet to an iron rod set;
 THENCE N 85°33'33" 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, 1005.83 feet to a post from which an iron rod bears S 58°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, 148.97 feet to an iron rod set in the north line of Dillingham Road at the beginning of a non-tangent curve to the left (cut-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 51°55'34"E, 81.79 feet to an iron rod set at the beginning of a curve to the right with a radius of 25.0 feet and whose chord bears S 25°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 04°39'41" E, 255.24 feet to the POINT OF BEGINNING and containing 64.396 acres (2,805,108 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 HIDDEN CREEKS, AN ADDITION IN 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 23 day of June, 2004.

Tomme Hartgrove
 Tomme Hartgrove

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared Tomme Hartgrove 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 the 23 day of June, 2004.

Notary Public in and for the State of Texas
[Signature]
 Notary Public

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared [Signature] 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 the 23 day of June, 2004.

Notary Public in and for the State of Texas
[Signature]
 Notary Public

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared [Signature] 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.

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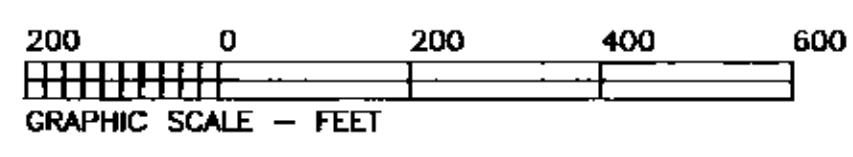
Notary Public in and for the State of Texas
[Signature]
 Notary Public

STATE OF TEXAS)
 COUNTY OF PARKER)
 BEFORE ME, the undersigned authority, on this day personally appeared [Signature] 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 the 23 day of June, 2004.

Notary Public in and for the State of Texas
[Signature]
 Notary Public

DONNA O'BRYAN
 Notary Public
 STATE OF TEXAS
 My Commission Expires 09/20/2006



HARLAN LAND SURVEYING, INC.
 215 EAST EUREKA
 WEATHERFORD, TX 76086
 METRO(817)599-9700-(817)599-0880
 FAX: METRO(817) 341-2833