

C533

**FINAL PLAT
LOT 17AR AND LOT 18AR
HIDDEN CREEKS
AN ADDITION TO PARKER COUNTY, TEXAS**
Being a replat of Lot 17A and Lot 18A, Hidden Creeks
an addition to Parker County, Texas

Doc# 630399
Book 2515 Page 1914

ACCT. NO.: 13262
SCH. DIST.: WE
CITY: CO
MAP NO.: I-13

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.
Diane Johnson
Executive Vice President
TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, OAK LEAF HOMES, L.L.C., acting by and through its authorized agent, being the sole owner of Lot 18A and Landon R. Harris and Lindsey R. Harris being the sole owner of Lot 17A, HIDDEN CREEKS, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 285, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the northwest corner of said Lot 17A at the southwest corner of said Lot 16A;
THENCE S 89°57'27" E, with the common line between said Lot 16A and Lot 17A, 304.39 feet to an iron rod found in the west right of way line of Hidden Creek Loop, a 60 foot private access and utility easement;
THENCE with the west right of way line of said Hidden Creek Loop the following courses and distances;
S 00°53'03" E, 64.33 feet to an iron rod found in the beginning of a curve to the left with a radius of 230.0 feet and whose chord bears S 26°26'22" E, 1998.46 feet;
With said curve to the left through a central angle of 51°06'58" and a distance of 205.19 feet to an iron rod found at the southeast corner of said Lot 18A at the northeast corner of Lot 19A, said Hidden Creeks;
THENCE S 83°05'00" W, with the common line of said 18A and said Lot 19A, 396.54 feet to an iron rod found;
THENCE N 00°01'05" W, 290.0 feet to the POINT OF BEGINNING and containing 2.02 acres (88145 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, OAK LEAF HOMES, L.L.C., acting by and through its authorized agent, and Landon R. Harris and Lindsey R. Harris does hereby adopt this plat designating the hereinabove described real property as LOT 17AR AND LOT 18AR, HIDDEN CREEKS, AN ADDITION TO PARKER COUNTY, TEXAS, Being a replat of Lot 17A and Lot 18A, 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 27th day of February, 2007.
Joe Pearce, agent
Lindsey R. Harris
Landon R. Harris
Lindsey R. Harris

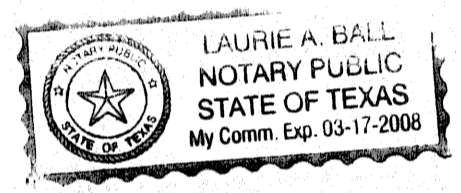
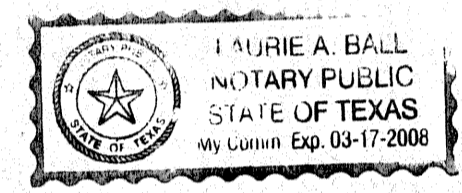
THE STATE OF TEXAS)
COUNTY OF PARKER)
I, _____, being the dedicator and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County, Texas, this 28th day of February, 2007.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0125 C EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

County Judge _____
Commissioner Precinct #1 _____
Commissioner Precinct #2 Jim Webster
Commissioner Precinct #3 _____
Commissioner Precinct #4 _____

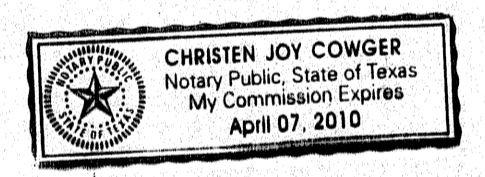
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Diane Johnson known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of February, 2007
Laurie Ball
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Joe Pearce 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 27 day of February, 2007
Laurie Ball
Notary Public in and for the State of Texas

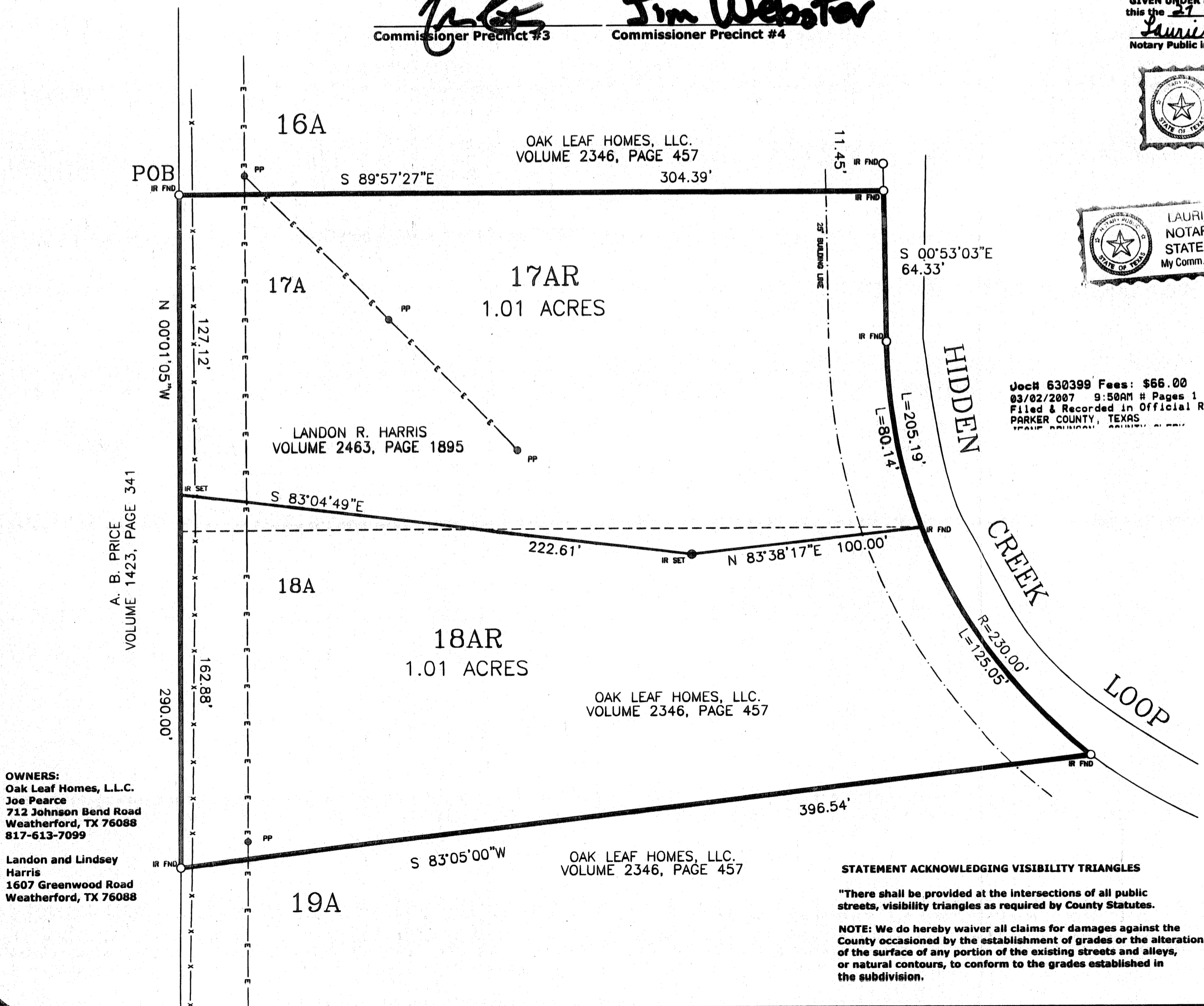
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of February, 2007

Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, 2007

Notary Public in and for the State of Texas
N/A



Doc# 630399 Fees: \$66.00
03/02/2007 9:50AM # Pages 1
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

OWNERS:
Oak Leaf Homes, L.L.C.
Joe Pearce
712 Johnson Bend Road
Weatherford, TX 76088
817-613-7099

Landon and Lindsey Harris
1607 Greenwood Road
Weatherford, TX 76088

OAK LEAF HOMES, LLC.
VOLUME 2346, PAGE 457

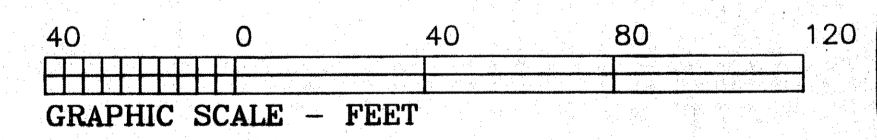
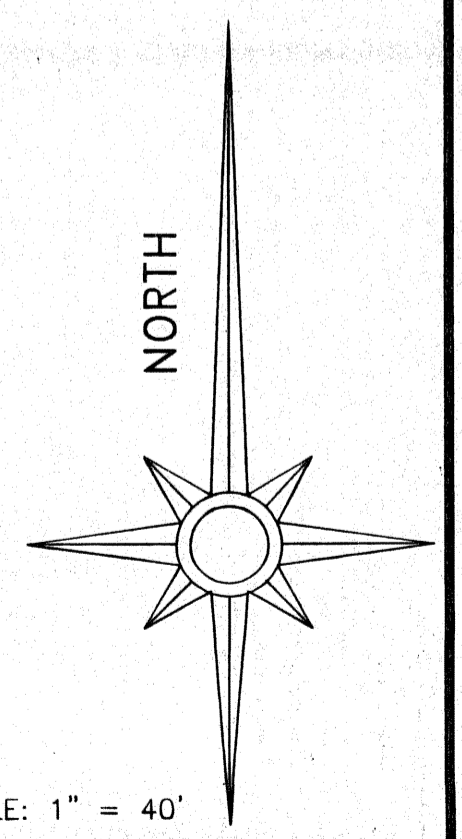
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"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.

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted 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 under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
February, 2007



SCALE: 1" = 40'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76088
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833