

C. W. KUTCH SURVEY
ABST. NO. 394

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:

49.711 acres situated in the J.P. COLE SURVEY, Abst. No. 2483, and the P. & C.C. GARLAND SURVEY, Abst. No. 541, Parker County, Texas, being a portion of that certain tract of land conveyed to Country Properties Investment Corporation, by deed recorded in Volume 1577, Page 1699, Real Records, Parker County, Texas, said 49.711 acres being more particularly described by metes and bounds as follows:

Beginning at a fence corner found at the southwest corner of Lot 6 in the east line of Lot 5, THE HIGHLANDS, an Addition to Parker County, Texas, According to the Plat recorded in Volume 362-A, Page 30, Plat Records, Parker County, Texas, said point being in the north line of said COLE SURVEY and the south line of the C.W. KUTCH SURVEY, Abst. No. 394, Parker County, Texas;

THENCE N 89° 50' 00" E, along the south line of said C.W. KUTCH SURVEY, passing the most easterly southeast corner of said THE HIGHLANDS, and continuing in all 1757.85 feet to a 1/2" iron found in the west line of Hidden Lake Ranch Road (a 60 foot road easement recorded in Volume 1578, Page 944, Real Records, Parker County, Texas);

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

S 09° 33' 30" E, 305.12 feet to a 1/2" iron set at the beginning of a curve to the left whose radius is 680.00 feet and whose long chord bears S 17° 31' 48" E, 188.61 feet;
Along the west line of said Hidden Lake Ranch Road and said curve, in a southerly direction, through a central angle of 155° 56' 36", a distance of 189.22 feet to a 1/2" iron set;
S 25° 30' 06" E, 333.76 feet to a 1/2" iron found;

THENCE S 64° 42' 05" W, 529.63 feet;

THENCE S 08° 02' 00" E, 184.84 feet;

THENCE S 69° 51' 25" W, 463.80 feet to a 1/2" iron found in the east line of that certain tract of land conveyed to Torres & Poe Investments, by deed recorded in Volume 1590, Page 744, Real Records, Parker County, Texas;

THENCE N 23° 45' 09" W, along the east line of said Torres & Poe Investments tract, 173.65 feet to a 1/2" iron found at the most northerly northeast corner of said Torres & Poe Investments tract;

THENCE N 89° 44' 13" W, along the north line of said Torres & Poe Investments tract, passing the northwest corner of said Torres & Poe Investments tract, said point being in the north line of that certain tract of land conveyed to Ray Gilbert, by deed recorded in Volume 1569, Page 907, Real Records, Parker County, Texas, and continuing along the north line of said Gilbert Tract, in all 1050.01 feet to a 1/2" iron found in the east line of said THE HIGHLANDS;

THENCE N 00° 01' 37" W, along the east line of said THE HIGHLANDS, 1181.68 feet to the POINT OF BEGINNING and containing 49.711 acres of land.

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

Tracts 8 and 9
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 25th day of MAY 1994

Country Properties Investment Corporation
James A. Sammons
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 acknowledged to me that he executed 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 25th day of MAY, 1994

Charlotte Davidson
CHARLOTTE DAVIDSON
MY COMMISSION EXPIRES
August 9, 1997

Charlotte Davidson
Charlotte Davidson
Notary Public, Parker County, Texas
My Commission Expires 8-9-1997

Final Plat

Tracts 8 and 9

HIDDEN LAKE RANCH ESTATES

Parker County, Texas

Being 49.711 Acres Situated In The

P. & C.C. GARLAND SURVEY - Abstract No. 541

and the

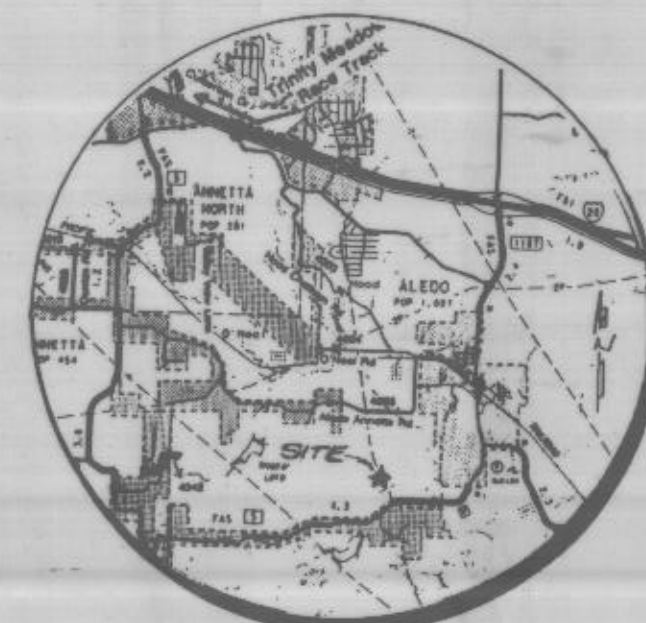
J.P. COLE SURVEY - Abstract No. 2483

Parker County, Texas

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 corners are 1/2" irons.

Brent A. Mizell
Brent A. Mizell

Registered Professional Land Surveyor
Texas Registration No. 1967



VICINITY
MAP
N. T. S.

SCALE: 1" = 200'
0' 100' 200' 400'

Note:

No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or 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.



James Sammons
JAMES SAMMONS
County Clerk, Parker County, Texas



Approved by the Commissioners Court of Parker County, Texas, this the 31 day of May, 1994

Ben Long
County Judge
Wayne Wright
Commissioner Precinct No. 1
Mark Dabbs
Commissioner Precinct No. 2
Mark Dabbs
Commissioner Precinct No. 3
Mark Dabbs
Commissioner Precinct No. 4

PCB-015
255527
RECEIVED AND FILED
FOR RECORD
11:45 O'clock A.M.
MAY 31 1994

Jeanne Brumby, Co. Clerk
PARKER COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this instrument was filed on the date and time stamped hereon by me and has duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED MAY 31 1994

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

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

91194078.DED.