

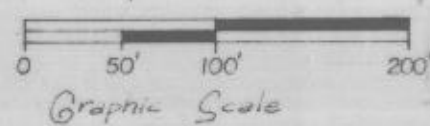
THIS TRACT Does Not APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT. FIA FLOOD HAZARD BOUNDARY MAP

NO. 480520 0225 B

DATE: 9/27/91

Scale: 1" = 100'

Cottonwood



DIAMOND OAKS SUBDIVISION PHASE XII

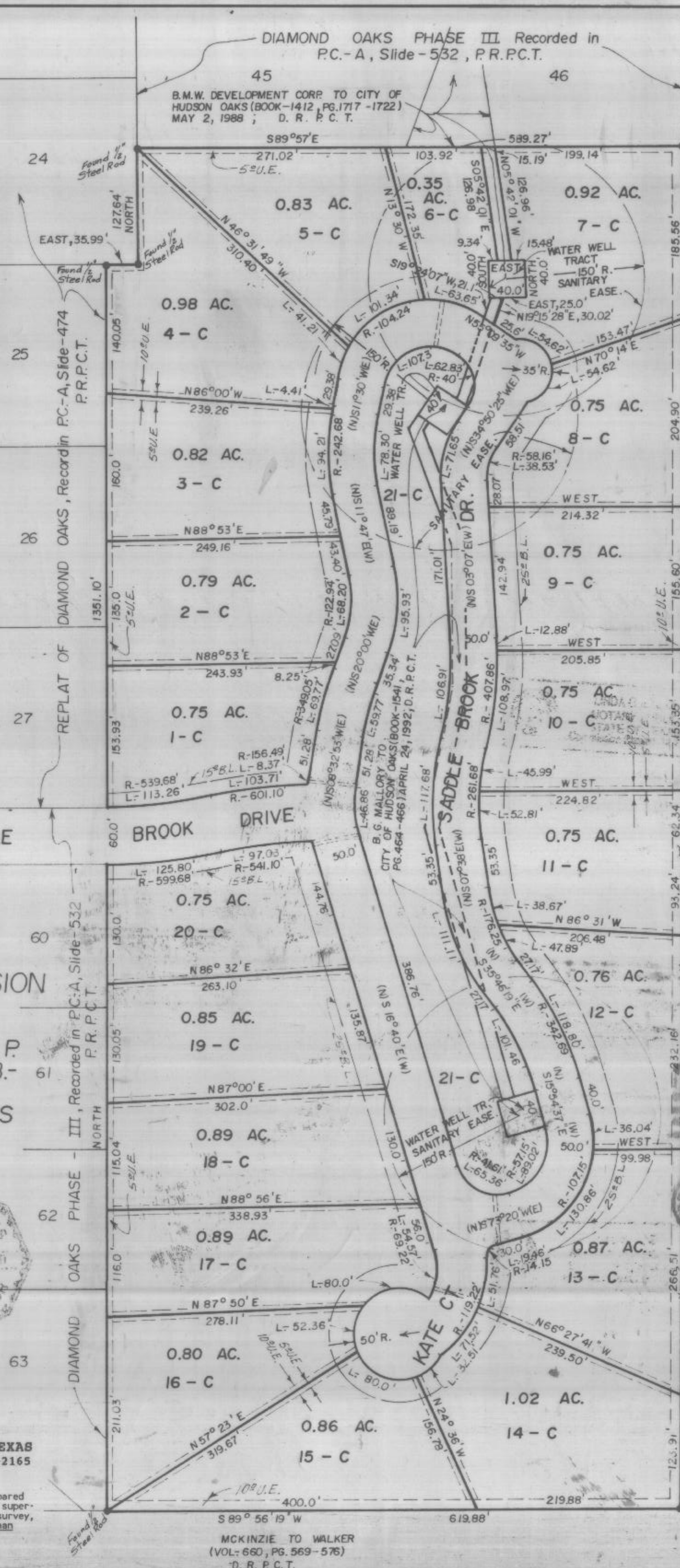
BEING A PART OF THE T. & P. R.R. CO. SUR. BLOCK-3, AB. 1513. PARKER COUNTY, TEXAS

This plat or field note description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. The certification hereon is only to the person who commissioned the survey, and is not intended to imply that any adjoining tracts referenced on this document have been actually surveyed on the ground. The surveyor will only be responsible for errors in an amount no greater than the fee he charged.

TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors
1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5314 or 594-0212 Home 594-2165

I, Tommie Hughes, certify that this map was prepared from field notes of an actual ground survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.

Date 3/25/93 No. 15,589



SCHARF, IRVIN AND BLANKENSHIP TO CALABRIA (VOL. 482, PG. 572-575) D. R. P. C. T. MAY 8, 1970

238170
PCA 784
RECEIVED AND FILED FOR RECORD
1:30 P.M. JUN - 7 1993
Linda G. Stille, Notary Public, State of Texas

266.51
MCKINZIE TO WALKER (VOL. 660, PG. 569-576) D. R. P. C. T.

FIELD NOTES

FIELD NOTES of a 21.05 acre tract of land being a part of Block 3, T. & P. R. R. Company Survey, Abstract 1513, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found 1/2" steel rod, said point being the SE corner of Lot 46, Diamond Oaks Phase III, an addition in Parker County, Texas as recorded in Plat Cabinet A, Slide 532, of the Plat Records of Parker County, Texas, said point also being in the MBL of that tract of land conveyed by FRED SCHARF, and wife ETHEL SCHARF, and W.E. IRVIN and RONALD F. BLANKENSHIP, to DR. J.C. CALABRIA, as recorded in Vol. 482, Page 572-575, Deed Records, Parker County, Texas and dated the 8th of May, 1970;

THENCE with the MBL of above mentioned Calabria tract, S 00 deg. 04 min. 28 sec. W, 761.75 ft. to a found axle for a corner, and being the S.W. Corner of the Calabria tract of land, said point also being the most northerly N.W. corner of that tract of land conveyed by D.F. MCKINZIE and MARAGRET A. MCKINZIE, to MARAGRET WALKER as recorded in Vol. 660, Page 569-576, Deed Records, Parker County, Texas;

THENCE with the most northerly MBL of the above mentioned Walker Tract of land, S 00 deg. 21 min. 05 sec. W, with the general line of a fence, 715.82 ft. to a set 1/2" steel rod for a corner;

THENCE S 89 deg. 56 min. 19 sec. W, with the most westerly north line of the above mentioned Walker Tract of land, 619.88 ft. to a found 1/2" steel rod for a corner, said point being the SE corner of Lot 63, of the above mentioned Diamond Oaks Subdivision Phase III;

THENCE North with the EBL of the above mentioned Diamond Oaks, Phase III, 761.12 ft. and continuing with the EBL of that Phase of Diamond Oaks Subdivision recorded in Plat Cabinet A, Slide 474 a total distance of 1351.1 ft. to a found 1/2" steel rod for a corner; said point being the NE corner of Lot 25, of the Replat of Diamond Oaks Subdivision, an addition in Parker County, Texas as recorded in Plat Cabinet A, Slide 474, of the Plat Records of Parker County, Texas;

THENCE East, 35.99 ft. to a found 1/2" steel rod for a corner; said point being the SE corner of Lot 24, of the above mentioned Replat of Diamond Oaks Subdivision;

THENCE North, 127.64 ft. to a found 1/2" steel rod for a corner; said point being the SW corner of Lot 45, of the above mentioned Diamond Oaks Phase III;

THENCE S 89 deg. 57 min. E, 589.27 ft. to the point of beginning and containing 21.05 acres of land, more or less. SAVE AND EXCEPT that part of that tract of land conveyed by B.M.W. Development Corporation to the City of Hudson Oaks (Book 1412, Page 1717-1722), dated the 2nd of May, 1988, Deed Records, Parker County, Texas, and that tract of land conveyed by B.G. Mallory to the City of Hudson Oaks (Book 1541, Page 464-466), dated the 24th of April, 1992, Deed Records, Parker County, Texas, and leaving a total acreage of 20.59 Acres.

DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :

WHEREAS B.M.W. DEVELOPMENT CORPORATION, a Texas Corporation of Parker County, Texas, herein acting by and through its President, B.G. Mallory, Sole Owner of the above described 20.59 acre tract of land being a part of Block 3, T. & P. R. R. Company Survey, Abstract 1513, Parker County, Texas DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS Diamond Oaks Subdivision Phase XII, an addition to the E.T.J. of the City of Hudson Oaks, Parker County, Texas. I DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, Lots 6-C and 21-C, ALONG WITH THE STREETS AND EASEMENTS SHOWN THEREON, and I DO DECLARE THAT ALL TAXES ON THE HEREINABOVE DESCRIBED REAL PROPERTY ARE PAID TO DATE.

WITNESS MY HAND at the City of Hudson Oaks, Parker County, Texas this the 27 day of MAY, 1993.

B.G. Mallory
President

THE STATE OF TEXAS :
COUNTY OF PARKER :
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared B.G. Mallory known to me to be the person(s) whose name(s) is/are subscribed to the above and foregoing instrument, and acknowledged to me that he/she (they) executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27 day of MAY, 1993.



Linda G. Stille
Notary Public, State of Texas
Print Name: LINDA G STILLE
Commission Expires: 12-21-95

THE STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, the City of Hudson Oaks the owner of the tracts of land described in Book 1412, Page 1717-1722, dated the 2nd of May, 1988, Deed Records, Parker County, Texas and Book 1541, Page 464-466, dated the 24th of April, 1992, Deed Records, Parker County, Texas, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER that portion of said tracts that lie within the streets shown on the FOREGOING PLAT

WITNESS MY HAND at the City of Hudson Oaks, Parker County, Texas this the ___ day of ___, 1993.

Scott J. Thompson

THE STATE OF TEXAS :
COUNTY OF PARKER :
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Scott J. Thompson known to me to be the person(s) whose name(s) is/are subscribed to the above and foregoing instrument, and acknowledged to me that he/she (they) executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26 day of May, 1993.

Sheila John Elmore
Notary Public, State of Texas
Print Name: Sheila John Elmore
Commission Expires: 11/16/94

THE STATE OF TEXAS :
COUNTY OF PARKER :
The undersigned, as lien holder(s) on the acreage subdivided according to this plat, hereby consent to such subdivision and join in the dedication of the streets and easements.

TEXAS BANK
R. Alan Wirth

THE STATE OF TEXAS :
COUNTY OF PARKER :
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared R. Glen Wright known to me to be the person(s) whose name(s) is/are subscribed to the above and foregoing instrument, and acknowledged to me that he/she (they) executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27 day of MAY, 1993.

Linda G. Stille
Notary Public, State of Texas
Print Name: LINDA G STILLE
Commission Expires: 12-21-95

CITY APPROVAL STATEMENT

Approved by the Planning and Zoning Board, City of Hudson Oaks, Parker County, Texas, this the 13 day of June, 1993.

T. Scott Burt
Chairman Date

Approved by the City Council:
I hereby certify that this plat of Diamond Oaks Subdivision Phase XII, an addition in the City of Hudson Oaks, Parker County, Texas, was approved by the City Council of the City of Hudson Oaks, Parker County, Texas, on the 26 day of June, 1993.

Scott J. Thompson
Mayor
Sheila John Elmore
City Secretary

APPROVED BY THE PARKER COUNTY COMMISSIONERS THIS THE 1 DAY OF JUNE, 1993.

ACCEPTED BY:

County Judge
Wayne Wirth
Mark Wirth

Scott J. Thompson
Sheila John Elmore