



KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754

DATE: June 9, 2008



STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, RCP Hidden Lakes, LTD., a Texas limited partnership, is the owner of Lot 1R, Block A of Hidden Lakes Center according to the plat recorded under Instrument Number D204307955 of the Plat Records of Tarrant County, Texas, and the deed to said RCP Hidden Lakes, LTD., recorded under Instrument Number D204173877 of the Deed Records of Tarrant County, Texas, the subject tract being more particularly described by notes and bounds as follows:

**BEGINNING**

at a 5/8 inch capped rebar stamped "BHB INC." found in the south right of way of Bear Creek Parkway according to the plat recorded under Instrument Number D195154136 of the said Plat Records and at the northeast corner of said Lot 1R, Block A of Hidden Lakes Center;

**THENCE**

in a clockwise manner, with the perimeter of said Lot 1R, Block A of Hidden Lakes Center the following 20 calls:

1. South 12 Degrees 24 Minutes 43 Seconds West, a distance of 246.65 feet to MagNail with a washer stamped "JPH LAND SURVEYING" set on a concrete walk at the beginning of a tangent curve whose center bears South 77 Degrees 35 Minutes 17 Seconds East, a distance of 2,135.41 feet;
2. in a southerly direction, with the arc of the said curve having a delta angle of 01 Degree 20 Minutes 32 Seconds and an arc length of 50.02 feet to an "x" cut found in a drive entrance;
3. North 77 Degrees 45 Minutes 40 Seconds West, a distance of 72.51 feet to a found "x" cut;
4. South 12 Degrees 14 Minutes 20 Seconds West, a distance of 6.00 feet to a found "x" cut;
5. North 77 Degrees 45 Minutes 40 Seconds West, a distance of 130.30 feet to a found "x" cut;
6. South 12 Degrees 08 Minutes 17 Seconds West, a distance of 89.50 feet to a found "x" cut;
7. South 00 Degrees 03 Minutes 38 Seconds East, 95.14 feet to a found 5/8 inch capped rebar stamped "BHB INC.";
8. South 89 Degrees 56 Minutes 22 Seconds East, a distance of 323.00 feet to a found 5/8 inch capped rebar stamped "BHB INC.";
9. North 00 Degrees 01 Minute 23 Seconds East, a distance of 200.00 feet to a found 5/8 inch capped rebar stamped "BHB INC.";
10. North 89 Degrees 56 Minutes 22 Seconds East, a distance of 67.00 feet to a set MagNail with a washer stamped "JPH LAND SURVEYING";
11. South 00 Degrees 01 Minute 23 Seconds East, a distance of 54.96 feet to a set MagNail with a washer stamped "JPH LAND SURVEYING";
12. North 89 Degrees 56 Minutes 22 Seconds East, a distance of 119.20 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
13. North 12 Degrees 08 Minutes 17 Seconds East, a distance of 143.63 feet to a found 5/8 inch rebar;
14. North 77 Degrees 45 Minutes 40 Seconds East, a distance of 108.30 feet to a set MagNail with a washer stamped "JPH LAND SURVEYING";
15. South 89 Degrees 58 Minutes 37 Seconds West, a distance of 155.26 feet (monument could not be set, point fall between fences);
16. North 00 Degrees 01 Minute 23 Seconds West, a distance of 191.83 feet to a 5/8 inch capped rebar stamped "BHB INC." found at the beginning of a non-tangent curve whose center bears North 03 Degrees 12 Minutes 32 Seconds East, a distance of 1,097.45 feet;
17. in an easterly direction, with the arc of the said curve having a delta angle of 00 Degree 53 Minutes 48 Seconds and an arc length of 17.81 feet to a 5/8 inch capped rebar stamped "BHB INC." found at the end of the said curve;
18. South 87 Degrees 43 Minutes 15 Seconds East, a distance of 86.55 to a 5/8 inch capped rebar stamped "BHB INC." found at the beginning of a tangent curve whose center bears South 02 Degrees 16 Minutes 45 Seconds West, a distance of 1,877.00 feet;
19. in an easterly direction, with the arc of the said curve having a delta angle of 06 Degrees 59 Minutes 29 Seconds and an arc length of 229.04 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" at the end of the said curve;
20. South 77 Degrees 51 Minutes 43 Seconds East, a distance of 279.02 feet returning to the **Place of Beginning** and enclosing 4.644 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That, RCP Hidden Lakes, LTD., a Texas limited partnership, owner, through its duly authorized representative, does hereby adopt this plat designating the hereinbefore described tract as **Hidden Lakes Center, Lots 1R-1, 2, 4, & 5, Block A**, an addition to the City of Keller, Texas and does hereby dedicate to the public use forever the streets and alleys shown hereon and does hereby reserve the easiment shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and pulling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hand and seal of said Tarrant County, Texas, this 10th day of June, 2008.

Thomas J. Wouters  
RCP Hidden Lakes, LTD's representative

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Thomas J. Wouters, RCP Hidden Lakes, LTD's designated representative, known to me to be 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 10th day of June, 2008.

Jewel Chadd  
Notary Public in and for the State of Texas

**Notes**

1. No title encumbrance research was provided to the surveyor for this project.
2. Underground utilities were not located for this survey.
3. Setting a portion of any lot within this addition by notes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
4. The private easements shown hereon shall be owned and maintained by the property owners(s).
5. Any statement or delineated right-of-way changes on the approved final plat resulting from required design/construction plan changes shall be the sole responsibility and cost of the developer.

**Legend**

MNS	Set MagNail with washer stamped "JPH LAND SURVEYING"
CRS	Set 1/2 inch capped rebar stamped "JPH LAND SURVEYING"
BHB	Found 5/8 inch capped rebar stamped "BHB INC."
Found "x"	cut on concrete easement
esmt.	easement
Inst. No.	Instrument Number
Vol. Pg.	Volume Page
D.R.T.C.T.	Deed Records Tarrant County, Texas
P.R.T.C.T.	Plat Records Tarrant County, Texas
(plat A)	Hidden Lakes Center (Inst. No. D204307955, P.R.T.C.T.)

private easement strip	public easement strip	public water easement
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**Vacuity Map - 1" = 1000'**  
Fort Worth Mapco 24-v  
Commutal Blvd.  
Countywide Td.  
Bear Creek Pkwy.  
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S. 100th St.

**Client/Owner/Developer:** RCP Hidden Lakes, LTD.  
Attn: Konstantine Baklanov, PE  
99 Main Street, Suite 200  
Colville, Texas 76014  
Tel (817) 488-4200 x 126  
Fax (817) 424-2448  
twouters@jrcapital.com

**Engineer:** BHB Engineering & Surveying  
Attn: Konstantine Baklanov, PE  
920 South Main Street  
Old Main Place, Suite 190  
Grapevine, Texas 76051  
Tel (817) 338-1277, Fax (817) 251-8810  
kbb@bhbinc.com, www.bhbinc.com

**Hidden Lakes Center**  
Lots 1R-1, 2, 4, & 5, BLOCK A  
4.644 Acres  
Zoned: C  
Being a replat of Lot 1R, Block A  
Hidden Lakes Center  
Instrument No. D204307955, P.R.T.C.T.  
Zoned: C and being 4.644 Acres  
City of Keller, Tarrant County, Texas

This plat filed in Cabinet A, Slide **12751**, Date **06/10/08**.