



VICINITY MAP  
N.T.S.

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.

STATE OF TEXAS }  
COUNTY OF PARKER }  
Approved by the Commissioners Court of Parker County, Texas, this the 15th  
day of NOVEMBER, 1993

Ben Long  
County Judge  
Waymon Wright  
Commissioner Precinct No. 1  
Maech Dabb  
Commissioner Precinct No. 2  
Coy Carter  
Commissioner Precinct No. 3  
[Signature]  
Commissioner Precinct No. 4

Certificate of Record

STATE OF TEXAS }  
COUNTY OF PARKER }  
I, Carrie Reed, Clerk of the County Court, in and for said County, do hereby certify that the foregoing Plat with its certificate of authentication, was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., in \_\_\_\_\_ Records of said County in Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_.

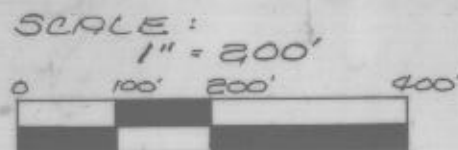
In Testimony Whereof, witness my hand and official seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Carrie Reed, Clerk, County Court  
Parker County, Texas

By: \_\_\_\_\_  
Deputy

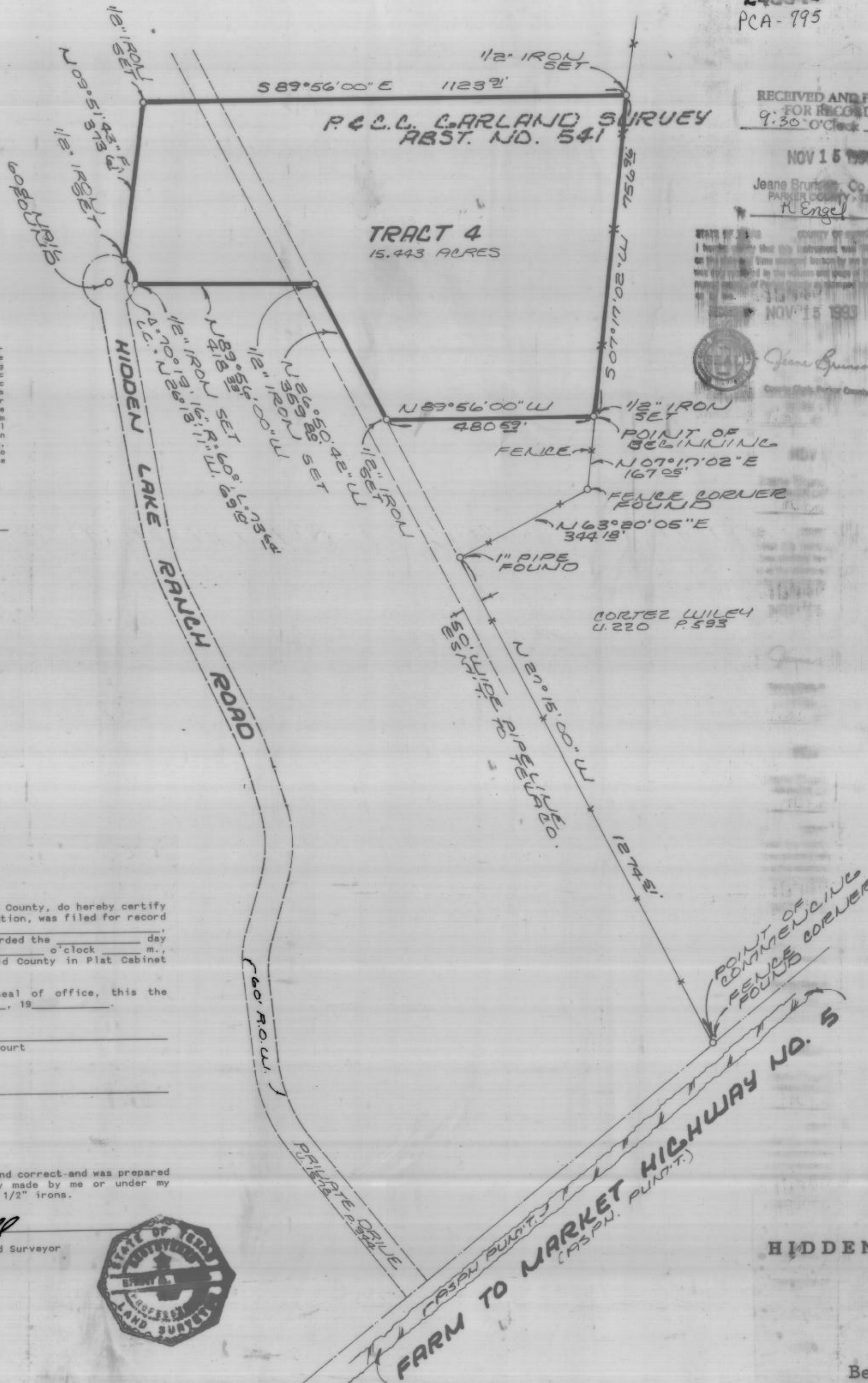
I, Brent A. Mizell, hereby certify that this plat is true and correct and was prepared from an actual, on the ground survey, of the property made by me or under my supervision. Except where noted all exterior corner are 1/2" irons.

Brent A. Mizell  
Brent A. Mizell  
Registered Professional Land Surveyor  
Texas Registration No. 1967



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

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



245945  
PCA-795

STATE OF TEXAS }  
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That, Country Properties Investment Corporation, acting by and through the undersigned, it's duly authorized agent, is the owner of the following described real property, to wit:

RECEIVED AND FILED  
FOR RECORD  
9:30 O'CLOCK AM

NOV 15 1993

Jeane Brunson, Co. Clerk  
PARKER COUNTY, TEXAS  
R. Engel

STATE OF TEXAS }  
COUNTY OF PARKER }  
I hereby certify that the instrument was filed on this date. One original copy of the instrument was filed and one copy retained by the clerk and one copy retained by the instrument preparer.

NOV 15 1993

Jeane Brunson  
County Clerk, Parker County, Tex.

15.443 acres situated in 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 deed recorded in Volume 1577, Page 1699, Real Records, Parker County, Texas, said 15.443 acres being more particularly described by metes and bounds, as follows:

Commencing at a fence corner found at the most easterly southeast corner of said Sammons tract, said point being in the north line of Farm To Market Highway No. 5;

THENCE along the east line of said Sammons tract, as follows:

N 27°15'00" W, 1274.51 feet to a 1" pipe found;  
N 63°20'05" E, 344.18 feet to a fence corner found;  
N 07°17'02" E, 167.05 feet to a 1/2" iron set at the Point of Beginning of the tract herein described;

THENCE N 89°56'00" W, 480.59 feet to a 1/2" iron set;

THENCE N 26°50'42" W, 359.80 feet to a 1/2" iron set;

THENCE N 89°56'00" W, 418.33 feet to a 1/2" iron set in the east line of a sixty (60) foot wide Road Easement at the beginning of a non-tangent curve to the left whose radius is 60.00 feet and whose long chord bears N 26°13'11" W, 69.10 feet;

THENCE along said curve, in a northwesterly direction, through a central angle of 70°19'16", a distance of 73.64 feet to a 1/2" iron set at the end of said curve;

THENCE N 09°51'43" E, 373.61 feet to a 1/2" iron set;

THENCE S 89°56'00" E, 1123.91 feet to a 1/2" iron set in the east line of said Sammons tract;

THENCE S 07°17'02" W, along the east line of said Sammons tract, 756.96 feet to the POINT OF BEGINNING and containing 15.443 acres of land.

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

Tract 4  
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 2nd day of NOVEMBER, 1993.

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 has acknowledged to me that he executes 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 2nd day of Nov., 1993

Brent A. Mizell  
Notary Public, Parker County, Texas  
My Commission Expires 10-27-96



Final Plat  
Tract 4

HIDDEN LAKE RANCH ESTATES

Parker County, Texas

Being 15.443 Acres Situated In The  
P. & C.C. GARLAND SURVEY - Abst. No. 541  
Parker County, Texas