Page 1

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Cab. D. Page 377 Pg 1 of 2

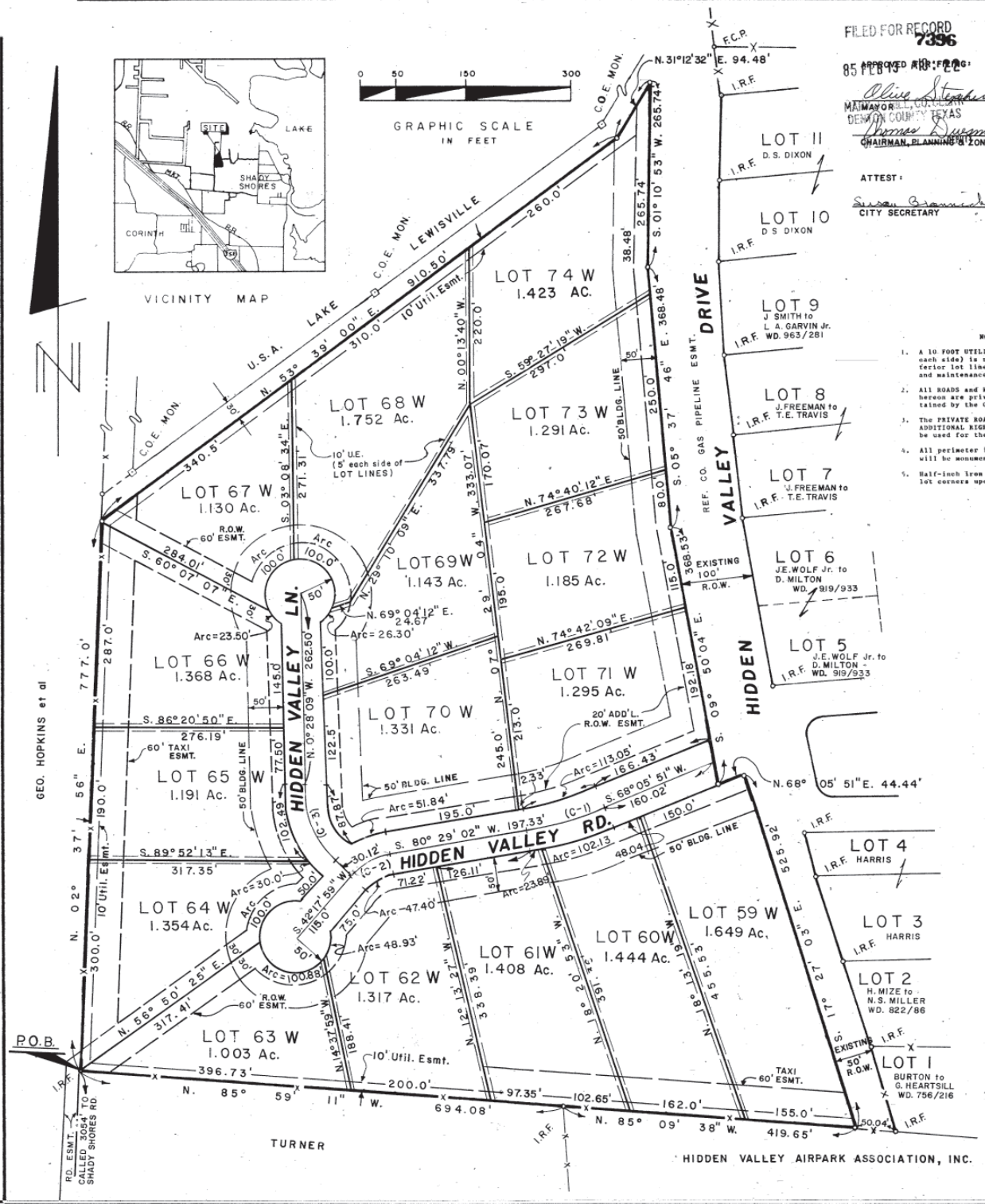
APPROVED AND ACCEPTED:

Olive Stephens — 2/12.85
MAYOR, T.L.C.O.S.S.
DENTON COUNTY, TEXAS — DATE

Thomas Bussman — 2-12-85
CHAIRMAN, PLANNING & ZONING — DATE

ATTEST:

Susan Branick — 2/12.85
CITY SECRETARY — DATE



NOTES:

1. A 10 FOOT UTILITY EASEMENT (5 feet on each side) is retained along all interior lot lines for the construction and maintenance of public utilities.
2. All ROADS and RIGHTS-OF-WAY shown hereon are private and will be maintained by the Grantors herein.
3. The PRIVATE ROADS and adjoining 20 foot ADDITIONAL RIGHT-OF-WAY EASEMENTS may be used for the buried public utilities.
4. All perimeter iron rods found or set will be monumented in concrete.
5. Half-inch iron rods will be set at all lot corners upon approval of plat.

CURVE DATA			
NO.	Δ	R	L
C-1	12° 23' 11"	552.92	119.52
C-2	38° 11' 02"	101.12	67.39
C-3	47° 13' 56"	130.78	107.81

STATE OF TEXAS §
COUNTY OF DENTON §

DEDICATION

WHEREAS HIDDEN VALLEY AIRPARK ASSOCIATION, INC., is the owner of all that certain tract or parcel of land situated in the W.D. Durham Survey Abstract Number 330 in the Town of Shady Shores, Denton County, Texas, and being a part of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association, Inc. recorded in volume 556 page 660 of the Deed Records of Denton County, Texas, the said tract being more particularly described as follows:

BEGINNING for the Southwest Corner of the tract being described herein at an iron rod found near a fence post for the Southwest Corner of the said 162.509 acre tract and being in the apparent West line of the said Durham Survey;

THENCE North 02 Degrees 37 Minutes 56 Seconds East with the West line of the said Durham Survey and the 162.509 acre tract and along the general course of an old fence a distance of 777.0 feet to an iron rod set for the Northwest Corner of the herein described tract;

THENCE North 53 Degrees 39 Minutes 00 Seconds East with the Southeast line of a 30 foot road as shown on the unrecorded plat of Hidden Valley Estates a distance of 910.50 feet to an iron rod set at an angle point;

THENCE North 31 Degrees 12 Minutes 32 Seconds East continuing with the said line a distance of 94.48 feet to an iron rod set at its intersection with the West right-of-way of a 100 foot gas line easement as shown on the said plat for the Northeast Corner of the herein described tract;

THENCE South 01 Degrees 10 Minutes 53 Seconds West with the said West line a distance of 265.74 feet to an iron rod set at an angle point;

THENCE South 05 Degrees 37 Minutes 46 Seconds East continuing with the said line a distance of 368.48 feet to an iron rod set at an angle point;

THENCE South 09 Degrees 50 Minutes 04 Seconds East continuing with the said line a distance of 368.53 feet to an iron rod set in the South line of a proposed 60 foot private road;

THENCE North 68 Degrees 05 Minutes 51 Seconds with the South line of the said road a distance of 44.4 feet to a iron rod set in the West line of a 50 foot right-of-way as shown on the said plat;

THENCE South 17 Degrees 27 Minutes 03 Seconds East with the said West line a distance of 525.92 feet to an iron rod set in the South line of the said 162.509 acre tract for the Southeast Corner of the herein described tract and being North 85 Degrees 09 Minutes 38 Seconds West a distance of 50.04 feet from an iron rod found at the Southwest Corner of Tract 1 of the said Hidden Valley Estates;

THENCE North 85 Degrees 09 Minutes 38 Seconds West with the South line of the said 162.509 acre tract and along the general course of a fence a distance of 419.65 feet to an iron rod found at a fence corner;

THENCE North 85 Degrees 59 Minutes 11 Seconds West continuing with the said South line and the general course of the said fence, a distance of 694.08 feet to the PLACE OF BEGINNING and enclosing 22.933 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HIDDEN VALLEY AIRPARK ASSOCIATION, INC., does hereby adopt this plat designating the herein described property as HIDDEN VALLEY ESTATES PHASE II in the town of Shady Shores, Denton County, Texas, and do hereby dedicate the rights-of-way easements as shown hereon.

Louis A. Garvin Jr. — Louis A. Garvin, JR. PRES.
Hidden Valley Airpark Association, Inc. — BY: Title

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned Notary Public in and for said County and State on this day personally appeared LOUIS A. GARVIN JR known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF Feb 1984.

Gael Garwick Burke
Notary Public in the State of Texas — My Commision expires:

GAEL GARWICK BURKE
Notary Public, State of Texas
My Commission Expires Nov. 18, 1987

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM M. COLEMAN, Registered Public Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the monuments shown hereon were found or placed under my direction and supervision in accordance with the Ordinances of the Town of Shady Shores, Texas.

STATE OF TEXAS — WM. M. COLEMAN 4001 — REGISTERED PUBLIC SURVEYOR

William M. Coleman, R.P.S. No. 4001 — 2 FEB.85 Date

FINAL PLAT OF

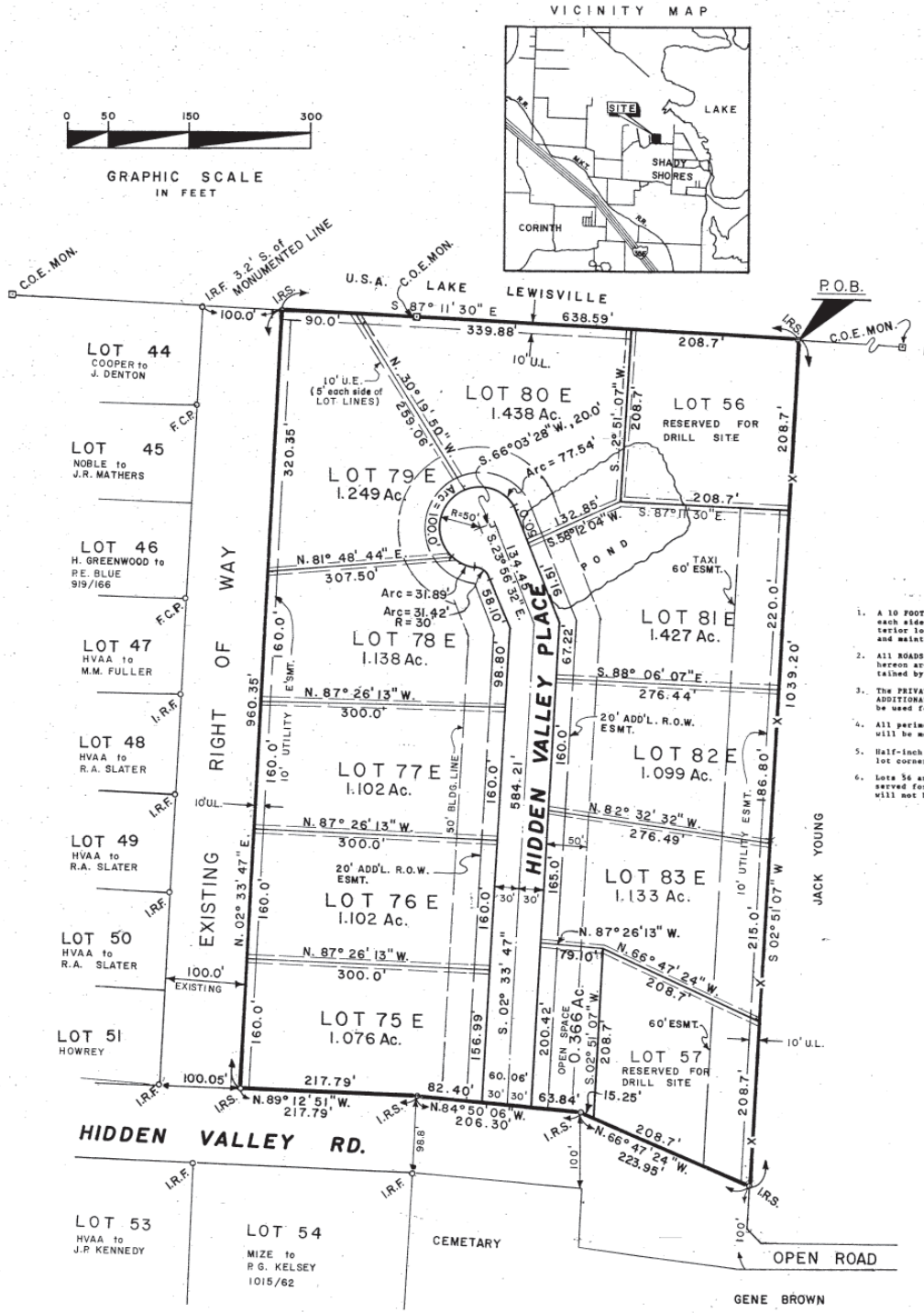
HIDDEN VALLEY ESTATES PHASE II

PAGE 1 OF 2

IN THE W.D. DURHAM SURVEY A-330

TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS.

DATE: 12-10-84	PREPARED BY
DRAWN BY: W.K.F.	COLEMAN & ASSOCIATES SURVEYING
SCALE: 1" = 100'	P. O. BOX 686
REVISIONS: 1-10-85	DENTON, TEXAS 76202
2-1-85	817-565-8215
DRWNG. NO. 84385	



FILED FOR RECORD
7396
85 FEB 13 A10: 22
MARY J. HILL, CO. CLERK
DENTON COUNTY, TEXAS
BY: DEPUTY
cab. D. Page 378

NOTES:

1. A 10 FOOT UTILITY EASEMENT (5 feet on each side) is retained along all interior lot lines for the construction and maintenance of public utilities.
2. All ROADS and RIGHTS-OF-WAY shown hereon are private and will be maintained by the Grantors herein.
3. The PRIVATE ROADS and adjoining 20 foot ADDITIONAL RIGHT-OF-WAY EASEMENTS may be used for the buried public utilities.
4. All perimeter iron rods found or set will be monumented in concrete.
5. Half-inch iron rods will be set at all lot corners upon approval of plat.
6. Lots 56 and 57 shown hereon are reserved for possible drill sites and will not be sold or used for residences.

STATE OF TEXAS ◊
COUNTY OF DENTON ◊

DEDICATION

WHEREAS HIDDEN VALLEY AIRPARK ASSOCIATION, INC., is the owner of all that certain tract or parcel of land situated in the W.D. Durham Survey Abstract Number 330 in the Town of Shady Shores, Denton County, Texas, and being a part of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association, Inc. recorded in volume 556 page 660 of the Deed Records of Denton County, Texas, the said tract being more particularly described as follows:

BEGINNING for the Northeast Corner of the tract being described herein, at the Northeast Corner of the said 162.509 acre tract, an iron rod set in a South line of the U.S.A. Lake Lewisville Project Lands as monumented on the ground;

THENCE South 02 Degrees 51 Minutes 07 Seconds West with the East line of the said 162.509 acre tract a distance of 1039.20 feet to an iron rod set for the Southeast Corner of the herein described tract and being North 02 Degrees 51 Minutes 07 Seconds East a distance of 100.0 feet from the Easterly Southeast Corner of the said tract;

THENCE North 66 Degrees 47 Minutes 24 Seconds West with the North line of a right-of-way as shown on the unrecorded plat of Hidden Valley Estates a distance of 223.95 feet to an iron rod set at an angle point;

THENCE North 84 Degrees 50 Minutes 06 Seconds West continuing with the said line a distance of 206.30 feet to an iron rod set at an angle point;

THENCE North 89 Degrees 12 Minutes 51 Seconds West continuing with the said line a distance of 217.79 feet to an iron rod set at its intesection with the East line of another right-of-way for the Southwest Corner of the herein described tract;

THENCE North 02 Degrees 33 Minutes 47 Seconds East with the East line of the said right-of-way a distance of 960.35 feet to an iron rod set in the North line of the said 162.509 acre tract and the South line of the said Lake Lewisville Project Lands for the Northwest Corner of the herein described tract;

THENCE South 87 Degrees 11 Minutes 30 Seconds East with the said line and along the general course of the remains of an old fence a distance of 638.59 feet to the PLACE OF BEGINNING and enclosing 14.181 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HIDDEN VALLEY AIRPARK ASSOCIATION, INC., does hereby adopt this plat designating the herein described property as **HIDDEN VALLEY ESTATES PHASE II** in the Town of Shady Shores, Denton County, Texas, and do hereby dedicate the rights-of-way easements as shown hereon.

Louis A. Garvin Jr.
Hidden Valley Airpark Association, Inc.

LOUIS A. GARVIN JR. PRES.
BY: Title

STATE OF TEXAS ◊
COUNTY OF DENTON ◊

BEFORE ME, the undersigned Notary Public in and for said County and State on this day personally appeared LOUIS A. GARVIN JR known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF Feb 1984.

Gael Garwick Burke
Notary Public in the State of Texas

My Commision expires:

GAEL GARWICK BURKE
Notary Public, State of Texas
My Commission Expires Nov. 18, 1987

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM M. COLEMAN, Registered Public Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the monuments shown hereon were found or placed under my direction and supervision in accordance with the Ordinances of the Town of Shady Shores, Texas.

STATE OF TEXAS
WM. M. COLEMAN
4001
REGISTERED PUBLIC SURVEYOR

Wm. M. Coleman
William M. Coleman, R.P.S. No. 4001

2 FEB 85
Date

APPROVED FOR FILING:

Olive Stephens
MAYOR

2/12/85
DATE

Thomas Dwerman
CHAIRMAN, PLANNING & ZONING

2-12-85
DATE

ATTEST:

Susan Branch
CITY SECRETARY

2/12/85
DATE

FINAL PLAT OF
HIDDEN VALLEY ESTATES PHASE II
PAGE 2 OF 2
IN THE W.D. DURHAM SURVEY A-330
TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS.

DATE: 12-10-84	PREPARED BY
DRAWN BY: W.K.F.	COLEMAN & ASSOCIATES SURVEYING
SCALE: 1" = 100'	P.O. BOX 686
REVISIONS: 1-10-85	DENTON, TEXAS 76202
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