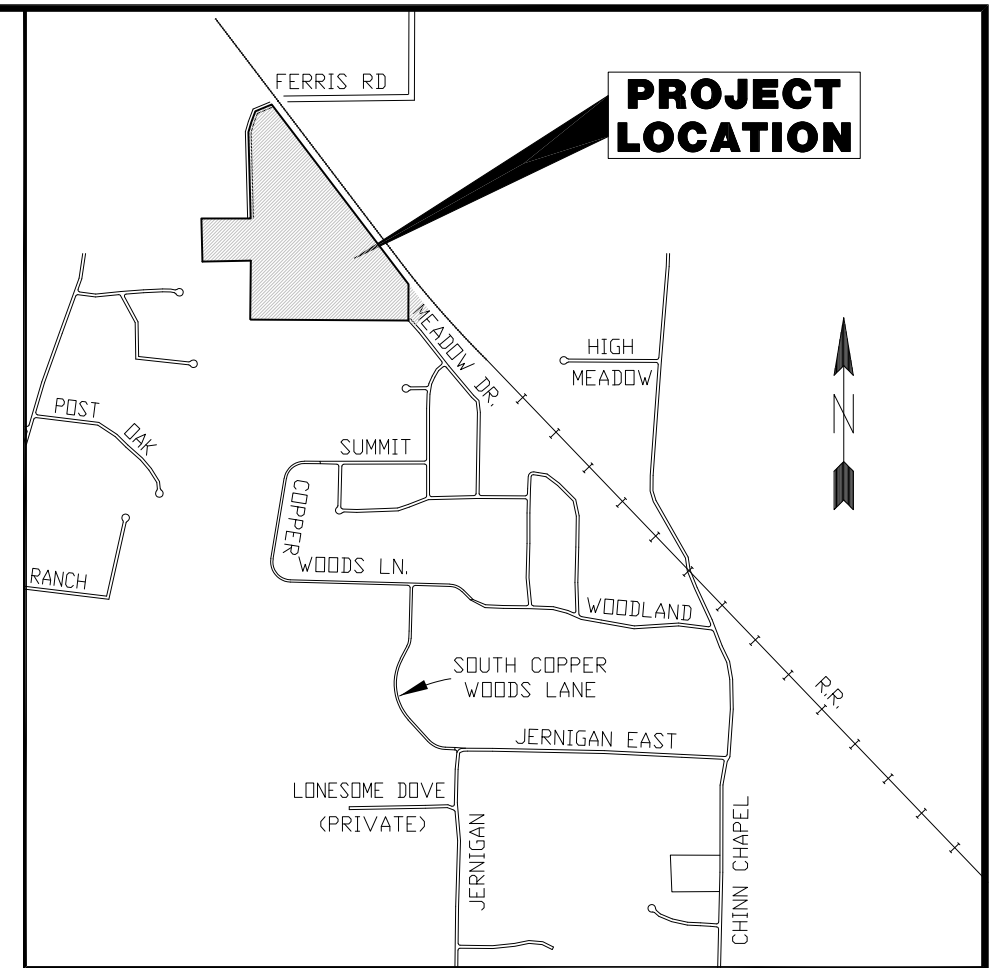
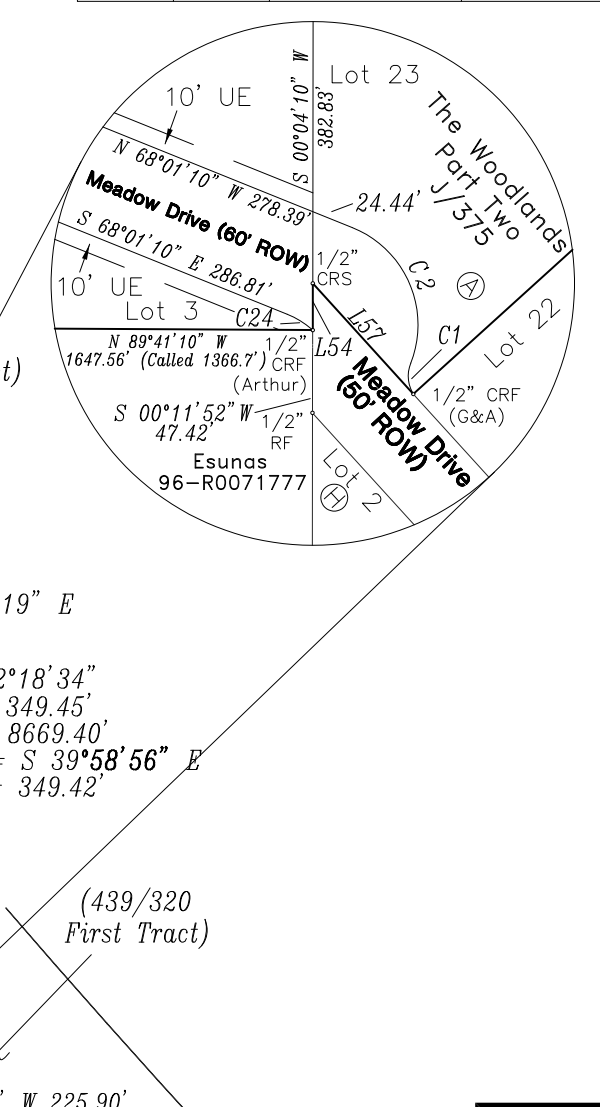


LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 08°09'49" E	189.25'
L2	N 35°41'13" W	63.85'
L3	N 09°33'43" E	31.83'
L4	N 53°59'55" E	41.56'
L5	S 88°45'25" E	60.91'
L6	N 46°56'53" E	91.13'
L7	N 08°59'27" E	107.86'
L8	N 21°05'39" E	71.61'
L9	N 48°54'05" E	83.25'
L10	N 78°58'05" E	91.39'
L11	N 85°51'10" E	144.24'
L12	S 72°24'51" E	98.40'
L13	N 77°27'14" E	45.13'
L14	S 54°49'31" E	61.50'
L15	S 88°54'40" E	77.48'
L16	N 59°40'46" E	141.56'
L17	N 25°34'26" E	86.07'
L18	N 60°49'42" E	31.80'
L19	S 72°31'27" E	96.57'
L20	N 42°13'20" E	83.27'
L21	N 23°50'46" E	83.01'
L22	N 12°22'11" E	189.23'
L23	N 79°59'37" E	96.18'
L24	N 19°11'58" E	25.75'
L25	N 28°28'46" W	74.02'
L26	N 69°22'14" W	68.78'
L27	N 20°35'02" W	36.10'
L28	N 27°06'54" E	158.38'
L29	N 00°44'19" W	76.73'
L30	N 20°34'38" W	247.04'
L31	N 23°57'44" E	97.88'
L32	S 74°51'50" E	88.95'
L33	S 54°44'26" E	75.51'
L34	S 45°04'42" E	282.84'
L35	S 75°41'56" E	280.79'
L36	S 77°37'13" E	253.04'
L37	N 04°17'03" E	144.72'
L38	N 25°56'45" E	90.89'
L39	N 44°25'43" E	46.78'



Vicinity Map 1"=2000'



**FINAL PLAT**  
 of  
**Hidden Creek Estates**  
 Lots 1-6, Block A; Lots 1-6, Block B  
 and Lots 1-3, Block C  
 60.450 Acres  
 Being a Replat of  
 Lot 1, Block A of Hidden Creek Estates and  
 Lot 23, Block A of The Woodlands Part Two;  
 Additions to the Town of Copper Canyon  
 Denton County, Texas  
 Cab. W, Pg. 343, P.R.D.C.T. and  
 Cab. J, Pg. 365, P.R.D.C.T.  
 in the  
 J. LOCKHART SURVEY, ABSTRACT NO. 758  
 W. LANDERS SURVEY, ABSTRACT NO. 1730  
 B. F. PINKLEY SURVEY, ABSTRACT NO. 1023  
 TOWN OF COPPER CANYON  
 DENTON COUNTY, TEXAS

**G & A Consultants, Inc.**  
 SITE PLANNING \* PLATTING  
 CIVIL ENGINEERING \* LAND SURVEYING  
 LANDSCAPE ARCHITECTURE  
 Phone (972) 436-9712 \* Fax (972) 436-9715  
 P.O. Box 1398 \* Lewisville, Texas 75067

REV 07/19/06  
 REV 10/31/06  
 REV 11/16/06

1/2

DRAWN BY: S.M. DATE: 07/05/06 SCALE: 1"= 200' JOB NO. **04026C**

**OWNER/DEVELOPER**  
 KERR-PEARSON DEVELOPMENT  
 COPPER CANYON, LTD.  
 1086 BROOME ROAD  
 BARTONVILLE, TEXAS 76226  
 (817) 368-7663  
 Contact  
 David Pearson 817-368-7663  
 OWNER Lot 23  
 Frank Haberl 940-455-2340

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	52°38'00"	N 04°47'40" W	9.89	20.00	18.37	17.73
C2	89°32'30"	N 23°14'55" W	59.52	60.00	93.77	84.51
C3	45°00'00"	N 45°31'10" W	49.71	120.00	94.25	91.84
C4	45°00'00"	N 45°31'10" W	74.56	180.00	141.37	137.77
C5	30°44'10"	N 52°39'05" W	129.18	470.00	252.13	249.12
C6	39°01'00"	N 17°46'30" W	95.66	270.00	183.86	180.33
C7	45°54'09"	N 21°13'04" W	182.09	430.00	344.49	335.36
C8	45°43'17"	N 67°01'42" W	181.29	430.00	343.13	334.10
C9	44°11'28"	N 67°47'42" W	8.12	20.00	15.43	15.05
C10	44°11'28"	N 23°36'14" W	8.12	20.00	15.43	15.05
C11	200°09'51"	N 17°35'35" E	-382.44	68.00	237.56	133.90
C12	13°56'17"	S 82°55'17" E	45.23	370.00	90.01	89.79
C13	77°41'10"	S 37°06'34" E	297.95	370.00	501.67	464.12
C14	39°01'00"	S 17°46'30" E	106.28	300.00	204.29	200.37
C15	84°16'59"	S 04°51'30" W	18.10	20.00	29.42	26.84
C16	22°57'35"	S 36°06'30" W	107.64	530.00	212.38	210.97
C17	24°19'07"	S 12°28'09" W	114.20	530.00	224.95	223.27
C18	29°40'28"	N 15°08'49" E	124.51	470.00	243.42	240.71
C19	17°38'20"	N 38°48'16" E	72.93	470.00	144.71	144.14
C20	85°20'06"	N 89°40'03" E	18.43	20.00	29.79	27.11
C21	20°21'16"	S 57°50'32" E	95.14	530.00	188.28	187.29
C22	45°00'00"	S 45°31'10" E	49.71	120.00	94.25	91.84
C23	45°00'00"	S 45°31'10" E	74.56	180.00	141.37	137.77
C24	19°45'14"	S 58°08'33" E	8.71	50.00	17.24	17.15
C25	120°33'42"	S 23°09'23" W	119.12	68.00	143.09	118.11
C26	134°30'36"	N 23°09'23" E	162.20	68.00	159.64	125.42

**LEGEND**

P.O.B.	Point of Beginning
D.E.	Drainage Easement
U.E.	Utility Easement
C.R.S.	Copper Rebar Set
R.F.	Rebar Found
B.L.	Building Line
R.O.W.	Right-of-Way
E.A.E.	Equestrian Access Esmt.

**LOT AREA TABLE**

LOT	BLOCK	ADDRESS	SQUARE FEET	NET AREA*	ACRES	LOT	BLOCK	ADDRESS	SQUARE FEET	NET AREA*	ACRES
1	A	949 MEADOW	87,447	N/A	2.01	3	B	966 MEADOW	178,420	61,147	2.26
2	A	957 MEADOW	98,614	N/A	2.26	4	B	970 MEADOW	137,910	72,043	1.41
3	A	965 MEADOW	305,273	101,972	2.34	5	B	972 MEADOW	120,352	64,109	1.47
4	A	973 MEADOW	178,831	94,877	2.18	6	B	980 MEADOW	386,430	344,460	7.91
5	A	982 MEADOW	134,886	N/A	3.10	1	C	792 DEER PATH	97,384	N/A	2.24
6	A	1401 FERRIS	145,732	N/A	3.35	2	C	958 MEADOW OR 800 DEER PATH	95,195	N/A	2.19
1	B	793 DEER PATH	102,870	65,052	1.49	3	C	942 MEADOW	102,698	N/A	2.36
2	B	799 DEER PATH	153,212	74,160	1.71	23	A	N/A	63,545	N/A	1.46

\* NET AREA means the area outside of any flood plain contained on the property. This information has been provided for the purposes on the on site sanitary sewer requirements of providing 1 acre or greater outside of a flood area.