

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.
- △ = 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 ILLUMINATED BY 100-YEAR FLOOD, MINIMUM FINISHED FLOOR AS SHOWN ON LOTS 1 AND 38-44, BLOCK 3, LOTS 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, 1981

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  
00484351 OR 2119 1865

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Jun 25, 2003 at 10:12AM

Document Number: 00484351

Amount: \$6.00

By  
Leann Franklin

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.

Jun 25, 2003

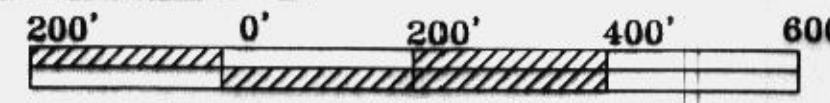
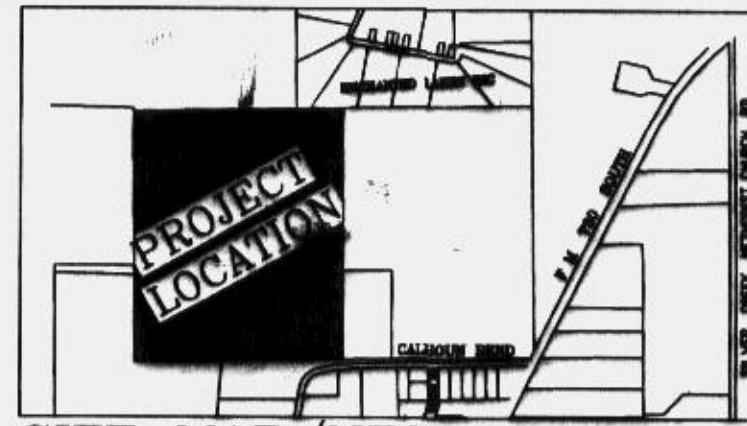
JANE HANCOCK, COUNTY CLERK  
PARKER COUNTY

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 25 day of June 2003

*Charles D. Davis* COUNTY JUDGE  
COMMISSIONER PRECINCT #1  
*John Webster* COMMISSIONER PRECINCT #2  
COMMISSIONER PRECINCT #3  
COMMISSIONER PRECINCT #4



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

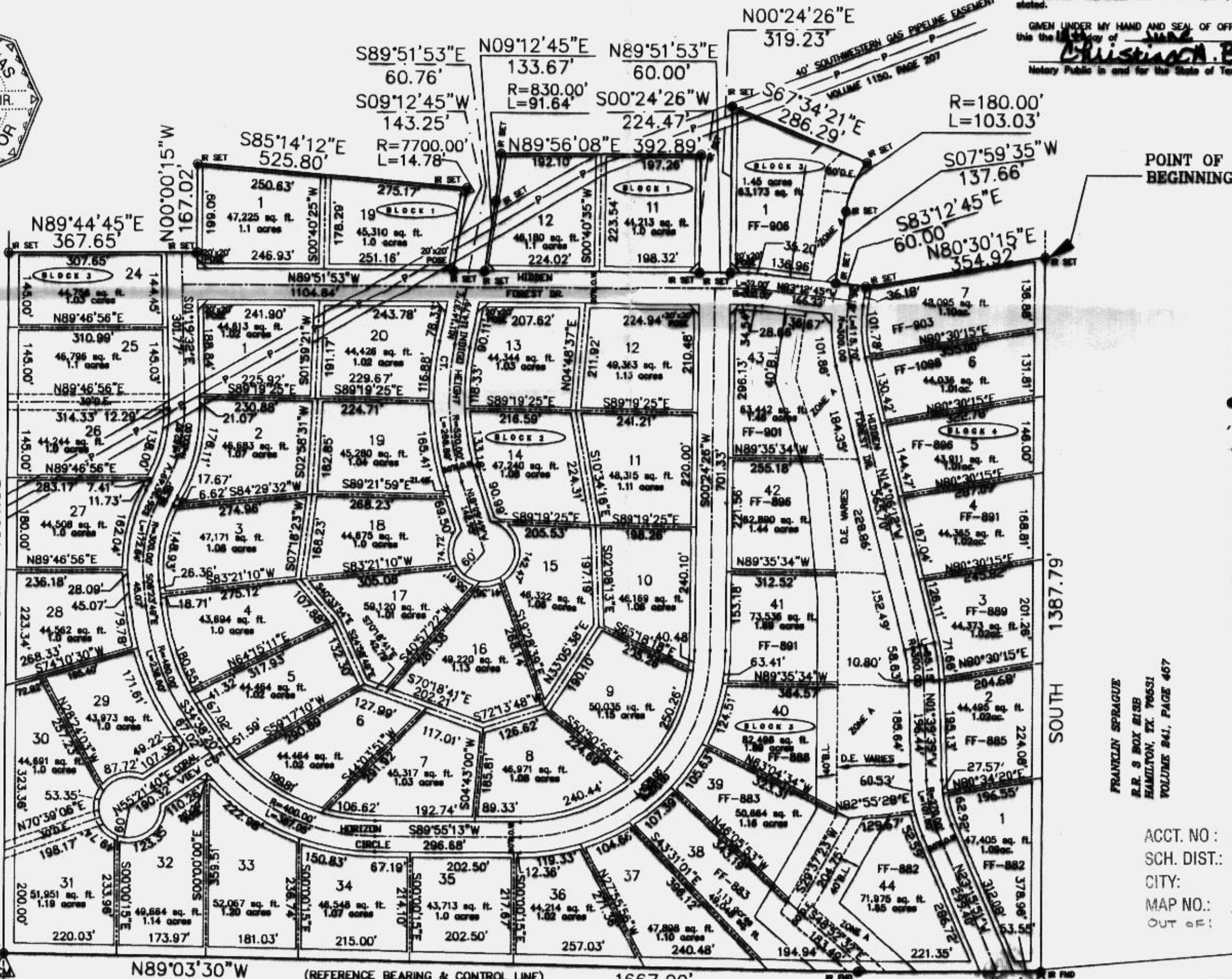
CHRISTINA A. BOE  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 10-06-04

STATE OF TEXAS  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared *Christina A. Boe*, 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 17th day of June, 2003.  
*Christina A. Boe*  
Notary Public in and for the State of Texas

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.*  
DAVID HARLAN, JR.  
R.P.L.S. No. 2074  
DATE: 6-17-03



E.N. CLEMENTS SURVEY  
ABSTRACT NO. 256

PAUL D. MURPHREE  
1887 S. STEWART ST.  
AZLE, TX 76008  
VOLUME 7002, PAGE 869

MICHAEL C. STUY  
HELEN MORRIS  
666 CALHOUN BEND  
AZLE, TX 76020

F.B. TURNER SURVEY  
ABSTRACT NO. 1336

WILLIAM D. SIMMONS  
480 CALHOUN BEND  
AZLE, TX 76020  
VOLUME 1838, PAGE 1719

CALHOUN BEND ROAD

ACCT. NO.: 13262  
SCH. DIST.: AZ  
CITY: CO  
MAP NO.: M-10  
OUT OF: 21427-004-001-00

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

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

BEING 68.449 ACRES SITUATED IN  
T.&P. RR. CO. SURVEY, ABSTRACT A-1427P

JUNE 2003

THIS PLAT FILED IN CABINET G, SLIDE 21, DATE 6/25/03

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

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 Parker County, Texas this 17th day of June, 2003.

*Ron Crabtree*  
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 the 17th day of June, 2003.  
*Elizabeth J. Will*  
Notary Public in and for the State of Texas

ELIZABETH J. WILL  
Notary Public, State of Texas  
My Commission Expires 06-30-06

PC C-21

E-1238702480007 JGD /12-20-01 7P-PLAT