



VICINITY MAP N.T.S.

C.W. KUTCH SURVEY ABST. NO. 394 THE HIGHLANDS VOL. 362 A PG. 30

CHARLES R. MEEKER VOL. 1537 PG. 1252

S. 89° 56' 00" E. 830.43'

10' T.U. ESMT V. 1582 P. 623 V. 1584 P. 866

50' BLDG. LINE V. 1582 P. 181

P. & C.C.

TRACT 6 (11.093 ACRES)

COUNTRY PROPERTIES INVESTMENT CORPORATION S. 89° 56' E. 718.32' V. 1577 P. 1699

22.184 ACRES

TRACT 7 (11.091 ACRES)

50' BLDG. LINE V. 1582 P. 181 (TYR)

COUNTRY PROPERTIES INVESTMENT CORPORATION V. 1577 P. 1699

POINT OF BEGINNING

GARLAND SURVEY

NO. 541

TRACT 5 HIDDEN LAKE RANCH ESTATES PLAT CAB. B, SLIDE 4

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

RECORDED APR 19 1994



Jeane Brunson County Clerk, Parker County, Texas

22.184 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 22.184 acres being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron found in the south line that certain tract of land conveyed to Charles R. Meeker, by deed recorded in Volume 1537, Page 1252, Real Records, Parker County, Texas, said point being the northwest corner of Tract 5, HIDDEN LAKE RANCH ESTATES, an addition to Parker County, Texas, according to Plat recorded in Plat Cabinet B, Slide 4, Plat Records, Parker County, Texas;

THENCE South, along the west line of said Tract 5, a distance of 843.25 feet to a railroad spike found in the north line of Hidden Lake Ranch Road (a 60 foot road easement recorded in Volume 1578, Page 944, Real Records, Parker County, Texas), said point being the beginning of a non-tangent curve to the left whose radius is 60.00 feet and whose long chord bears S 04° 07' 02" E, 109.14 feet;

THENCE along the north and west line of said Hidden Lake Ranch Road, and said curve, in a westerly direction, through a central angle of 130° 52' 56", a distance of 137.06 feet to a 1/2" iron set;

THENCE S 09° 33' 30" E, continuing along the west line of said Hidden Lake Ranch Road, 207.37 feet to a 1/2" iron set;

THENCE S 89° 50' 00" W, 877.47 feet to a 1/2" iron found in the east line of THE HIGHLANDS, an Addition to Parker County, Texas, according to Plat recorded in Volume 362A, Page 30, Plat Records, Parker County, Texas;

THENCE N 00° 28' 21" E, along the east line of said THE HIGHLANDS, 500.00 feet to a 1/2" iron set;

THENCE N 00° 03' 22" E, continuing along the east line of said THE HIGHLANDS, 660.15 feet to a 1/2" iron found

THENCE S 89° 56' 00" E, 830.43 feet to the POINT OF BEGINNING and containing 22.184 acres of land.

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

Tracts 6 and 7 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 12th day of APRIL 1994

Country Properties Investment Corporation 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 12th day of April, 1994.

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



Final Plat Tracts 6 and 7

HIDDEN LAKE RANCH ESTATES Parker County, Texas

Being 22.184 Acres Situated In The P. & C.C. GARLAND SURVEY - Abstract No. 541 and the J.P. COLE SURVEY - Abstract No. 2483 Parker County, Texas

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 12th day of April, 1994.

County Judge Ben Long, Commissioner Precinct No. 1 Wayne W. Wright, Commissioner Precinct No. 2 Mark W. White, Commissioner Precinct No. 3 Jay Carter, Commissioner Precinct No. 4 Mark W. White

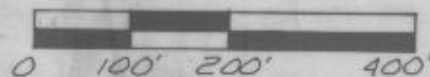
I, Brent A. Mizell, hereby certify that this plat is true and correct and was prepared from an actual, on the ground survey, of the property made by me or under my supervision. Except where noted all exterior corners are 1/2" irons.

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



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

SCALE: 1" = 200'



MIZELL LAND SURVEYING, INC.

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