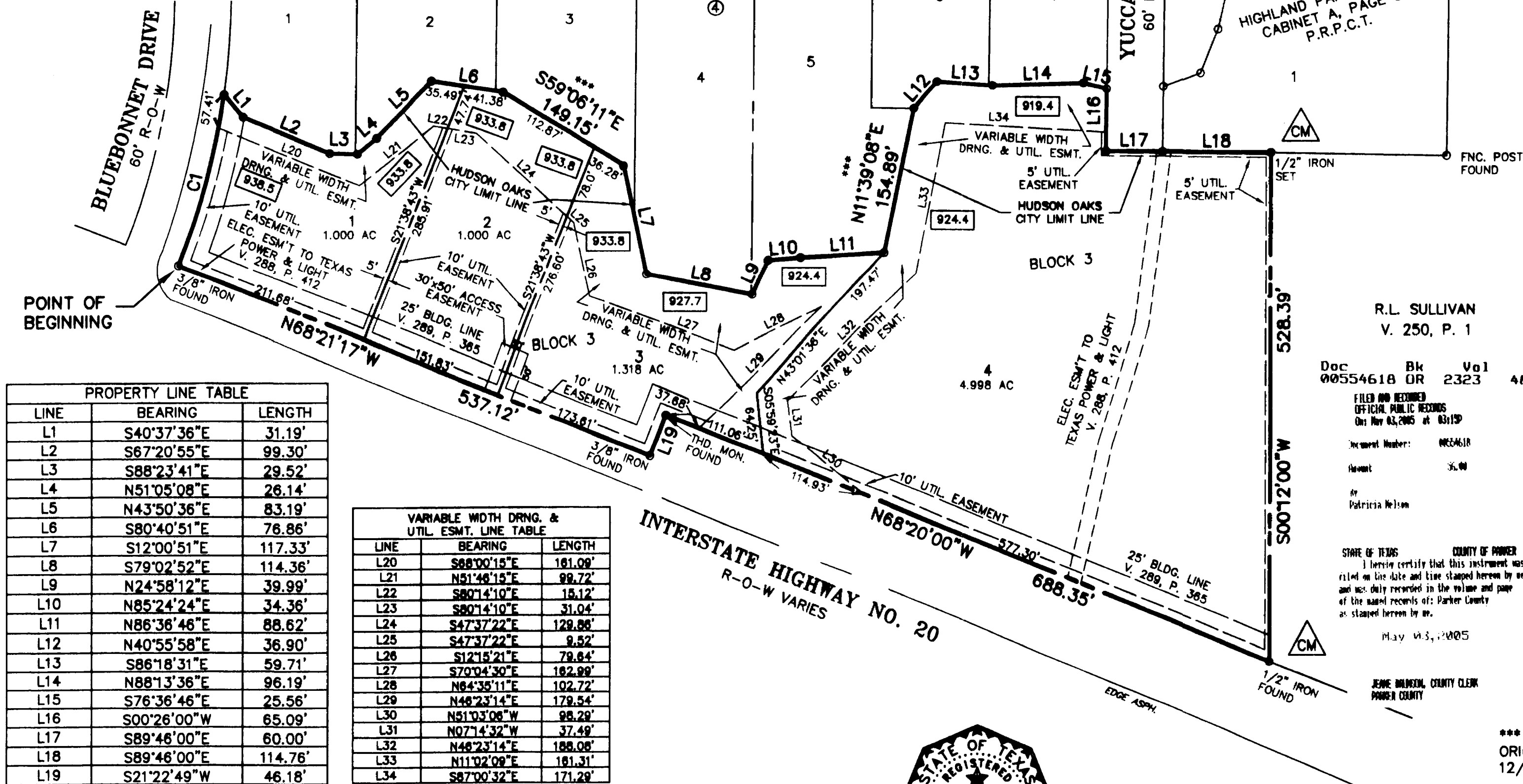


C-251

J. RIDER SURVEY
ABSTRACT NO. 2503

PARKER COUNTY
(WEATHERFORD ETJ)

HIGHLAND PARK ADDITION
CABINET A, PAGE 31
P.R.P.C.T.



LINE	BEARING	LENGTH
L1	S40°37'36"E	31.19'
L2	S67°20'55"E	99.30'
L3	S88°23'41"E	29.52'
L4	N51°05'08"E	26.14'
L5	N43°50'36"E	83.19'
L6	S80°40'51"E	76.86'
L7	S12°00'51"E	117.33'
L8	S79°02'52"E	114.36'
L9	N24°58'12"E	39.99'
L10	N85°24'24"E	34.36'
L11	N86°38'46"E	88.62'
L12	N40°55'58"E	36.90'
L13	S86°18'31"E	59.71'
L14	N88°13'36"E	96.19'
L15	S76°36'46"E	25.56'
L16	S00°26'00"W	65.09'
L17	S89°46'00"E	60.00'
L18	S89°46'00"E	114.76'
L19	S21°22'49"W	46.18'

LINE	BEARING	LENGTH
L20	S88°00'15"E	181.09'
L21	N51°46'15"E	98.72'
L22	S80°14'10"E	15.12'
L23	S80°14'10"E	31.04'
L24	S47°37'22"E	128.86'
L25	S47°37'22"E	9.52'
L26	S12°15'21"E	78.64'
L27	S70°04'30"E	182.99'
L28	N84°35'11"E	102.72'
L29	N48°23'14"E	179.54'
L30	N51°03'08"W	98.29'
L31	N07°14'32"W	37.49'
L32	N48°23'14"E	188.08'
L33	N11°02'09"E	181.31'
L34	S87°00'32"E	171.29'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	771.94'	13°50'15"	186.43'	N14°52'56"E	185.98'

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, CONTACT THE CITY OF HUDSON OAKS, THE PROPER UTILITY COMPANY AND CALL 1-800-DIG-TESS FOR LOCATES ON EXISTING UTILITY LINES.

CM DENOTES MONUMENTS USED FOR BASIS OF BEARING. BASIS OF BEARING IS THE EASTERN LINE OF BLOCK 3 HIGHLAND PARK ADDITION ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 31, PLAT RECORDS, PARKER COUNTY, TEXAS

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF HUDSON OAKS, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

CITY OF HUDSON OAKS, TEXAS
PLAT APPROVAL

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

APPROVED BY CITY PLANNING & ZONING COMMISSION
BY: Dale Nov DATE: May 3, 2005
CHAIRPERSON, PLANNING & ZONING COMMISSION

APPROVED BY CITY COUNCIL:
I HEREBY CERTIFY THAT THIS PLAT OF THE HIGHLAND PARK ADDITION TO THE CITY LIMITS OF THE CITY OF HUDSON OAKS, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF HUDSON OAKS, TEXAS ON THE DAY OF May, 2005

BY: Jim R. [Signature] DATE: May 3, 2005
MAYOR

BY: Shirley [Signature] DATE: May 3, 2005
CITY SECRETARY

BY: J. Kelly [Signature] DATE: May 3, 2005
CITY ENGINEER

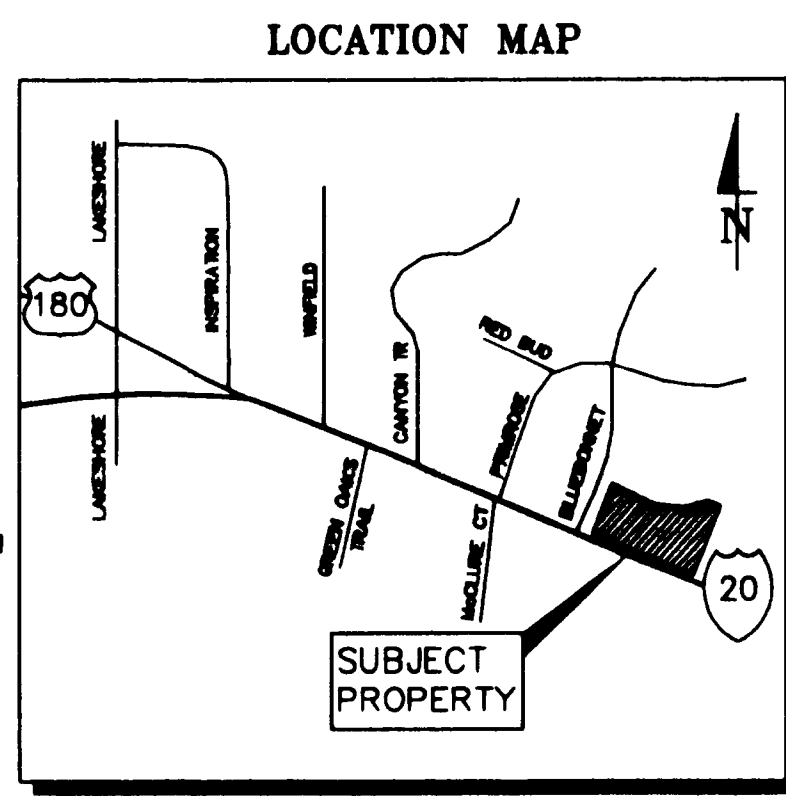
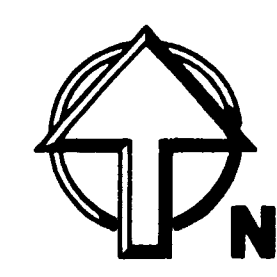
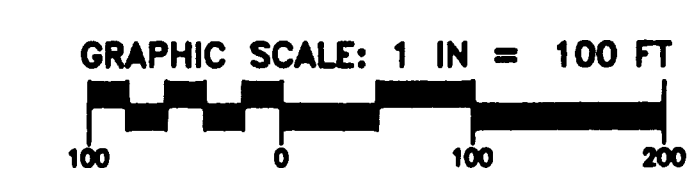


THIS IS TO CERTIFY THAT I, DOUG BURT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL LOT CORNERS ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Doug Burt
DOUG BURT, RPLS #2023
DATE: 9/12/05

SURVEYOR:
MIZELL LAND SURVEYING, INC.
117 JOHN STREET
ALED0, TEXAS 76008
817.441.6199

OWNER/DEVELOPER:
PATRICK SULLIVAN
7508 RAVENSWOOD ROAD
GRANBURY, TEXAS 76049
817.279.9560



R.L. SULLIVAN
V. 250, P. 1

Doc 00554618 Bk OR 2323 Pg 481

FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
On May 03, 2005 at 03:15P

Instrument Number: 00554618
Amount: \$5.00

By: Patricia Nelson
May 03, 2005

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 named records of Parker County as stamped herein by me.

JENNIE HUNTER, COUNTY CLERK
PARKER COUNTY

- NOTE:
- 1/2" IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES.
 - BUILDING LINES SET AS REQUIRED BY ZONING ORDINANCE. AT TIME OF FINAL PLATTING, PROPERTY ZONED "RC", RESTRICTED COMMERCIAL.
 - 000.0 DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.
 - THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 480520 0205 C, DATED 01/03/97.

*** - CORRECTION OF DESCRIPTION, MISSING CALL ORIGINAL PLAT RECORDED IN CAB. C, SLIDE 201 12/30/04, PLAT RECORDS, PARKER COUNTY, TEXAS

AMENDING
FINAL PLAT

LOTS 1-4, BLOCK 3 HIGHLAND PARK ADDITION

BEING A REPLAT OF BLOCK 3 HIGHLAND PARK ADDITION ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 31 P.R.P.C.T. HUDSON OAKS, PARKER COUNTY, TEXAS

PREPARED NOVEMBER 8, 2004

4 LOTS - 8.316 ACRES

SHEET 1 OF 2

PLAT DRAWING PREPARED BY

SD Engineering, Inc.
Site Development Engineering
PO Box 1357 Aledo, TX 76008-1357
(817) 441-6400 Fax (817) 441-6085
www.sd-engineering.com