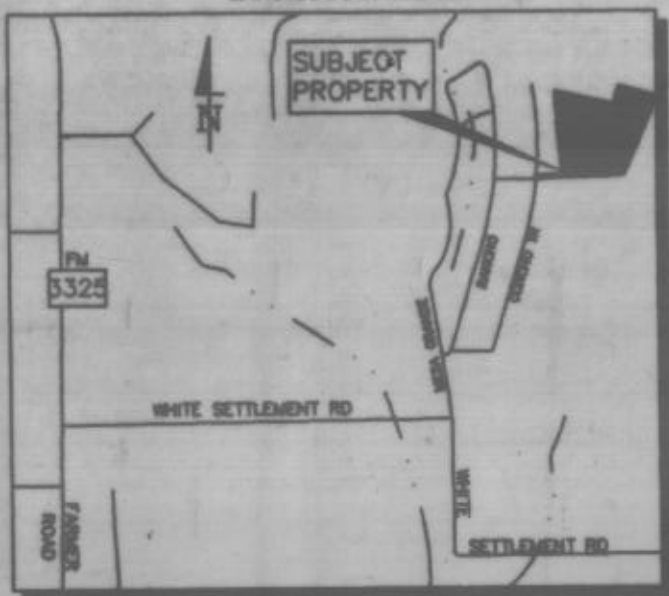


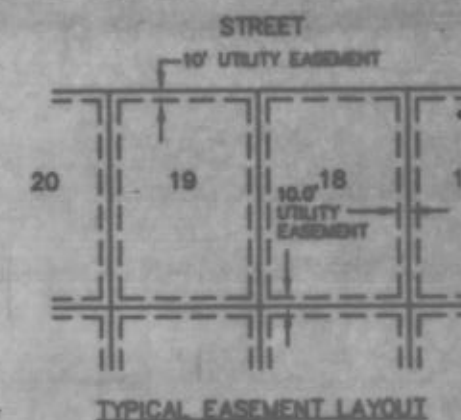
LOCATION MAP



AREA DESIGNATED AS WETLAND BY CORPS OF ENGINEERS 10/15/97

CLAY O. PASS
V. 1573, P. 1366
238 CONCHO TRAIL
FT. WORTH, TEXAS 76108

D.L. COOK
V. 501, P. 190
POB 150219
FT. WORTH, TEXAS 76108



TYPICAL EASEMENT LAYOUT

ROBERT REDDING
V. 1300, P. 1165
4200 BRIDGEVIEW #1821
FT. WORTH, TEXAS 76108

60' ROADWAY EASMT

JOHN HAZLEWOOD SURVEY ABST. NO. 2218
J.D. FARMER SURVEY ABST. NO. 2386

GARY THOMPSON
230 CONCHO TRAIL
FT. WORTH, TEXAS 76108

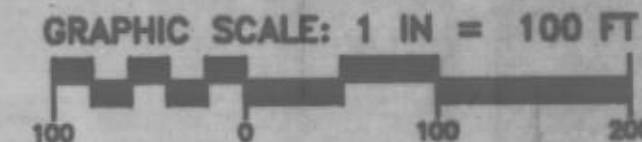
HATTIE MAE CHESMER AND JOHN N. CHESMER
V. 1437, P. 152
POB 88 STRATFORD, TEXAS 79084

WANDA MERCER
190 CONCHO TRAIL
FT. WORTH, TEXAS 76108

D.L. COOK
V. 537, P. 699
POB 150219
FT. WORTH, TEXAS 76108

D.L. COOK
POB 150219
FT. WORTH, TEXAS 76108

LAND USE DATA:
TOTAL LAND AREA ----- 30.083 ACRES
MINIMUM LOT SIZE ----- 1.432 ACRE
TOTAL RESIDENTIAL LOTS ----- 14
RIGHT-OF-WAY DEDICATION ----- 2,102 L.F.



NOTE:

- 20' x 20' P.O.S.E. AT STREET INTERSECTION
15' x 15' P.O.S.E. AT EMERGENCY ACCESS ESMT.
- 000.0 DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.

Δ = 19°22'12"
R = 1060.00'
T = 180.90'
L = 358.36'

PCB 261

FINAL PLAT

HIDDEN HILLS
LOTS 1-14, BLOCK 1

BEING 30.083 ACRES OF LAND IN THE
J.D. FARMER SURVEY, ABSTRACT NUMBER 2388 &
JOHN HAZLEWOOD SURVEY, ABSTRACT NUMBER 2218
PARKER COUNTY, TEXAS

PREPARED OCTOBER 31, 1997

SURVEYOR:

MIZELL LAND
SURVEYING, INC.
513 N. HWY 1187
ALEDO, TEXAS 76008
(817) 441-6199
(817) 598-1284

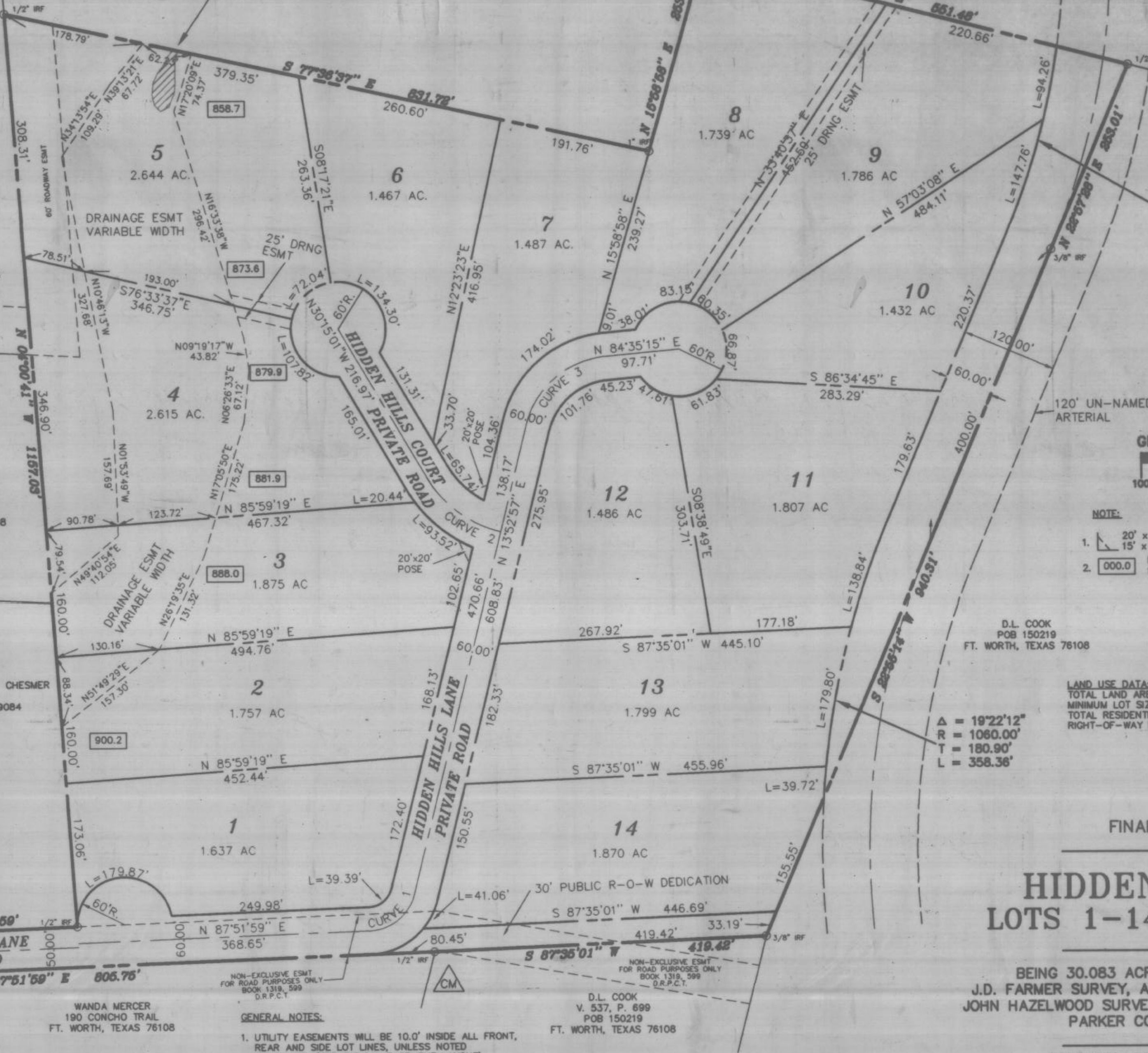
OWNER/DEVELOPER:

BEAU DUNCAN
522 WEST LAKE DRIVE
WEATHERFORD TX, 76087
(817) 613-9379

LandCon Inc.
Engineers · Surveyors · Planners
2001 Parkview Dr., Suite 600, Fort Worth, Texas 76102-0800
P.O. Box 100247, Fort Worth, Texas, 76105-0247
(817) 335-5055 FAX (817) 335-5057

FP.97.064

SHEET ONE OF TWO



POINT OF BEGINNING

CONCHO TRAIL
60' R-O-W

NOTES:

- CM DENOTES MONUMENTS USED FOR BASIS OF BEARING. BASIS OF BEARING IS THE SOUTH LINE OF TRACT TWO AS DESCRIBED IN DEED RECORDED IN VOLUME 1559, PAGE 531, D.R.P.C.T. BEARING IS DEED CALL OF S87°52'00"W

CENTERLINE CURVE DATA

1: R = 60.51'	2: R = 150.00'	3: R = 115.00'
L = 78.13'	L = 120.08'	L = 138.27'
Δ = 73°58'55"	Δ = 45°52'02"	Δ = 68°53'21"

GENERAL NOTES:

- UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE. (SEE TYPICAL EASEMENT LAYOUT)
- ALL INTERIOR STREETS HAVE A MINIMUM 60.0' RIGHT-OF-WAY.
- ALL CUL-DE-SACS HAVE A 60.0' RADIUS.
- ALL BUILDING LINES ARE AS FOLLOWS:
ALL FRONT BUILDING LINES SHALL BE 25.0';
ALL SIDE YARD BUILDING LINES SHALL BE 10.0';
ALL REAR YARD BUILDING LINES SHALL BE 10.0'
- ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2" IRON RODS DRIVEN INTO THE GROUND, UNLESS NOTED OTHERWISE, AFTER THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A REGULATED FLOODPLAIN ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, MAP # 480520 0150 C, DATED 1-3-97