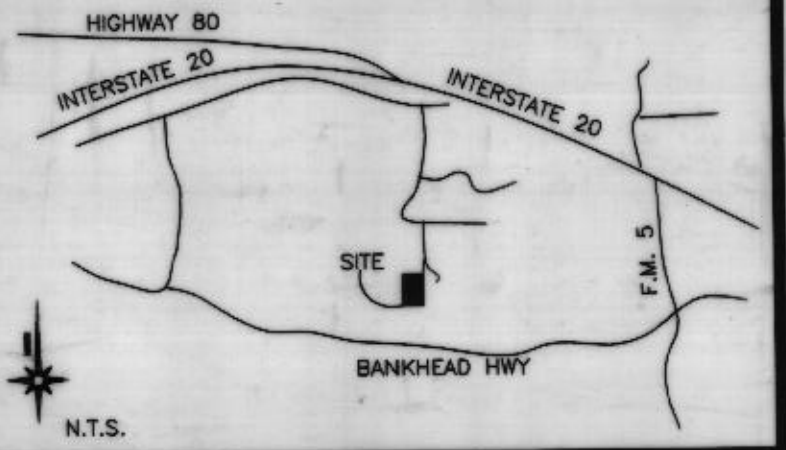


PC B 754

LOT 45R, BEING A REPLAT OF A PORTION OF LOT 45 AND LOT 46, DIAMOND OAKS, PHASE III, AN ADDITION TO THE CITY OF HUDSON OAKS, TEXAS PARKER COUNTY, TEXAS



STATE OF TEXAS) COUNTY OF PARKER)

WHEREAS, LONNIE L. BRIDGES AND DEBRA JO BRIDGES being the sole owners of 1.727 Acres situated in and being a portion of LOT 45 AND LOT 46, DIAMOND OAKS, PHASE III, an addition to Parker County, Texas and Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 532, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from a point in the south line of a cul-de-sac (Southview Drive), said point being the most easterly northeast corner of said Lot 45; THENCE S 20°46'40" W, 33.30 feet to an "X" cut in concrete and POINT OF BEGINNING; THENCE S 10°04'24" W, 33.25 feet to an iron rod set; THENCE S 10°02'52" E, 138.24 feet to an iron rod set in the south line of said Lot 46; THENCE N 89°59'01" W, at 82.36 feet passing an iron rod found at the southeast corner of said Lot 45 and in all 377.78 feet to an iron rod found at the southwest corner of said Lot 45; THENCE North, 157.73 feet to an iron rod found at the northwest corner of said Lot 45; THENCE N 73°17'57" E, 339.37 feet to an iron rod found in the south line of said cul-de-sac with a radius of 50.0 feet and whose chord bears S 30°43'36" E, 60.23 feet; THENCE with the south line of said cul-de-sac through a central angle of 74°04'18" and a distance of 64.64 feet to an "X" cut in concrete found; THENCE S 05°59'41" E, 34.92 feet to the POINT OF BEGINNING and containing 1.727 acres (75219 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, LONNIE L. BRIDGES AND DEBRA JO BRIDGES do hereby adopt this plat designating the hereinabove described real property as LOT 45R, BEING A REPLAT OF A PORTION OF LOT 45 AND LOT 46, DIAMOND OAKS, PHASE III, AN ADDITION TO THE CITY OF HUDSON OAKS, TEXAS, PARKER COUNTY, TEXAS does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Hudson Oaks, Parker County, Texas this 24 day of October, 2002.

Lonnie L. Bridges Debra Jo Bridges

Doc 00463057 Bk OR Vol 2057 Pg 1389

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

On: Nov 19, 2002 at 10:13AM

Document Number: 00463057

Amount: \$5.00

By Leann Franklin

STATE OF TEXAS COUNTY OF PARKER

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the same records of Parker County as stamped herein by me.

Nov 19, 2002

JANE HUDSON, COUNTY CLERK PARKER COUNTY

STATE OF TEXAS) COUNTY OF PARKER)

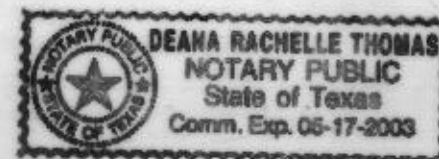
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

Mark Goodwin

STATE OF TEXAS) COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Mark Goodwin, known to me by 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.

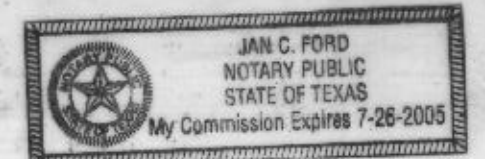
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of October, 2002. Debra Rachelle Thomas Notary Public in and for the State of Texas



STATE OF TEXAS) COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Lonnie Bridges, known to me by 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.

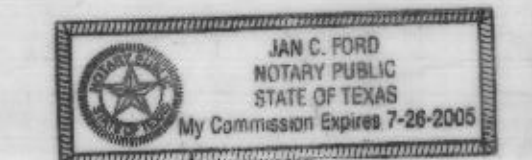
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of October, 2002. Jan C. Ford Notary Public in and for the State of Texas



STATE OF TEXAS) COUNTY OF PARKER)

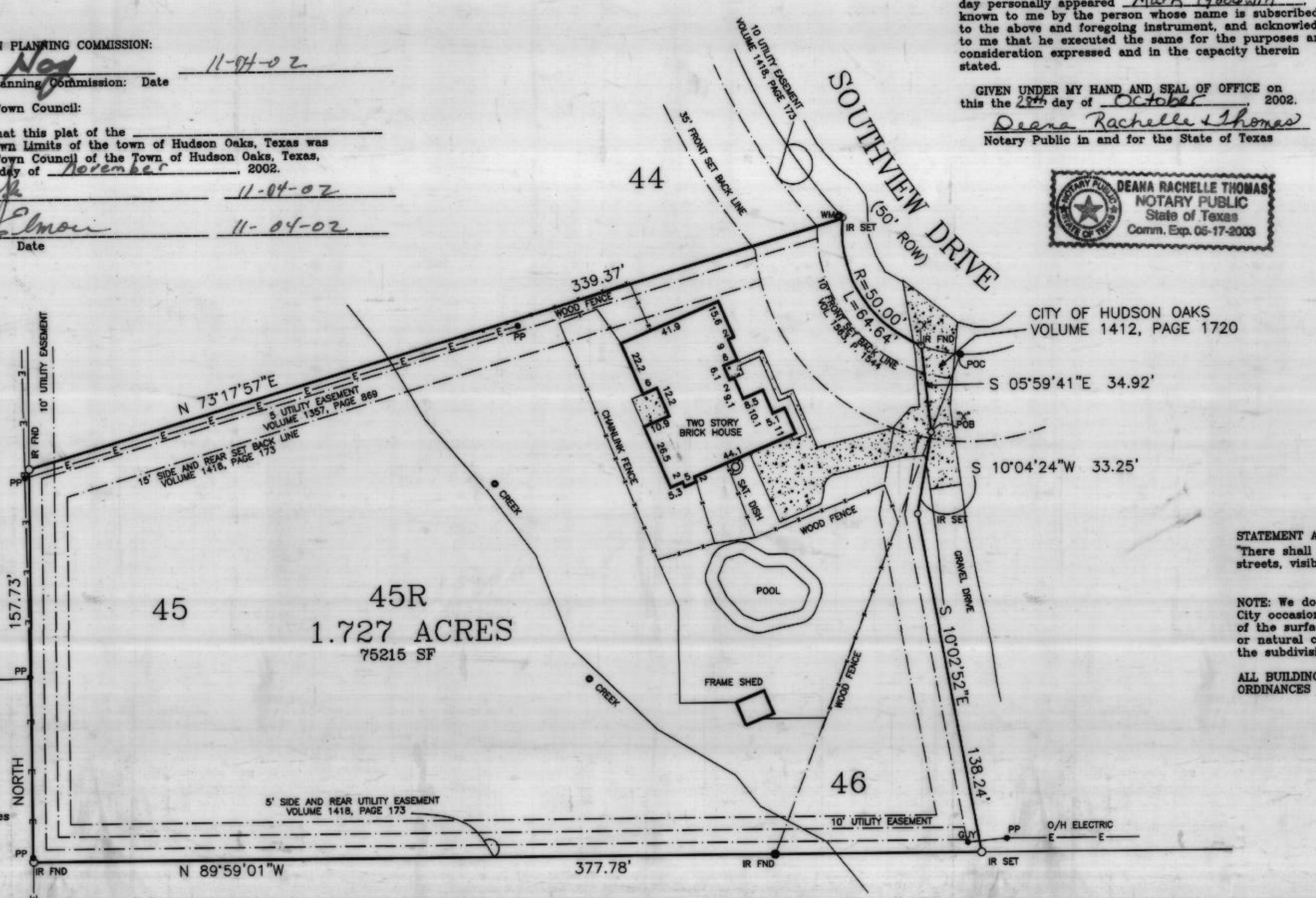
BEFORE ME, the undersigned authority, on this day personally appeared Debra Jo Bridges, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of October, 2002. Jan C. Ford Notary Public in and for the State of Texas



APPROVED BY TOWN PLANNING COMMISSION: Phillo Noy 11-04-02 Chairman, Town Planning Commission: Date Approved by the Town Council: I hereby certify that this plat of the Addition to the town limits of the town of Hudson Oaks, Texas was approved by the Town Council of the Town of Hudson Oaks, Texas, on the 24th day of October, 2002. Mayor Date 11-04-02 City Secretary Date 11-04-02

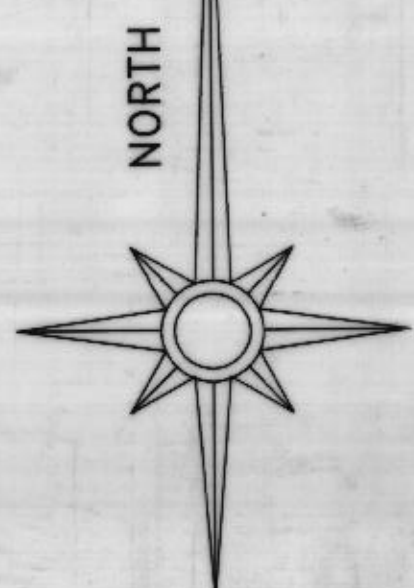
DIAMOND OAKS SUBDIVISION VOLUME 362A, PAGE 106



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES There shall be provided at the intersections of all public streets, visibility triangles

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS



SCALE: 1" = 40'

DEVELOPER: Lonnie and Debra Bridges 254 Southview Drive Weatherford, TX 817-613-9563

HARLAN LAND SURVEYING, INC. 215 EAST EUREKA WEATHERFORD, TX 76086 METRO(817)596-9700-(817)599-0880 FAX: METRO(817) 341-2833