

**STEWART TITLE
OF TEXARKANA**

2401 Moores Lane
P.O. Box 551
Texarkana, Texas 75503
(903) 832-3720
(903) 831-7569 fax

"Enhancing the Real Estate Transaction Process"™

DATE 5/22/03

TO Todd Graham

FAX# 714-969-7378

TOTAL PAGES SENT (including cover sheet) 11

PLAT OF HIDDEN ACRES

I hope this helps,
Fannie

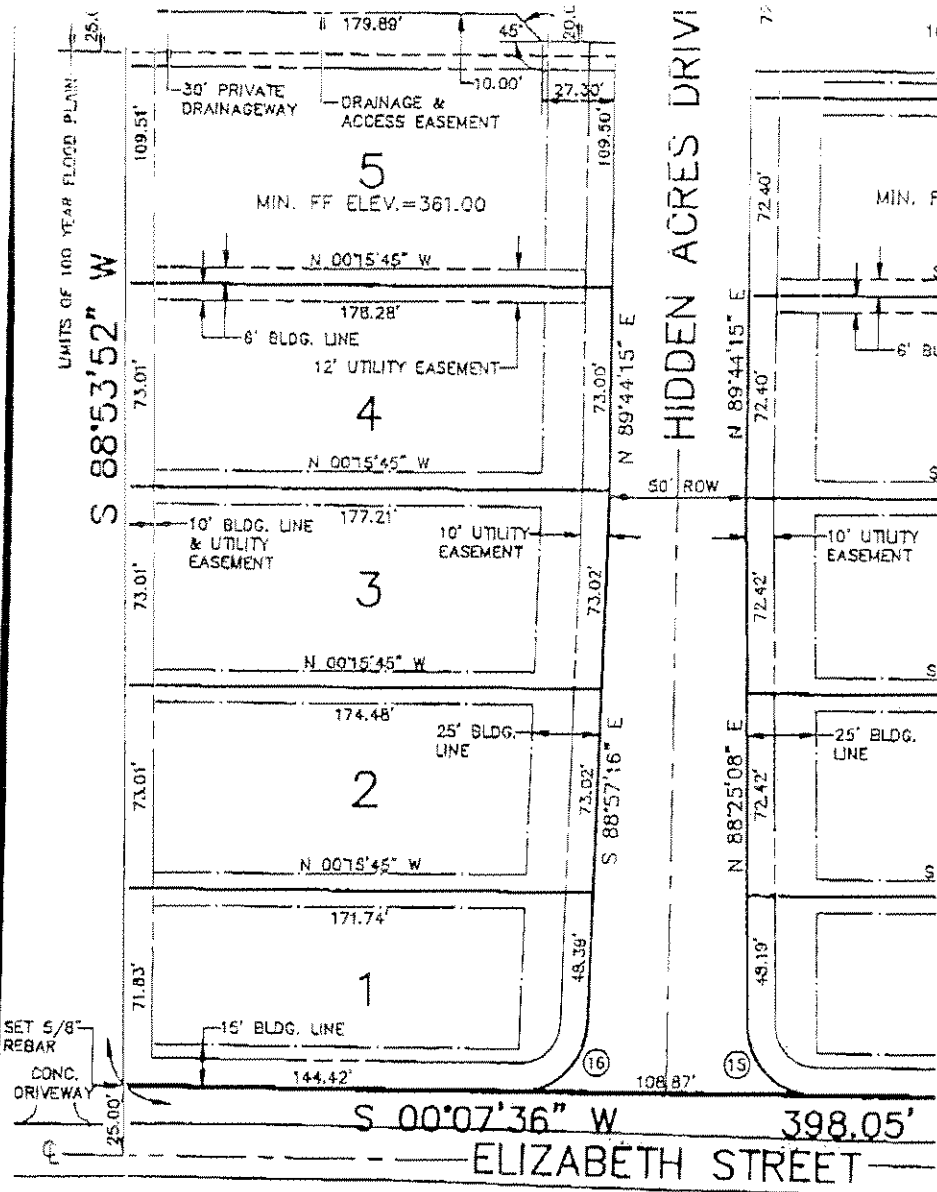
Eddie Farnsworth, President

Carolyn Faoliu, Executive Vice-President

Linda Rankin, Escrow Officer

✓ Jeannie May, Escrow Secretary

Lisa Cook, Escrow Secretary



#2

HIDDEN ACRES AL

A SUBDIVISION OF A PORT
 WILLIS OLDHAM HEADRIGH
 ABSTRACT NO. 4
 BOWIE COUNTY, TE

OWNERS: DONNIE SEALY, BRAD MURDOCK & CLAR

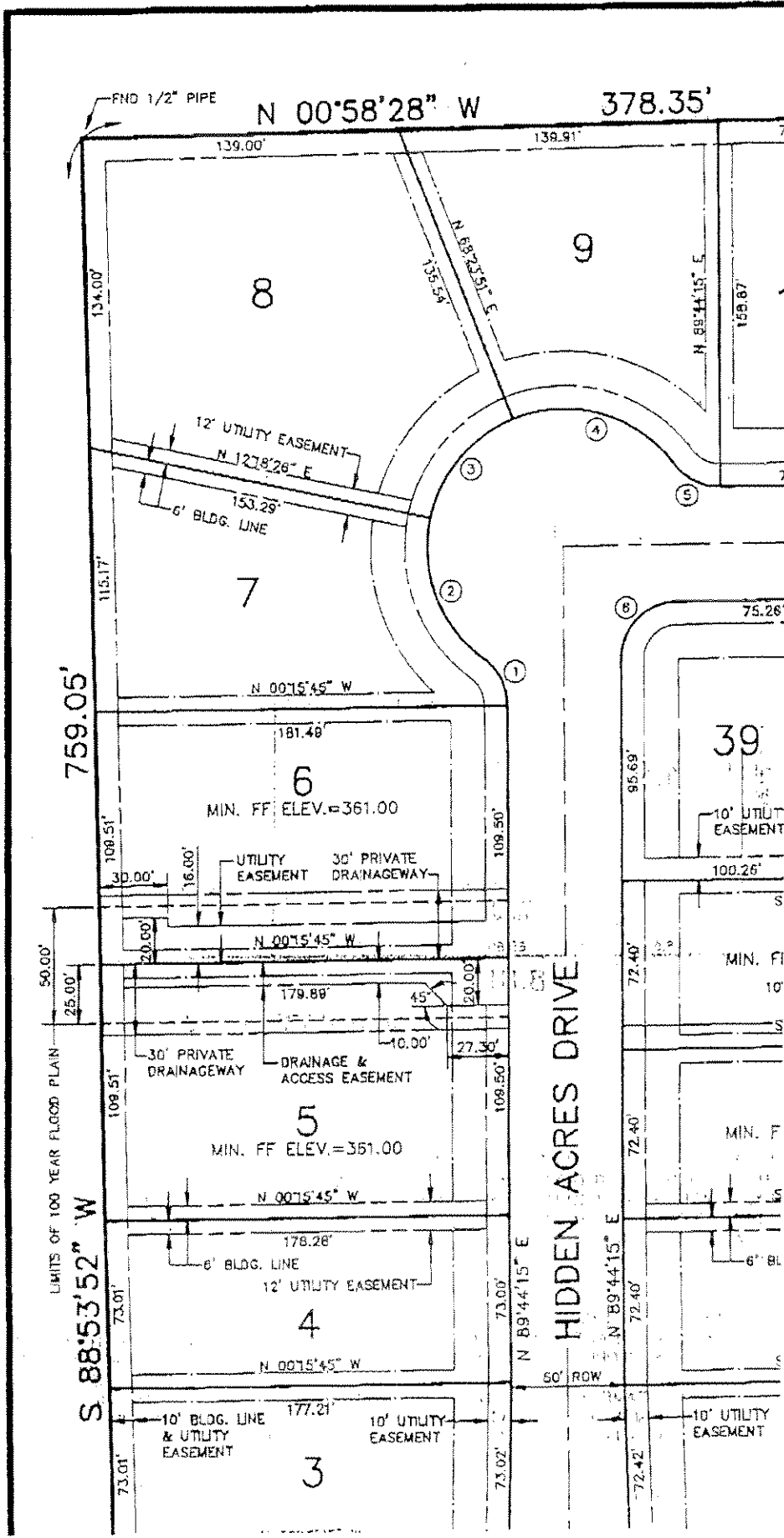
GRAPHIC SCALE



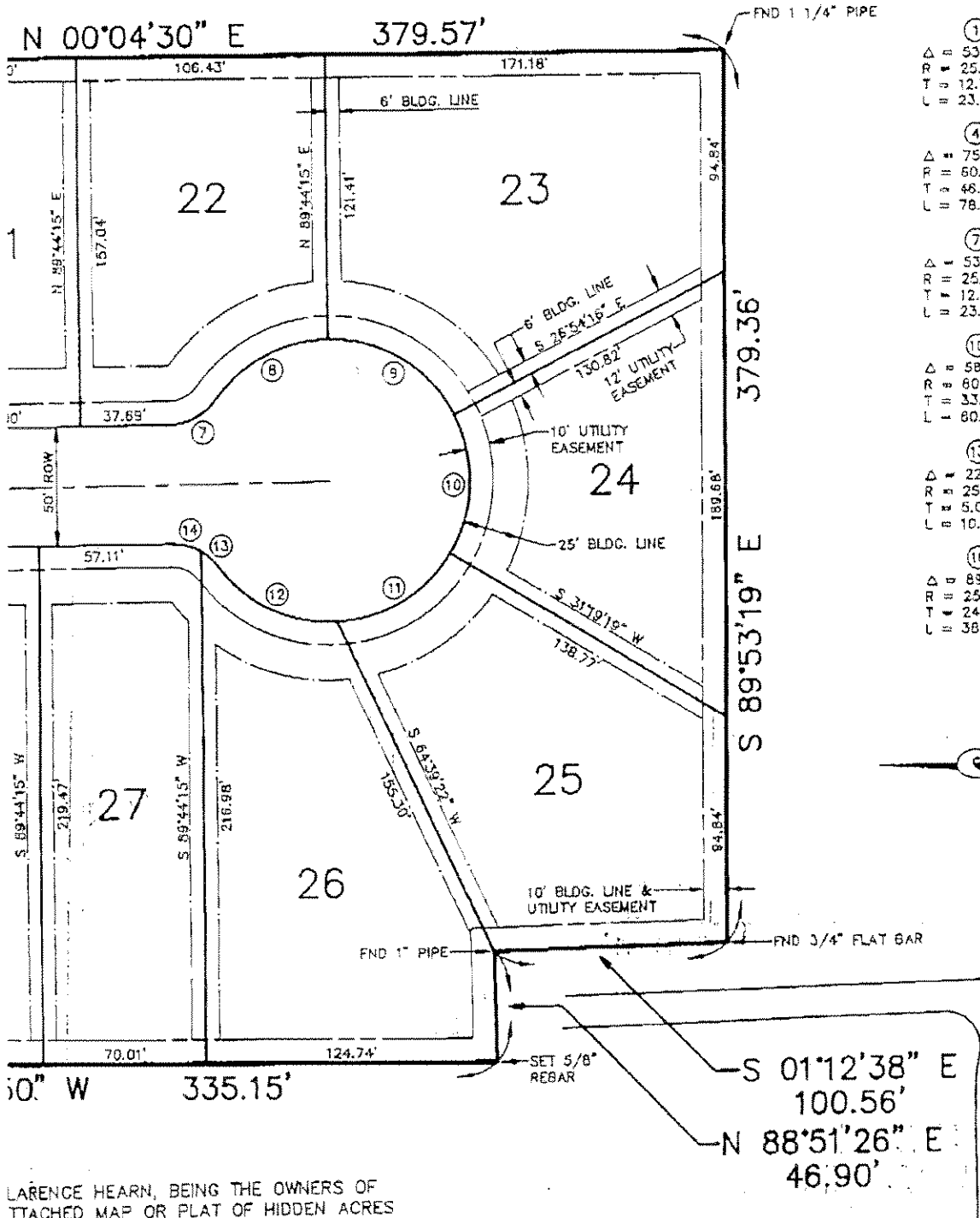
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 PAGE 5

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Bowie County, Texas
Velma Moore
County Clerk
On: Oct 05, 1989 at 08:24P



10



- ①
Δ = 53'
R = 25.1
T = 12.7
L = 23.1
- ④
Δ = 75'
R = 60.
T = 46.
L = 78.1
- ⑦
Δ = 53'
R = 25.
T = 12.
L = 23.
- ⑩
Δ = 58
R = 60.
T = 33.
L = 80.
- ⑬
Δ = 22
R = 25.
T = 5.0
L = 10.
- ⑭
Δ = 89
R = 25
T = 24.
L = 38.

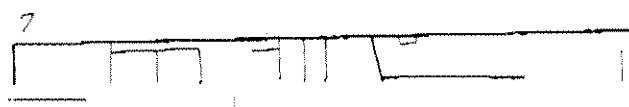
CLARENCE HEARN, BEING THE OWNERS OF THE ATTACHED MAP OR PLAT OF HIDDEN ACRES OF THE WILLIS OLDHAM HEADRIGHT SHALL HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN, AND WHICH SUBDIVISION SHALL BE IN ADDITION, A SUBDIVISION OF A PORTION OF THE WILLIS OLDHAM HEADRIGHT IN BOWIE COUNTY, TEXAS AND BY THIS INSTRUMENT DEDICATE TO THE PUBLIC IN FEE THE STRIPS AND BY THE INSTRUMENT, THE EASEMENTS SHOWN HEREON FOR UTILITY

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Mudal
MURDOCK

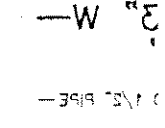
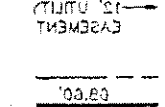
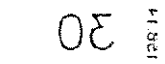
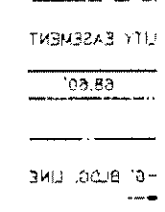
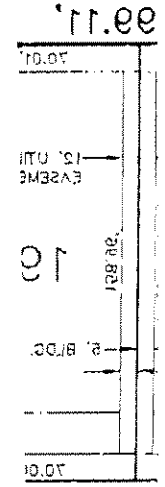
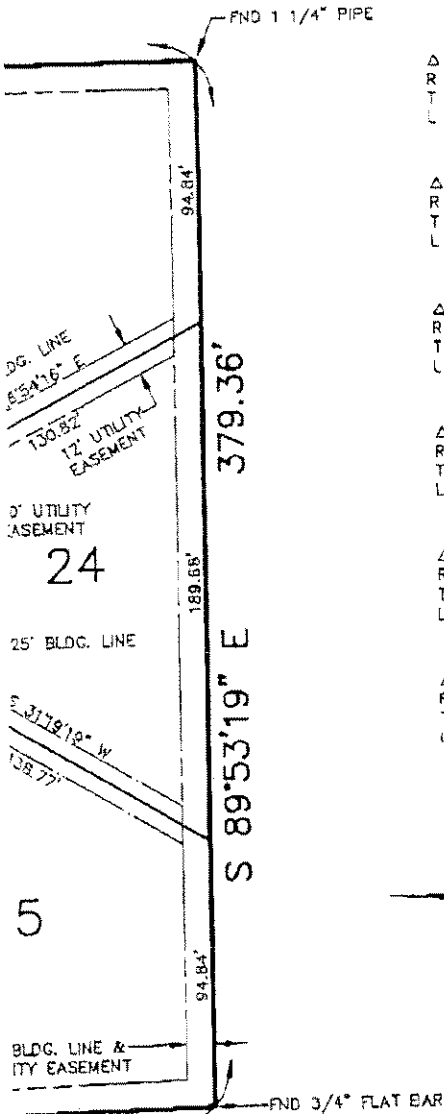
Clarence Hearn
CLARENCE HEARN

BEFORE ME, NOTARY PUBLIC, THIS DAY OF MAY, 2003, CLARENCE HEARN, ONE OF THE PARTIES TO THE ABOVE INSTRUMENT, HAS ACKNOWLEDGED TO ME THAT HE IS A REGISTERED PUBLIC SURVEYOR AND THAT THE MAP OF HIDDEN ACRES OF THE WILLIS OLDHAM HEADRIGHT IS ATTACHED HERETO, CORRECTLY.

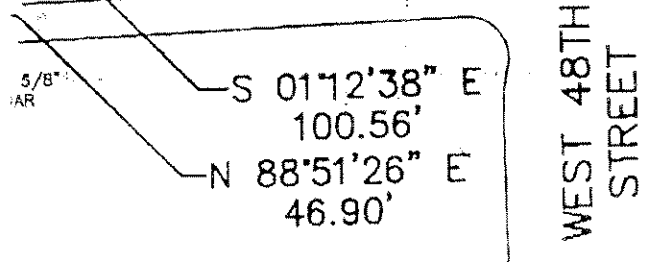


CURVE DATA

① Δ = 53°58'05" R = 25.00' T = 12.73' L = 23.55'	② Δ = 66°32'17" R = 60.00' T = 39.37' L = 69.58'	③ Δ = 56°05'25" R = 60.00' T = 31.66' L = 58.74'
④ Δ = 75°18'28" R = 60.00' T = 46.30' L = 78.86'	⑤ Δ = 53°58'05" R = 25.00' T = 12.73' L = 23.55'	⑥ Δ = 60°00'00" R = 25.00' T = 25.00' L = 39.27'
⑦ Δ = 53°58'05" R = 25.00' T = 12.73' L = 23.55'	⑧ Δ = 53°58'05" R = 60.00' T = 30.55' L = 56.52'	⑨ Δ = 63°21'29" R = 60.00' T = 37.03' L = 68.35'
⑩ Δ = 58°13'35" R = 80.00' T = 33.41' L = 60.87'	⑪ Δ = 56°11'31" R = 60.00' T = 32.03' L = 58.84'	⑫ Δ = 56°11'31" R = 60.00' T = 32.03' L = 58.84'
⑬ Δ = 22°55'38" R = 25.00' T = 5.07' L = 10.00'	⑭ Δ = 31°02'28" R = 25.00' T = 6.94' L = 13.54'	⑮ Δ = 88°17'32" R = 25.00' T = 24.27' L = 38.52'
⑯ Δ = 89°04'52" R = 25.00' T = 24.80' L = 38.87'		

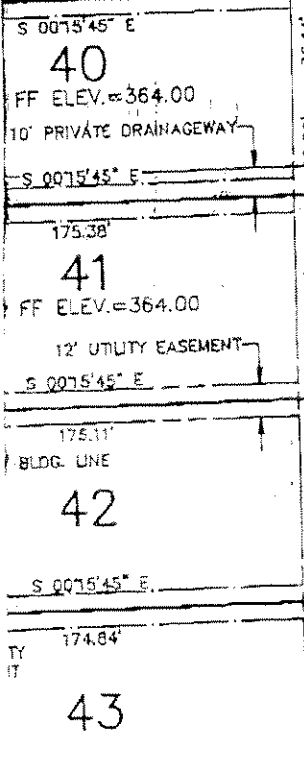
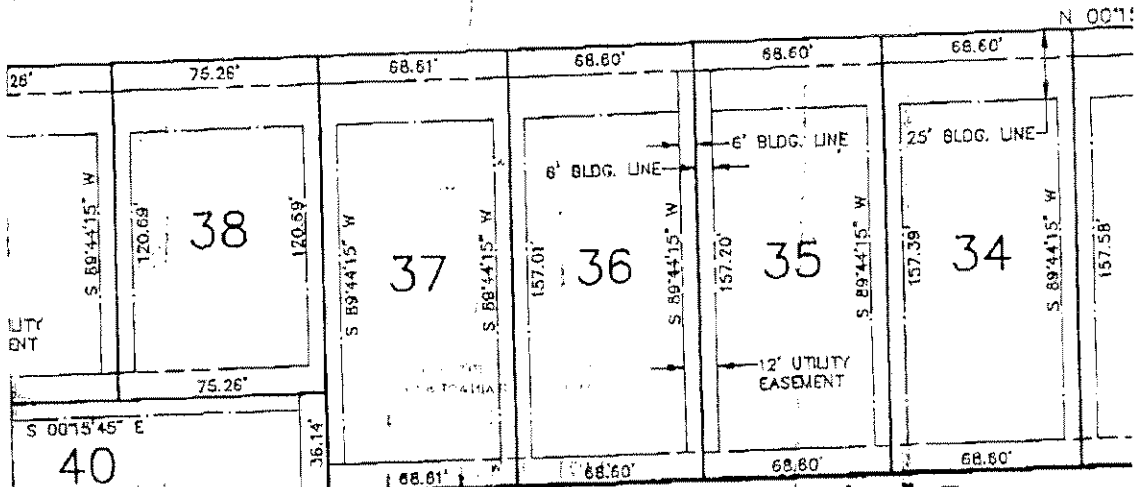
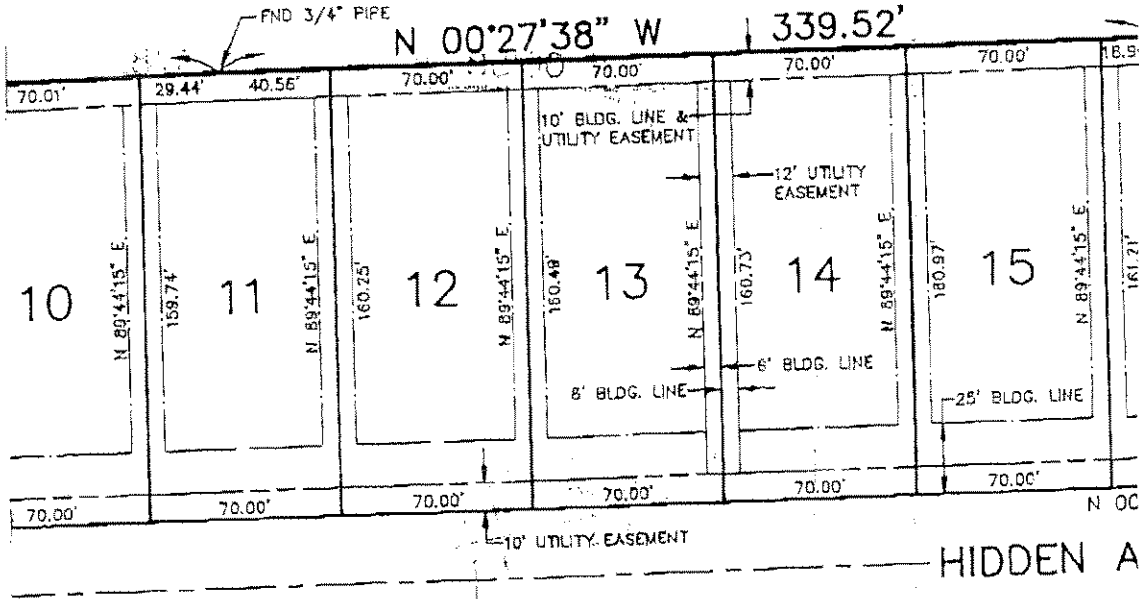


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14003
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#3



S 00°06'20" E

SET 5/8" REBAR

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PROPERTY DESCRIPTION

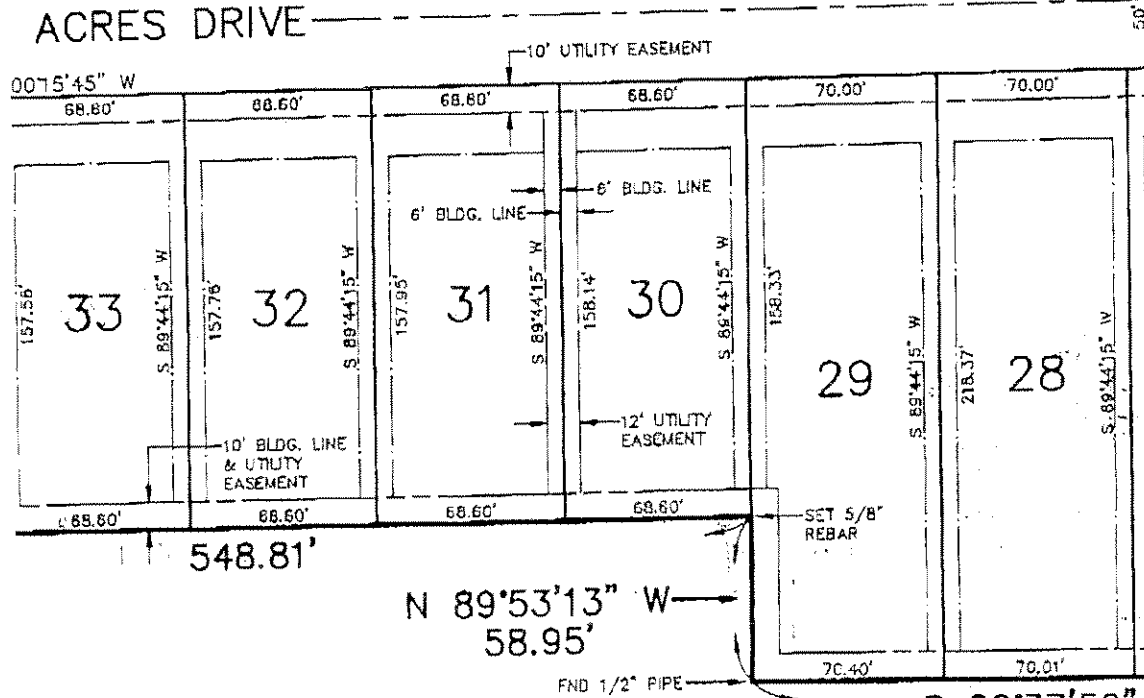
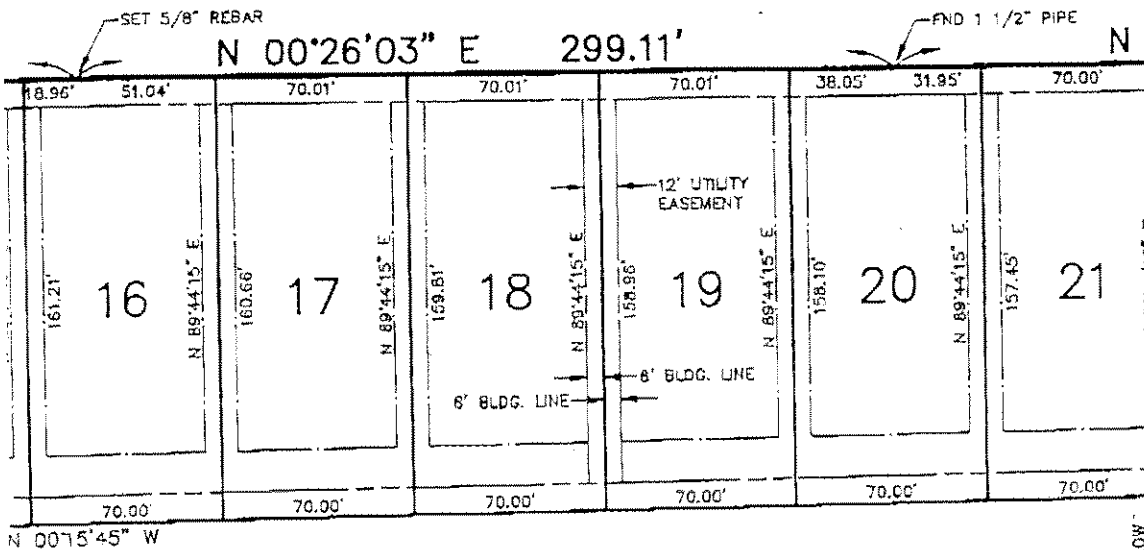
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING THREE (3) AND "A" OF WELSFORD SUBDIVISION OF A (6) OF THE WILLIS OLDHAM HEADRIGHT SURVEY, A-4 CALLED 15.93 ACRES TRACT DESCRIBED IN A DEED F WILLIAMS TO ELIZABETH C. DELOACH BY DEED DATED 923, PAGE 156 OF THE REAL PROPERTY RECORDS OF PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 1/2" IRON PIPE FOR CORNER NORTHEAST CORNER OF THE ABOVE DESCRIBED 15.93 CORNER OF THE ABOVE DESCRIBED LOT NO. 1 OF SA

THENCE: S 88°53'52" W, ALONG AN EXISTING FENCE LINE OF LOTS NO. 1, 2 AND 3 OF SAID WELSFORD S 5/8" REBAR AND CONTINUING A TOTAL DISTANCE OF ON THE APPARENT EAST RIGHT-OF-WAY LINE OF EL

THENCE: S 00°07'36" W, WITH THE APPARENT EAST 398.05 FEET TO A FOUND 1" IRON PIPE FOR CORNER

#5



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 S 00°37'50"

BEING A PART OF LOTS NUMBERED ONE (1), TWO (2),
 PART OF BLOCKS NUMBERED FIVE (5) AND SIX
 458, BOWIE COUNTY, TEXAS AND BEING THE SAME
 FROM CATHY MARIE BASWELL AND SHIRLEY JEAN
 ED NOVEMBER 12, 1986, RECORDED IN VOLUME
 OF BOWIE COUNTY, TEXAS AND BEING MORE

OWNER AT AN EXISTING FENCE CORNER AT THE
 1.93-ACRE TRACT, SAME BEING THE NORTHEAST
 SAID WELSFORD SUBDIVISION;

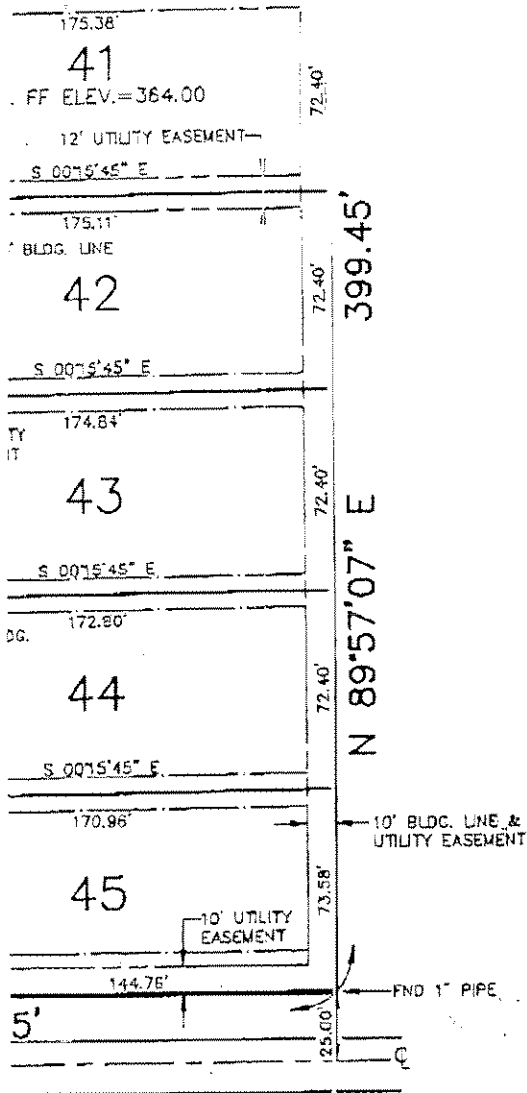
CE LINE, SAME BEING THE NORTH BOUNDARY
 SUBDIVISION, PASSING AT 399.05 FEET A FOUND
 OFF 759.05 FEET TO A SET 5/8" REBAR FOR CORNER
 ELIZABETH STREET;

ST RIGHT-OF-WAY LINE OF ELIZABETH STREET,
 VER;

CERTIFICATE OF DEDICATION BY OWNERS
 WE, DONNIE SEALY, BRAD MURDOCK & CLAREN
 A TRACT OF LAND AS SHOWN ON THE ATTACH
 ADDITION, A SUBDIVISION OF A PORTION OF TI
 SURVEY, A-458 IN BOWIE COUNTY, TEXAS, HA
 SURVEYED, PLATTED AND SUBDIVIDED, AS SHC
 HEREAFTER BE KNOWN AS HIDDEN ACRES ADD
 WILLIS OLDHAM HEADRIGHT SURVEY, A-458 IN
 THESE PRESENTS, THE UNDERSIGNED HEREBY
 SIMPLE, THE STREET AS SHOWN ON THIS PLA
 UNDERSIGNED HEREBY DEDICATE THE EASEMEN
 PURPOSES.

Donnie Sealy *Brad Murdock*
 DONNIE SEALY BRAD MURDOCK

CERTIFICATE OF SURVEYOR



PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING THREE (3) AND "A" OF WELSFORD SUBDIVISION OF A P (6) OF THE WILLIS OLDHAM HEADRIGHT SURVEY, A-458 CALLED 15.93 ACRES TRACT DESCRIBED IN A DEED FROM WILLIAMS TO ELIZABETH C. DELOACH BY DEED DATED 11-19-92, PAGE 156 OF THE REAL PROPERTY RECORDS OF 1 PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 1/2" IRON PIPE FOR CORNER NORTHEAST CORNER OF THE ABOVE DESCRIBED 15.93 ACRES TRACT, CORNER OF THE ABOVE DESCRIBED LOT NO. 1 OF SAID

THENCE: S 88°53'52" W, ALONG AN EXISTING FENCE LINE LINE OF LOTS NO. 1, 2 AND 3 OF SAID WELSFORD SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 7 5/8" REBAR AND CONTINUING A TOTAL DISTANCE OF 7 ON THE APPARENT EAST RIGHT-OF-WAY LINE OF ELIZABETH C. DELOACH;

THENCE: S 00°07'36" W, WITH THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID TRACT, 398.05 FEET TO A FOUND 1" IRON PIPE FOR CORNER;

THENCE: N 89°57'07" E, 399.45 FEET TO A SET 5/8" IRON PIPE FOR CORNER;

THENCE: S 00°06'20" E, 548.81 FEET TO A SET 5/8" IRON PIPE FOR CORNER;

THENCE: N 89°53'13" W, 58.95 FEET TO A FOUND 1/2" IRON PIPE FOR CORNER;

THENCE: S 00°37'50" W, 335.15 FEET TO A SET 5/8" IRON PIPE FOR CORNER;

THENCE: N 88°51'26" E, 46.90 FEET TO A FOUND 1" IRON PIPE FOR CORNER, RIGHT-OF-WAY LINE OF A PUBLIC ROAD;

THENCE: S 01°12'38" E, WITH THE EAST RIGHT-OF-WAY LINE OF SAID TRACT, 379.36 FEET TO A FOUND 1 1/4" IRON PIPE FOR CORNER;

THENCE: S 89°53'19" E, WITH THE SOUTH BOUNDARY LINE OF SAID TRACT, 379.57 FEET TO A FOUND 1 1/4" IRON PIPE FOR CORNER;

THENCE: N 00°04'30" E, 379.57 FEET TO A FOUND 1 1/4" IRON PIPE FOR CORNER;

THENCE: N 00°26'03" E, 299.11 FEET TO A SET 5/8" IRON PIPE FOR CORNER;

THENCE: N 00°27'38" W, 339.52 FEET TO A FOUND 3/4" IRON PIPE FOR CORNER;

THENCE: N 00°58'28" W, 378.35 FEET TO THE POINT OF BEGINNING, 15.93 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON RECORDS OF THE WEST BOUNDARY LINE OF A TRACT CONVEYED TO S.H. WILLIAMS BY DEED DATED 11-19-92, VOLUME 578, PAGE 465 OF THE DEED RECORDS OF BOWE COUNTY, TEXAS, NORTHERLY EAST LINE OF THE ABOVE DESCRIBED 15.93 ACRES TRACT.

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN AS SHOWN ON THE FLOOD HAZARD ADMINISTRATION RATE MAP, COMMUNITY-PANEL NO. 48-10-003-0000-0000, DATED 3/1/1992.

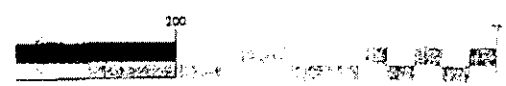
UTILITY EASEMENTS: EASEMENTS ARE 10' ALONG FRONT AND SIDE BOUNDARIES. FRONT = 25', SIDE STREET = 15', SIDE OF PUBLIC ROAD.

STATE OF TEXAS COUNTY OF BOWE
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BOWE, TEXAS, I PERSONALLY APPEARED DONNIE SEALY, BRAD MURDOCK AND CLARENCE HEARN, THE PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE FOR THE ABOVE DESCRIBED TRACT, AND THAT THEY EXECUTED THE SAME FOR THE PURPOSE & INTENT ABOVE SET FORTH.

GIVEN UNDER MY HAND & SEAL OF OFFICE DATED: 5/22/03

Jeannette S
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 05/22/05

ADDITION
 PARTITION OF THE
 WELSFORD SURVEY, 10
 458
 TEXAS
 CLARENCE HEARN



ED FROM CATHY MARIE BASWELL AND SHIRLEY JEAN ...
ATED NOVEMBER 12, 1986, RECORDED IN VOLUME
S OF BOWIE COUNTY, TEXAS AND BEING MORE

ERNER AT AN EXISTING FENCE CORNER AT THE
5.93 ACRE TRACT, SAME BEING THE NORTHEAST
SAID WELSFORD SUBDIVISION;

ICE LINE, SAME BEING THE NORTH BOUNDARY
D SUBDIVISION, PASSING AT 399.05 FEET A FOUND
OF 759.05 FEET TO A SET 5/8" REBAR FOR CORNER
ELIZABETH STREET;

ST RIGHT-OF-WAY LINE OF ELIZABETH STREET,
NER;

5/8" REBAR FOR CORNER;

5/8" REBAR FOR CORNER;

) 1/2" IRON PIPE FOR CORNER;

5/8" REBAR FOR CORNER;

) 1" IRON PIPE FOR CORNER ON THE EAST

F-WAY LINE OF A PUBLIC ROAD, 100.56 FEET

ARY LINE OF THE ABOVE DESCRIBED 15.93 ACRE
PIPE FOR CORNER;

ND 1 1/2" IRON PIPE FOR CORNER;

5/8" REBAR FOR CORNER AT AN EXISTING FENCE

ND 3/4" IRON PIPE FOR CORNER;

INT OF BEGINNING, CONTAINING 15.8862

RECORD BEARING BETWEEN FOUND IRON PIPES ON THE
) S.H. SHINN AND H.D. GRACE JR., RECORDED IN
OF BOWIE COUNTY, TEXAS, SAME BEING THE MOST
) 15.8862 ACRE TRACT.

PLAIN, ACCORDING TO FEDERAL INSURANCE
NO. 480060 0005 B, EFFECTIVE DATE SEPTEMBER

FRONT, REAR & SIDE STREET OF ALL LOTS.

5', SIDE YARD = 6' & REAR = 10'.

IC IN & FOR SAID COUNTY & STATE, ON THIS DAY
JRDOCK & CLARENCE HEARN, KNOWN TO ME TO BE
IE FOREGOING INSTRUMENT & ACKNOWLEDGED TO ME
OSE & CONSIDERATION THEREIN EXPRESSED.

D: 10/4/99
me S Spicer Jeannine S Spicer
PUBLIC IN & FOR BOWIE COUNTY, TEXAS
MISSION EXPIRES: 3-15-2003

WE, DONNIE SEALY, BRAD MURDOCK & CLAI
A TRACT OF LAND AS SHOWN ON THE ATT.
ADDITION, A SUBDIVISION OF A PORTION OF
SURVEY, A-458 IN BOWIE COUNTY, TEXAS,
SURVEYED, PLATTED AND SUBDIVIDED, AS S
HEREAFTER BE KNOWN AS HIDDEN ACRES /
WILLIS OLDHAM HEADRIGHT SURVEY, A-458
THESE PRESENTS, THE UNDERSIGNED HERES
SIMPLE, THE STREET AS SHOWN ON THIS PI
UNDERSIGNED HEREBY DEDICATE THE EASEM
PURPOSES.

Donnie Sealy Brad Mur
DONNIE SEALY BRAD MUR

CERTIFICATE OF SURVEYOR

I, KENNETH D. LYNCH, DO HEREBY CERTIFY
SURVEYOR IN THE STATE OF TEXAS AND TH
ADDITION, A SUBDIVISION OF A PORTION OF
SURVEY, A-458 IN BOWIE COUNTY, TEXAS,
REFLECTS THE RESULTS OF A SURVEY MAD
19TH DAY OF FEBRUARY, 1999; THAT THE
AT THE POINTS ON THE BOUNDARIES AS SH
THERE ARE NO ENCROACHMENTS OF DESC
AS SHOWN ON THE ATTACHED MAP IS KN
SUBDIVISION OF A PORTION OF THE WILLIS
BOWIE COUNTY, TEXAS.

KENNETH D. LYNCH
REGISTERED PUBLIC SURVI
TEXAS NO. 4874

CERTIFICATE OF APPROVAL BY PLANNING CI
WE, THE UNDERSIGNED, DO HEREBY CERTIFY
ADDITION, A SUBDIVISION OF A PORTION OF
SURVEY, A-458, BOWIE COUNTY, TEXAS, TO
AND THE SURVEYORS CERTIFICATE OF SAME
COMMISSION OF THE CITY OF TEXARKANA, T
PLAT, OWNERS CERTIFICATE & SURVEYORS
TO THE REQUIREMENTS IN ALL RESPECTS AI

DAY OF September, 1999

NOTE: PLANNING & ZONING APPROVAL EXPI
PLAT IS NOT RECORDED.

CEL
SEC

