

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County
Texas, this 26th day of April, 2006.

-- ABSENT --

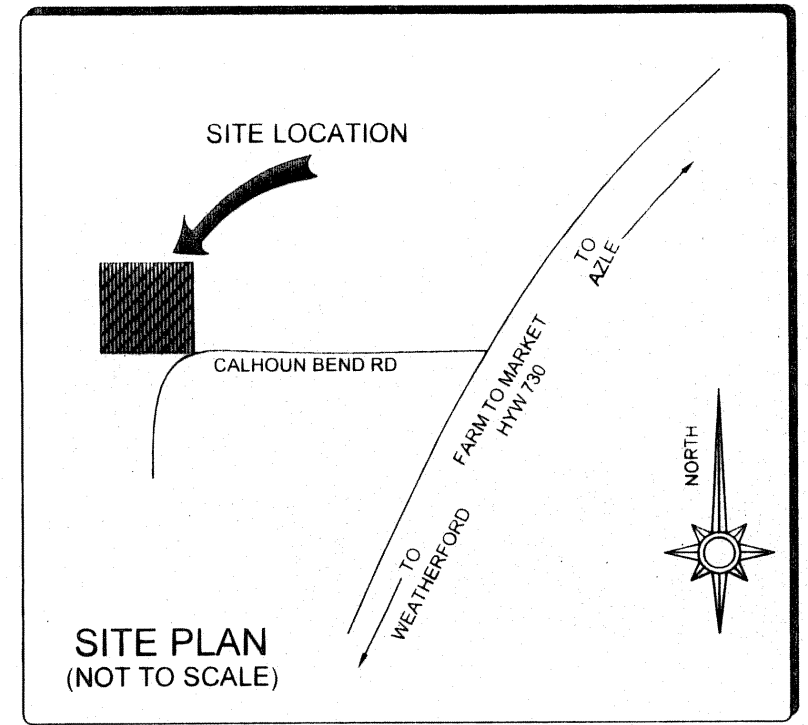
County Judge [Signature]
Commissioner of Precinct #1 [Signature]
Commissioner of Precinct #2 [Signature]
Commissioner of Precinct #3 [Signature]
Commissioner of Precinct #4 [Signature]

ACCT. NO.: 13261
SCH. DIST.: AZ
CITY: CO
MAP NO.: M-10
ALL OF: 21427-4-2-0

FINAL PLAT
LOTS 2-10 AND 13-18, BLOCK 1
LOTS 2-23, BLOCK 3 AND LOTS 8-13, BLOCK 4
HIDDEN FOREST, PHASE II
AN ADDITION TO PARKER COUNTY, TEXAS
Being 56.47 Acres situated in and being a portion of the T & P
RR Company Survey, Section No. 41, Abstract No. 1427
Parker County, Texas

PC C 410

Doc# 595304
Book 2430 Page 45



THE STATE OF TEXAS)
COUNTY OF PARKER)
I, [Signature]
being the dedicator and owner of the attached plat of said subdivision,
do hereby certify that it is not within the Extra-Territorial Jurisdiction
of any city in Parker County, Texas.

DEVELOPER/OWNER:
Azle Hidden Forest, LTD
Cacharel Companies, Inc.
Ron Crabtree, General Partner
112 24th Street, Ste. 407
Fort Worth, TX 76106
817-625-9974

REPLAT OF
ENCHANTED LAKES ADDITION
CABINET B, SLIDE 008

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)

WHEREAS, AZLE HIDDEN FOREST, LTD. A TEXAS LIMITED
PARTNERSHIP, CACHAREL COMPANIES, INC., ITS GENERAL PARTNER, acting
by and through its authorized agent, being the sole owners of 56.47 Acres
situated in and being a portion of the T & P RR COMPANY SURVEY, SECTION
No. 41, ABSTRACT No. 1427, Parker County, Texas and being more
particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the southwest corner of the Replat of
Enchanted Lakes Addition, an addition to Parker County, Texas, according to
the plat recorded in Plat Cabinet B, Slide 008, Plat Records, Parker County,
Texas;

THENCE N 89°39'09" E, 327.28 feet to an iron rod found;
THENCE South, 1315.08 feet to an iron rod set;
THENCE S 80°30'15" W, 354.92 feet to an iron rod set in the east right
of way line of Woodland Slope Drive;

THENCE N 83°29'58" W, crossing said Woodland Slope Drive, 60.02 feet
to an iron rod set in the west right of way line of said Woodland Slope Drive;
THENCE with the west right of way line of said Woodland Slope Drive the
following courses and distances;

N 07°59'35" E, 137.66 feet to an iron rod set at the beginning
of a curve to the right with a radius of 180.0 feet and whose chord bears
N 24°23'26" E, 101.63 feet;

With said curve to the right through a central angle of 32°47'42"
and a distance of 103.03 feet to an iron rod set;
THENCE N 67°34'21" W, 286.29 feet to an iron rod set in the east right
of way line of Horizon Circle;

THENCE S 00°24'26" W, with the east right of way line of said Horizon
Circle, 319.55 feet to an iron rod set;
THENCE N 89°51'53" W, crossing said Horizon Circle, 60.0 feet to an
iron rod set in the west right of way line of said Horizon Circle;

THENCE N 00°24'26" E, with the west right way line of said Horizon
Circle, 224.47 feet to an iron rod set;
THENCE S 89°56'08" W, 392.89 feet to an iron rod set in the east right
of way line of Charcoal Bluff Court in a non-tangent curve to the right with
a radius of 830.0 feet and whose chord bears S 06°02'57" W, 91.60 feet;

THENCE with the east right of way line of said Charcoal Bluff Court the
following courses and distances;

With said curve to the right through a central angle of 06°19'35"
and a distance of 91.64 feet to an iron rod set;
S 09°12'45" W, 133.67 feet to an iron rod set;

THENCE N 89°51'53" W, crossing said Charcoal Bluff Court, 60.76 feet
to an iron rod set in the east right of way line in said Indigo Height North;
THENCE with the east right of way line of said Charcoal Bluff Court the
following courses and distances;

N 09°12'45" E, 143.25 feet to an iron rod set at the beginning
of a curve to the left with a radius of 770.0 feet and whose chord bears
N 08°39'45" E, 14.78 feet;

With said curve to the left through a central angle of 01°05'59"
and a distance of 14.78 feet to an iron rod set;
THENCE N 85°14'12" W, 525.80 feet to an iron rod set in the east right
of way line of said Horizon Circle;

THENCE S 00°00'15" E, with the east right of way line of said Horizon
Circle, 167.26 feet to an iron rod set;
THENCE S 89°44'45" W, at 60.0 feet passing the west right of way line
of said Horizon Circle and in all 367.65 feet to an iron rod set;

THENCE N 00°00'15" W, 1301.89 feet to a post;
THENCE N 89°27'39" E, 507.84 feet to a post;
THENCE N 89°38'51" E, 1190.08 feet to the POINT OF BEGINNING and
containing 56.47 acres (2460021 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, AZLE HIDDEN FOREST, LTD. A TEXAS LIMITED PARTNERSHIP,
CACHAREL COMPANIES, INC., ITS GENERAL PARTNER, acting by and through
its authorized agent, do hereby adopt this plat designating the hereinabove
described real property as LOTS 2-10 AND 13-18, BLOCK 1; LOTS 2-23,
BLOCK 3 AND LOTS 8-13, BLOCK 4, HIDDEN FOREST, PHASE II, AN
ADDITION TO PARKER COUNTY, TEXAS, Being 56.47 Acres situated in and
being a portion of the T & P RR Company Survey, Section No. 41, Abstract
No. 1427, Parker County, Texas and does hereby dedicate to the public's use
the streets, (alleys, parks) and easements shown hereon.

WITNESS my hand at Weatherford Parker County,
Texas this 26th day of April, 2006.

[Signature]
Ron Crabtree, General Partner

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 26th day of April, 2006.
[Signature]
Notary Public in and for the State of Texas

DEANNA PARKER
Notary Public, State of Texas
My Commission Expires
December 03, 2006

LT1-2-595304-1

LT2-2430-45-1

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 26th day of April, 2006.
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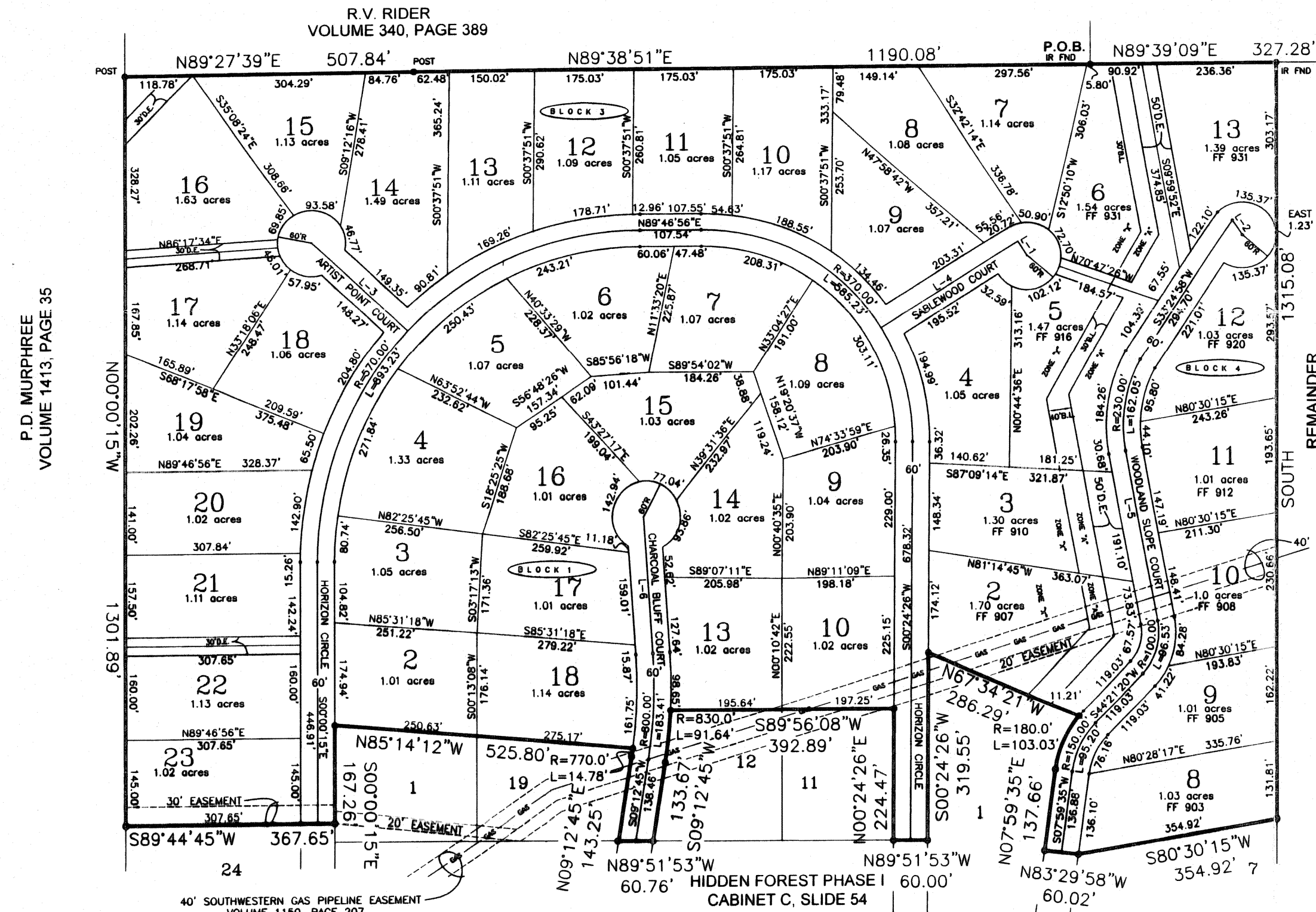
DEANNA PARKER
Notary Public, State of Texas
My Commission Expires
December 03, 2006

Doc# 595304 Fees: \$66.00
04/27/2006 8:36AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
"There shall be provided at the intersections of all public
streets, visibility triangles being 20' x 20' along said streets."
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.

CENTERLINE TABLE

L-1	S32°03'57"E	30.00'
L-2	S33°04'33"E	32.37'
L-3	N47°15'15"W	230.02'
L-4	S57°56'03"W	284.27'
L-5	S10°57'13"E	295.60'
L-6	N03°55'25"W	235.13'



NOTE: SPECIAL FLOOD HAZARD AREA
ZONE INUNDATED BY 100-YEAR FLOOD, NO BASE
FLOOD ELEVATION DETERMINED. ZONE
X-AREAS DETERMINED TO BE OUTSIDE 500-
YEAR FLOOD PLAIN AREAS SCALED FROM
FLOOD INSURANCE RATE MAP (FIRM),
COMMUNITY PANEL No. 480500 0200 B
EFFECTIVE DATE: 08/22/1991

NOTE: FLOODPLAIN/DRAINAGE WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE
CHANNEL TRAVELING 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 TRAVELING 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.

- NOTES:
1. 1/2" IRON RODS SET AT ALL PROPERTY CORNERS
UPON COMPLETION OF CONSTRUCTION.
 2. BUILDING LINES SET BY DEED RESTRICTIONS.
 3. PRIVATE WATER WELLS & SEPTIC TANKS.
 4. NO BUILDING OR OBSTRUCTION SHALL BE BUILT
OR ERRECTED IN ANY DRAINAGE OR UTILITY EASEMENT
INCLUDING TREES AND SHRUBS ETC.
 5. ALL STREETS HAVE 60' RIGHT OF WAY
 6. NUMBER OF LOTS = X
 7. 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
 8. D.E. INDICATES DRAINAGE EASEMENT &
U.E. INDICATES UTILITY EASEMENT.

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 or under my supervision.



David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
FEBRUARY, 2006

SCALE: 1" = 200'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833