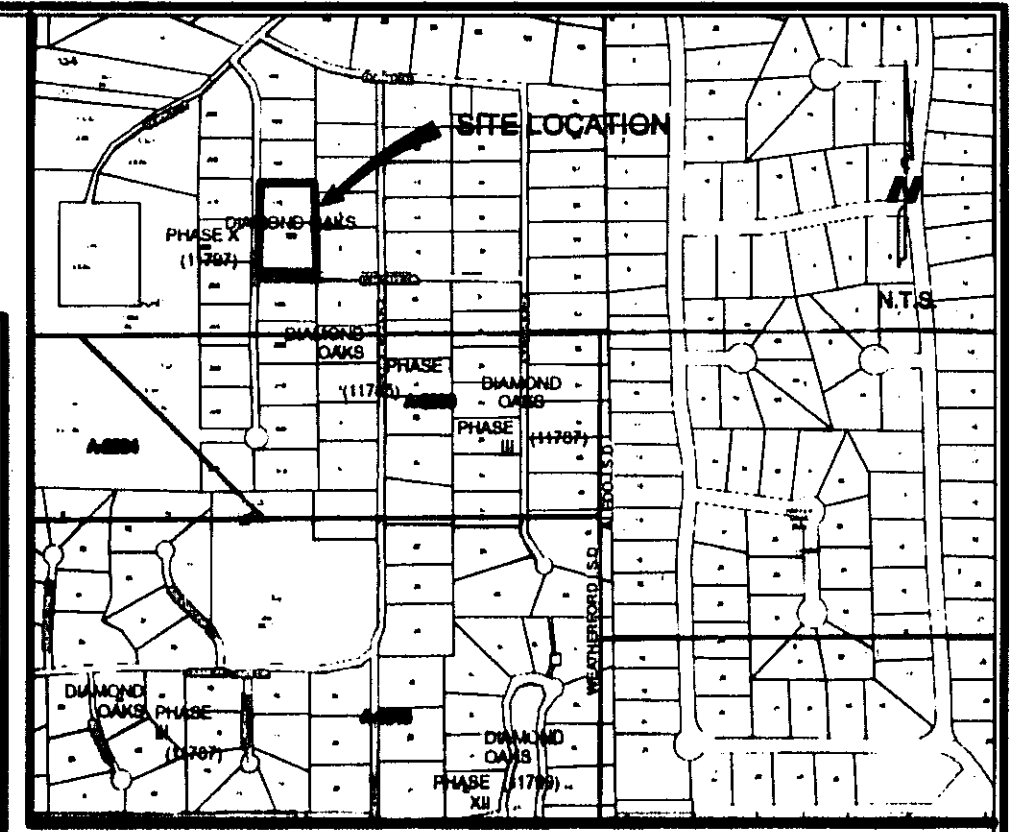


D-32

Doc# 725120  
Book 2742 Page 828

### REPLAT LOT 17-B-R, BEING A REPLAT OF LOT 17-A AND 17-B DIAMOND OAKS SUBDIVISION PHASE X, HUDSON OAKS, PARKER COUNTY, TEXAS



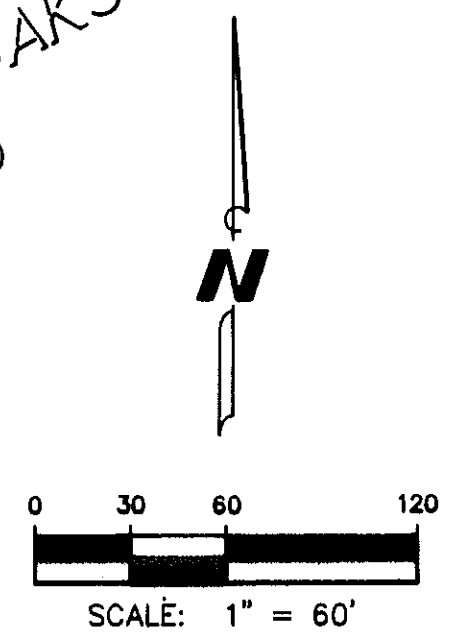
VICINITY MAP

ACCT. NO: 11797  
SCH. DIST: WE  
CITY: HO  
MAP NO.: J-16

Doc# 725120 Fee: \$55.00  
10/07/2009 10:07AM H Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TECONE BUSINESS PRINTING CENTER

NOTE: Any development upon any lot, parcel, tract or replat of the land herein being platted is subject to all subdivision (and zoning, if in City Limits) regulations of the City of Hudson Oaks including, but not limited to, provisions for drainage and storm water control, water well control and sanitary sewer control including any required accompanying easements and appurtenances. Also, before construction or digging, please contact the City of Hudson Oaks, the proper utility company, and/or 1-800-DIG-TESS for locates on existing utility lines.

REPLAT OF DIAMOND OAKS  
Vol. 353-A, Sl. 26



- NOTES:
1. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (NAD83), as determined by GPS, using the TxDOT Weatherford CORB on 8/6/09.
  2. Distances marked (M) are measured.
  3. 1/2" iron rods set at lot corner, unless otherwise indicated.
  4. Underground utilities other than those shown may exist. Owner/contractor must contact DigTESS to have utilities marked before beginning any construction.
  5. This property is currently zoned SF-32 Single Family Residential.
  6. 75' and 100' Sanitary Control Easement, recorded in Vol. 1943, Pg. 1992, O.R.P.C.T.
  7. The part shown of the existing U.E. between Lots 17-B and 18-B will be vacated by this plat, but all parts of the existing easements running north-south along the front and rear of the lots will remain.

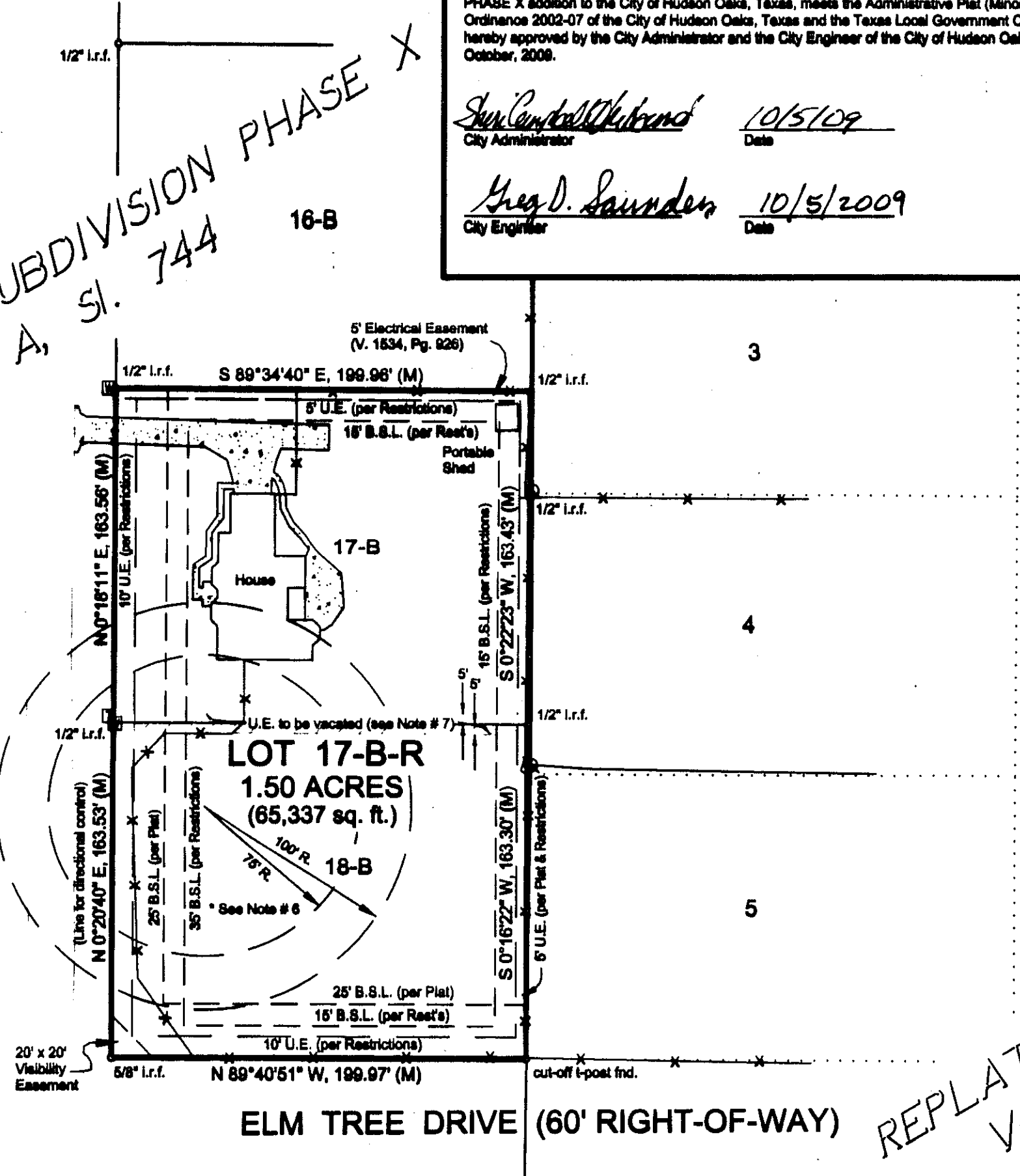
Approved by City of Hudson Oaks:

I hereby certify that this plat of LOT 17-B-R, BEING A REPLAT OF LOT 17-A AND 17-B, DIAMOND OAKS SUBDIVISION PHASE X addition to the City of Hudson Oaks, Texas, meets the Administrative Plat (Minor Replat) requirements of Ordinance 2002-07 of the City of Hudson Oaks, Texas and the Texas Local Government Code section 212.0065 and is hereby approved by the City Administrator and the City Engineer of the City of Hudson Oaks, Texas on the \_\_\_\_\_ day of October, 2009.

*Jan Campbell Whitford* 10/5/09  
City Administrator Date

*Greg D. Saunders* 10/5/2009  
City Engineer Date

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 48367C0425E, EFFECTIVE DATE: SEPTEMBER 28, 2008, THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD HAZARD AREA.



STATE OF TEXAS:  
COUNTY OF PARKER:

WHEREAS, the undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the declaration for the use of the public forever, the streets, parks, alleys, etc.) and easements shown thereon.

WITNESSED MY HAND THIS DAY on this the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
(Lien Holder Name and Title)

Date: \_\_\_\_\_

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 \_\_\_\_\_ 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public, Parker County, Texas

My Commission Expires on: \_\_\_\_\_

DS LAS

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, we, Jeffery Salazar and Leigh Anne Salazar, are all of the owners of a tract of land situated in the J.C. Rider Survey, Abstract 2503, Parker County, Texas, according to the deeds recorded in Volume 1561, Page 981 and Volume 1804, Page 840, Real Records of Parker County, Texas, and more particularly described as follows:

Lot 17-B and Lot 18-B, DIAMOND OAKS SUBDIVISION PHASE X, an addition to the City of Hudson Oaks, Parker County, Texas, according to the Plat recorded in Cabinet A, Slide 744, Plat Records, Parker County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we, Jeffery Salazar and Leigh Anne Salazar, being all of the owners do hereby adopt this plat designating the hereinabove described real property as of Hudson Oaks, Parker County, Texas, and we do hereby dedicate to the public's use forever the street, alleys, and easements shown thereon.

WITNESS our hands at Hudson Oaks, Parker County, Texas this the 2nd day of October, 2009.

*Jeffery Salazar*  
Jeffery Salazar

*Leigh Anne Salazar*  
Leigh Anne Salazar

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 Jeffery Salazar 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 the 2nd day of October, 2009.

*Shelia Elmore*  
Shelia Elmore  
Notary Public, Parker County, Texas

My Commission Expires on: 03-22-2011

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 Leigh Anne Salazar 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 the 2nd day of October, 2009.

*Shelia Elmore*  
Shelia Elmore  
Notary Public, Parker County, Texas

My Commission Expires on: 03-22-2011

ROB LANE (60' RIGHT-OF-WAY)

OWNER / SUBDIVIDER:  
Jeffery Salazar & Leigh Anne Salazar  
213 Rob Lane  
Hudson Oaks, TX 79087  
817-596-5778

This is to certify that I, Charles Robert McIlroy, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

*Ch R McIlroy*  
Charles Robert McIlroy  
Texas R.P.L.S. No. 5136  
Date: 10-7-09

*CRM:Uly*  
Prepared By:  
August 13, 2009  
Date: Rev. 9-14-09 Rev. Esm't to be Vacated  
Rev. 10-1-09 Rev. City Signature Block



**MCILROY ENGINEERING**  
504 W. BAYLOR STREET  
Weatherford, Texas 76086  
TEL: (817) 594-6464  
FAX: (817) 594-6565  
E-MAIL: c\_mcilroy@att.net