

C-191

FINAL PLAT

LOTS 4R, 5R, 20R, 21R, 22R 26R, 27R, 28R, 37R AND 38R HIDDEN CREEKS

AN ADDITION IN PARKER COUNTY, TEXAS

BEING A REPLAT OF LOTS 4, 5, 20, 21, 22, 26, 27, 28, 37, AND 38 HIDDEN CREEKS, AS RECORDED IN PLAT CABINET C, SLIDE 555 PLAT RECORDS, PARKER COUNTY, TEXAS

Doc 00538347 OR Vol 2277 Pg 321

FILED AND RECORDED
OFFICE OF THE CLERK
FOR THE COUNTY OF PARKER
ON Nov 24, 2004 at 09:20
Deed Number: 00538347
Revol: 56.00
By Patricia Nelson

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 LOTS 4, 5, 20, 21, 22, 26, 27, 28, 37 AND 38, HIDDEN CREEKS, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 555, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the said records of Parker County as stamped herein by me.
Nov 24, 2004

JENNIFER HANCOCK, COUNTY CLERK
PARKER COUNTY

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.

STATE OF TEXAS)
COUNTY OF PARKER)
I, the undersigned authority, on this day personally appeared JENNIFER HANCOCK, 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 24th day of NOVEMBER, 2004.
Notary Public in and for the State of Texas

TAMI HINDMAN
Notary Public, State of Texas
My Commission Expires
06/18/2008

THE STATE OF TEXAS)
COUNTY OF PARKER)
I, TOMMIE HARTGROVE, being the dedicatory 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.
Tommy Hartgrove

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 4R, 5R, 20R, 21R, 22R, 26R, 27R, 28R, 37R AND 38R, HIDDEN CREEKS, AN ADDITION IN PARKER COUNTY, TEXAS A REPLAT OF LOTS 4, 5, 20, 21, 22, 26, 27, 28, 37 AND 38, 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 24th day of November, 2004.
Tommy Hartgrove
Tommy Hartgrove

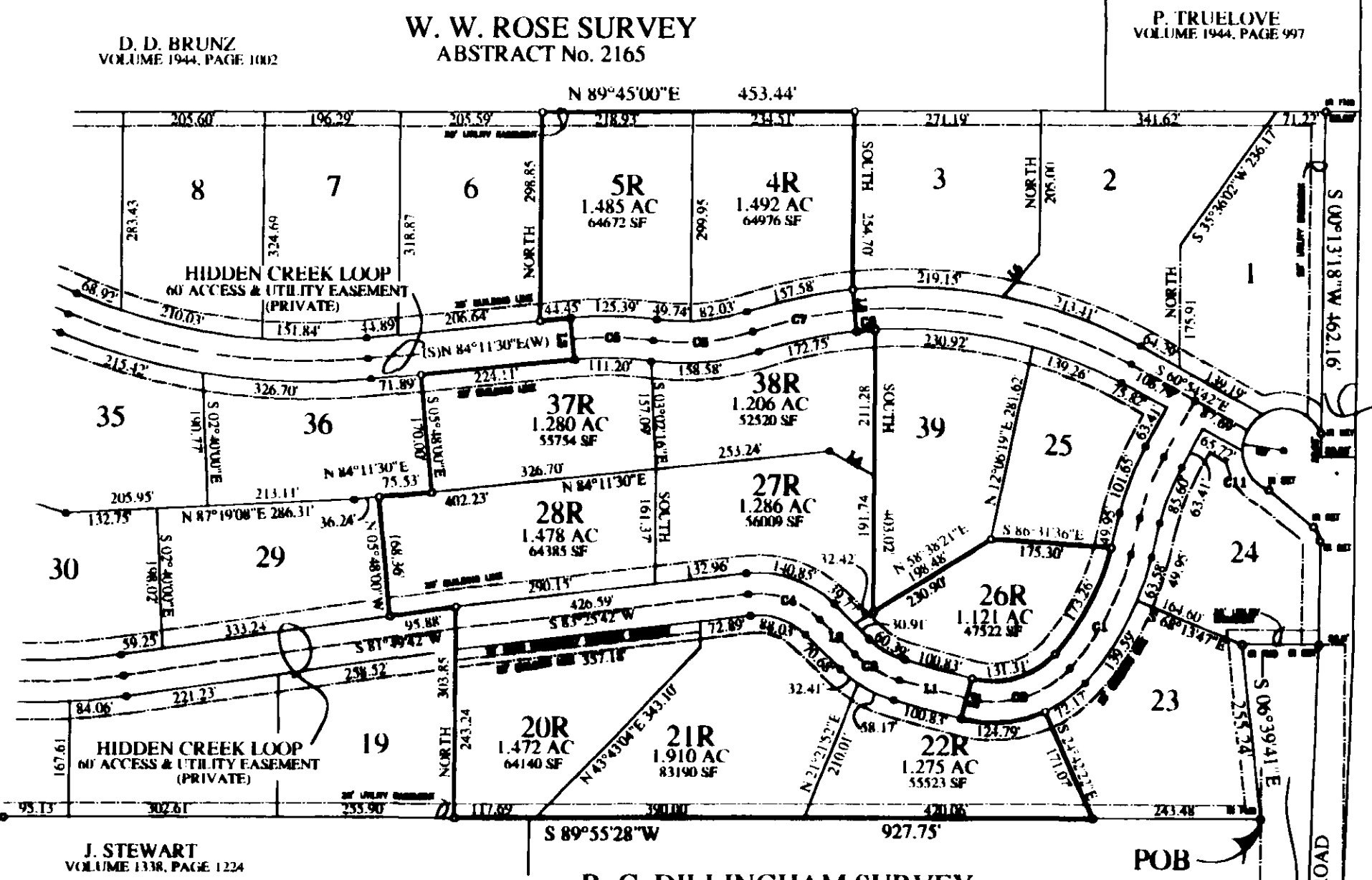
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared TAMIE HINDMAN, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 24th day of NOVEMBER, 2004.
Tami Hindman
Notary Public in and for the State of Texas

TAMI HINDMAN
Notary Public, State of Texas
My Commission Expires
05/19/2008

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County Texas, this 24th day of NOV, 2004.
County Judge
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

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.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0125 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



CURVE TABLE

C1	L=108.81'	B=87.00'	CB=89°04'29" W, 108.81'
C2	L=104.14'	B=100.00'	CB=87°44'07" W, 104.14'
C3	L=76.48'	B=100.00'	CB=89°04'29" W, 76.48'
C4	L=114.44'	B=100.00'	CB=87°18'04" W, 114.44'
C5	L=118.00'	B=100.00'	CB=89°01'00" W, 118.00'
C6	L=148.18'	B=100.00'	CB=87°07'00" W, 148.18'
C7	L=181.58'	B=100.00'	CB=87°10'01" W, 181.58'
C8	L=87.77'	B=100.00'	CB=89°04'29" W, 87.77'

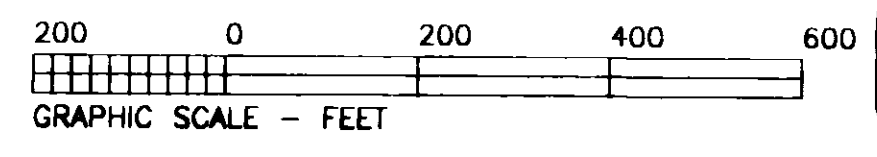
LINE TABLE

L1	N 74°58'58" W	100.00'
L2	N 40°08'07" W	70.00'
L3	N 09°45'28" W	08.00'
L4	S 89°04'29" W	74.11'
L5	S 09°45'28" W	08.00'
L6	S 10°01'01" W	00.00'

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
October, 2004



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



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