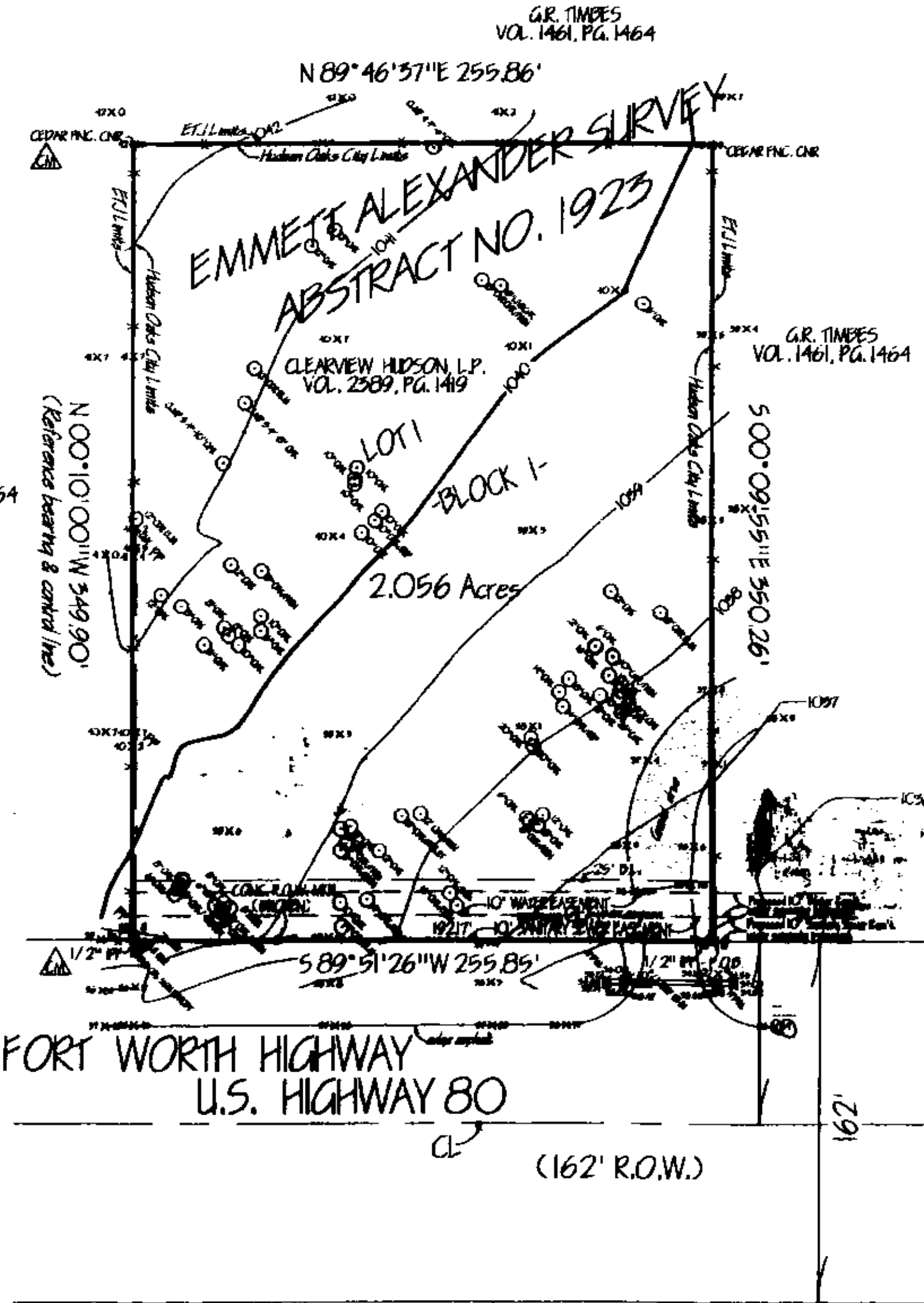
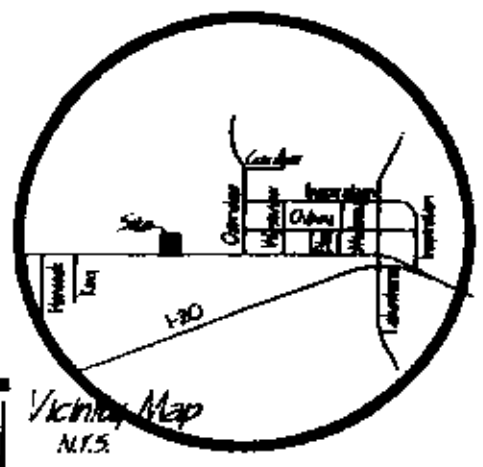


C-454



Now therefore know all men by these presents: That Clearview Hudson, L.P. does hereby adopt this plat of Lot 1, Block 1, designating the herein described real property as CLEARVIEW OAKS, an Addition to the City of Hudson Oaks, Parker County, Texas and do hereby dedicate to the public for public use the streets and easements as shown there on.

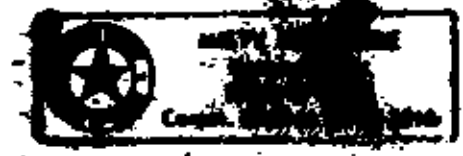
Legal Description: 2.056 acres of land situated in the EMMETT ALEXANDER SURVEY, ABSTRACT NO. 1923, Parker County, Texas, being all that certain tract of land conveyed to Clearview Hudson, L.P. by deed recorded in Volume 2389, Page 1419, Deed Records, Parker County, Texas, said 2.056 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron found at the Southeast corner of said Clearview Hudson tract and a reentrant corner of a tract of land conveyed to Gary R. Timbes by deed recorded in Volume 1461, Page 1464, Deed Records, Parker County, Texas, said iron being in the North line of Fort Worth Highway (U.S. Highway 80) (162' R.O.W.); THENCE S 89° 51' 26" W, along the North line of said Fort Worth Highway, at 192.17 feet passing a concrete R.O.V. marker (broken), continuing in all a distance of 255.85 feet to a 1/2" Iron found at the Southwest corner of said Clearview Hudson tract and a reentrant corner of said Timbes tract; THENCE along the common line of said Clearview Hudson and Timbes tracts as follows: N 00° 10' 00" W, 349.90 feet to a cedar fence post for property corner; N 89° 46' 37" E, 255.86 feet to a cedar fence post for property corner; S 00° 09' 55" E, 350.26 feet to the POINT OF BEGINNING and containing 2.056 acres of land.

Clearview Hudson, L.P. does hereby waive all claims for damage against the city occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys or natural contours to the grade established in the development.

Any development upon any lot, parcel, tract or replat of CLEARVIEW OAKS is subject to all development regulations of the city of Hudson Oaks including, but not limited to provisions for drainage and storm water control, as well as the sanitary and accompanying easements and appurtenance.

CLEARVIEW HUDSON, L.P.
STATE OF TEXAS
COUNTY OF PARKER
BEFORE me, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Clearview Hudson, L.P., authorized authority, known to me to be the person whose name is subscribed to the above and foregoing instrument and who acknowledged to me that he executed the same for the purpose and consideration therein expressed.
Given under my hand and seal of office on this the 13 day of July, 2006.
Misty Burgess
Notary Public in and for the State of Texas
Commission expiration date: 11-27-2010



Doc# 606843
Book 2457 Page 1855



Doc# 606843 Fees: \$66.00
08/01/2006 18:30AM 8 Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

Approved by City Secretary:
Shula Simon
City Secretary

7-24-06
Date

Approved by City Engineer:
Greg D. Saunders
City Engineer

7/24/2006
Date

Approved by City Planning Commission:
Chairman, City Planning Commission

7/31/2006
Date

Approved by the City Council:

I hereby certify that this plat of CLEARVIEW OAKS, an Addition to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks, Parker County, Texas on the 22nd day of June, 2006.
Mayor

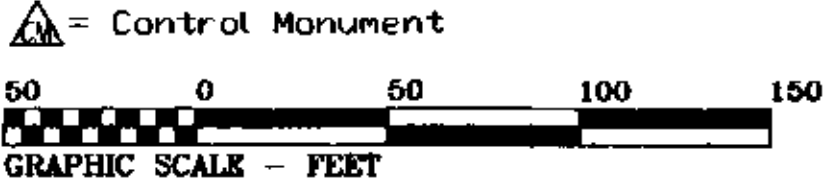
Surveyor's Certificate
I, Susan L. Stewart, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and my supervision on March 20, 2006 and that all corners are shown.
Susan L. Stewart
Registered Professional Land Surveyor
Texas Registration No. 5495
FULTON SURVEYING, INC.
115 St. Louis Avenue
Fort Worth, Texas 76104
817-335-3625 Office
817-335-3629 Fax
fultonsurveying@sbcbglobal.net

3-28-06
Date

ACCT. NO.: 1305
SCH. DIST.: WE
CITY: HO
MAP NO.: 115
ALL OF THESE LINES SURVEYING



Notes:
Survey prepared without the benefit of a title policy.
Reference bearing per deed recorded in Volume 2208, Page 28, Deed Records, Parker County, Texas.



Final Plat drawing prepared by FULTON SURVEYING, INC.

B.M. = NGS disk set vertically in the East face of most Easterly 1 of 4 piers of East bound U.S. Hwy's 80 and 180 overpass, 24' South of centerline of East bound lanes of I-20. = Elevation: 1018.99

Property Owner:
CLEARVIEW HUDSON, L.P.
8214 Westchester Drive
Dallas, Texas 75225
214-987-2200 Office

Engineer:
Rich DeDtte, P.E.
Texas P.E. #74232
DEDTTE, INC., CIVIL ENGINEERING
2553 East Loop 820 North
Fort Worth, Texas 76118
817-589-0000 Office
817-590-8600 Fax
richdedotte@dedotte.com

FINAL PLAT
LOT 1, BLOCK 1
CLEARVIEW OAKS
AN ADDITION TO THE CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS
2.056 ACRES
SITUATED IN THE
EMMETT ALEXANDER SURVEY
ABSTRACT NO. 1923
PARKER COUNTY, TEXAS

March 28, 2006
Property Zoned: General Commercial

FULTON SURVEYING, INC.
115 ST. LOUIS AVENUE
FORT WORTH, TEXAS 76104
(817) 335-3625
#05572PLAT FAX (817) 335-3629