NOTICE: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits.

There are no liens against the property.

The final plat shall contain a waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

This is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
AUGUST, 2015

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, JERRY'S WARRANTY COMPANY (Deed 201417994), acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in and being a portion of Lot 6 and all of Lot 5, Block 1, CRESTVIEW ACRES, FIRST FILING, in the City of Hudson Oaks, Parker County, Texas, according to the deed recorded in Volume 278, Page 643, Plat Records, Parker County, Texas, and more particularly described as follows:

COMENCING from an iron rod found in the west right of way line of Crestview Drive, said iron being the southeast corner of said Lot 4, THENCE N 00°00'15" W, with the west right of way line of said Crestview Drive, 165.95 feet an iron rod set and POINT OF BEGINNING;

THENCE E 00°00'00" W, 253.87 feet an iron rod set and POINT OF BEGINNING;

THENCE N 00°00'00" E, 253.87 feet an iron rod set and POINT OF BEGINNING;

THENCE S 45°22'19" W, 176.24 feet to an iron rod found at the northwest corner of said Lot 5;

THENCE W 00°00'00" S, 253.87 feet an iron rod set and POINT OF BEGINNING;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JERRY'S WARRANTY COMPANY, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as LOT 5, BLOCK 1, CRESTVIEW ACRES, FIRST FILING, AND ADDITION IN THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, and being a Replat of a portion of Lot 4 and all of Lot 5, Block 1, CRESTVIEW ACRES, First Filing, an addition in the City of Hudson Oaks, Parker County, Texas, according to the deed recorded in Volume 278, Page 643, Plat Records, Parker County, Texas, and I (we) do hereby dedicate the rights-of-way, ( alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my hand at Hudson Oaks, Parker County, Texas this the 2 day of February, 2016.

JERRY DURANT, President

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared JERRY DURANT of Jerry's Warranty Company a corporation, known to me to be the person(s) who subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration expressed and to the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the 2 day of February, 2016.

By:

Notary Public in and for the State of Texas

317-807-0390

AARON LEE BRYAN

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

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