

PROJECT LOCATION

FORT WORTH HWY 180

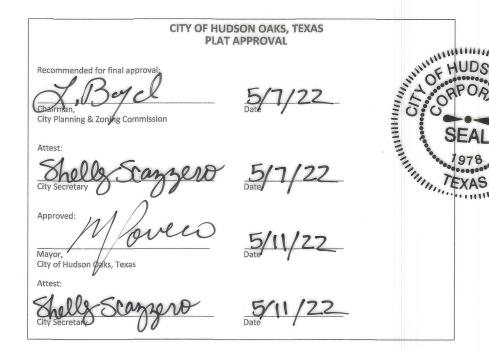
VICINITY MAP

VICINITY MAP NOT TO SCALE

NOTES:

- 1. There are no Liens on 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.
- 3. 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
- 4. This tract does not appear to in the special flood hazard area according to the Department of Housing and Urban Development via flood hazard boundary map. Map Number 48367C0300E, effective date of September 26, 2008.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk of Parker, County, Texas, within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Hudson Oaks.



LEGEND

POB = POINT OF BEGINNING

CM = CONTROLLING MONUMENT

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS



SHIELD ENGINEERING GROUP

LINGINEERING GROOP

TBPE FIRM #F-11039 · TBLS FIRM #10193890 1600 West 7th Street, Suite 400, Fort Worth, TX 76102 · 817.810.0696

FIRE LANE EASEMENT LINE/CURVE TABLES

LINE# BEARING LENGTI L1 \$889*40'44"E 24.00' L2 \$00°13'40"W 341.75' L3 \$889*44'43"W 249.74' L4 \$86*06'46"E 23.83' L5 \$83*52'10"W 71.79' L6 \$806*12'27"E 36.00' L7 \$83*52'10"E 71.76' L8 \$806*08'46"E 99.05' L9 \$89*47'07"E 226.22' L10 \$800*13'40"E 61.85' L11 \$806*08'46"E 75.04' L12 \$89*47'07"E 226.20' L13 \$800*13'40"W 205.93'
L2 S00°13'40"W 341.75' L3 N89°44'43"W 249.74' L4 N06"08'46"E 23.83' L5 N83°52'10"W 71.79' L6 N06°12'27"E 36.00' L7 S83°52'10"E 71.76' L8 N06°08'46"E 99.05' L9 S89°47'07"E 226.22' L10 N00°13'40"E 61.85' L11 N06°08'46"E 75.04' L12 S89°47'07"E 226.20'
L3 N89°44'43"W 249.74' L4 N06°08'46"E 23.83' L5 N83°52'10"W 71.79' L6 N06°12'27"E 36.00' L7 S83°52'10"E 71.76' L8 N06°08'46"E 99.05' L9 S89°47'07"E 226.22' L10 N00°13'40"E 61.85' L11 N06°08'46"E 75.04' L12 S89°47'07"E 226.20'
L4 N06°08'46"E 23.83' L5 N83°52'10"W 71.79' L6 N06°12'27"E 36.00' L7 S83°52'10"E 71.76' L8 N06°08'46"E 99.05' L9 S89°47'07"E 226.22' L10 N00°13'40"E 61.85' L11 N06°08'46"E 75.04' L12 S89°47'07"E 226.20'
L5 N83°52'10"W 71.79' L6 N06°12'27"E 36.00' L7 S83°52'10"E 71.76' L8 N06°08'46"E 99.05' L9 S89°47'07"E 226.22' L10 N00°13'40"E 61.85' L11 N06°08'46"E 75.04' L12 S89°47'07"E 226.20'
L6 N06°12'27"E 36.00' L7 S83°52'10"E 71.76' L8 N06°08'46"E 99.05' L9 S89°47'07"E 226.22' L10 N00°13'40"E 61.85' L11 N06°08'46"E 75.04' L12 S89°47'07"E 226.20'
L7 S83°52'10"E 71.76' L8 N06°08'46"E 99.05' L9 S89°47'07"E 226.22' L10 N00°13'40"E 61.85' L11 N06°08'46"E 75.04' L12 S89°47'07"E 226.20'
L8 N06°08'46"E 99.05' L9 S89°47'07"E 226.22' L10 N00°13'40"E 61.85' L11 N06°08'46"E 75.04' L12 S89°47'07"E 226.20'
L9 \$889*47'07"E 226.22' L10 \$N00*13'40"E 61.85' L11 \$N06*08'46"E 75.04' L12 \$889*47'07"E 226.20'
L10 N00°13'40"E 61.85' L11 N06°08'46"E 75.04' L12 S89°47'07"E 226.20'
L11 N06°08'46"E 75.04' L12 S89°47'07"E 226.20'
L12 S89°47'07"E 226.20°
L13 S00°13'40"W 205.93'
L14 N89°44'43"W 249.74'
L15 N06°08'46"E 73.49'
L16 N90°00'00"E 74.76'
L17 N00°00'00"E 20.00'
L18 N90°00'00"W 68.30'

CURVE # LENGTH		RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	73.85'	47.00'	90°01'36"	S45°14'28"W	66.48'	
C2	78.66'	47.00'	95°53'29"	N41°47'59"W	69.80'	
C3	37.30'	25.16'	84°56'42"	N36°28'33"W	33.98'	
C4	37.29'	25.16'	84°54'51"	N48°45'09"E	33.97'	
C5	68.96'	47.00'	84°04'07"	N48°10'49"E	62.94'	
C6	39.26'	25.00'	89°59'13"	89°59'13" N45°13'17"E	35.35'	
C7	33.75'	23.00'	84°04'07"	N48°10'49"E	30.80'	
C8	39.28'	25.00'	90°00'47"	S44°46'43"E	35.36'	
C9	36.14'	23.00'	90°01'36"	S45°14'28"W	32.53'	
C10 38.49'		23.00'	95°53'29"	N41°47'59"W	34.16'	
C11 29.27'		20.00'	83°51'14"	N48°04'23"E	26.73'	
C12	33.56'	20.00'	96°08'44"	N41°55'38"W	29.76'	

15825 WE J-14 NWE

OWNER
JIM MORRIS
(817)706-7141
DEVELOPMENTCONTRACTORS1@YAHOO.COM
100 COLLETT COURT WEATHERFORD, TEXAS 76088

FINAL PLAT OF LOT 4R, BLOCK 1 NORTH OAKRIDGE ACRES

BEING A REPLAT OF A PORTION OF
LOT 4, BLOCK 1,
NORTH OAKRIDGE ACRES,
AN ADDITION TO PARKER COUNTY, TEXAS
AS RECORDED IN CABINET A, SLIDE 52,
OFFICIAL RECORDS, PARKER COUNTY, TEXAS,
AND BEING 5.648 ACRES OF LAND SITUATED IN THE
JAMES F. EARNEST SURVEY, ABSTRACT NO. 433
CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS
PREPARED: MAY 2022

THIS PLAT FILED IN CABINET F SLIDE 338 DATE 5 11 2023

FILED AND RECORDED WEATHERFORD MUNICIPAL UTILITIES

20' FASEMENT TO:

FOR: CITY OF WEATHERFORD

ELECTRIC, WATER AND/OR WASTEWATER FACILITIES

BOOK 2685, PAGE 408 O.P.R.P.C.T. -

PER THIS PLAT

202218281 20/210201 05/11/2022 02:18 PM Fee: 80.00 Lila Deakle, County Clerk Parker County, Texas

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GRAPHIC SCALE IN FEET ELECTRIC UTILITY EASEMENT

LINE/CURVE TABLES

LINE TABLE				LINE TABL	E	LINE TABLE		
LINE#	BEARING	LENGTH	LINE#	BEARING	LENGTH	LINE#	BEARING	LENGTH
L19	S00°13'40"W	42.00'	L51	N00°00'00"E	14.00'	L83	S83°51'12"E	9.00'
L20	S06°12'27"W	5.00'	L52	N90°00'00"W	8.97'	L84	S06°08'48"W	14.00'
L21	S83°52'10"E	80.80'	L53	N90°00'00"E	9.06'	L85	N83°51'12"W	9.00'
L22	S06°08'46"W	21.56'	L54	N00°00'00"E	14.00'	L86	S06°08'46"W	28.40'
L23	N83°51'11"W	9.00'	L55	N90°00'00"W	9.01'	L87	S83°51'12"E	9.00'
L24	S06°08'49"W	14.00'	L56	N00°13'40"E	62.02'	L88	S06°08'48"W	14.00'
L25	S83°51'11"E	9.00'	L57	N89°40'44"W	5.00'	L89	N83°51'12"W	9.00'
L26	N83°51'11"W	9.00'	L58	S00°13'40"W	62.79'	L90	S06°08'46"W	9.05'
L27	S06°08'49"W	14.00'	L59	N89°47'07"W	42.00'	L91	N00°00'00"E	8.97'
L28	S83°51'11"E	9.00'	L60	N00°13'40"E	62.86'	L92	N90°00'00"E	14.00'
L29	S06°08'46"W	30.49'	L61	N89°40'44"W	5.00'	L93	S00°00'00"E	9.03'
L30	S89°44'43"E	5.03'	L62	S00°13'40"W	53.87'	L94	N90°00'00"W	8.97'
L31	S89°44'43"E	53.37'	L63	N89°47'07"W	14.56'	L95	N00°00'00"E	14.00'
L32	S00°00'00"E	9.17'	L64	N00°00'00"E	9.03'	L96	N90°00'00"E	9.03'
L33	N90°00'00"E	14.00'	L65	N90°00'00"W	14.00'	L97	N90°00'00"W	8.97'
L34	N00°00'00"E	9.11'	L66	S00°00'00"E	8.97'	L98	N00°00'00"E	14.00'
L35	S00°00'00"E	9.05'	L67	N89°47'07"W	90.53'	L99	N90°00'00"E	9.02'
L36	N90°00'00"E	14.00'	L68	N00°00'00"E	9.03'	L100	N00°13'40"E	17.99'
L37	N00°00'00"E	8.99'	L69	N90°00'00"W	14.00'	L101	S00°00'00"E	8.97'
L38	S00°00'00"E	9.03'	L70	S00°00'00"E	8.97'	L102	N90°00'00"W	14.00'
L39	N90°00'00"E	14.00'	L71	N31°36'56"W	9.40'	L103	N00°00'00"E	9.03'
L40	N00°00'00"E	8.97'	L72	S58°23'04"W	14.00'	L104	N89°47'07"W	78.53'
L41	N00°42'41"E	5.00'	L73	S31°36'56"E	9.40'	L105	S06°08'46"W	11.23'
L42	N00°13'40"E	35.76'	L74	S06°08'46"W	41.88'	L106	S83°51'12"E	9.00'
L43	N90°00'00"E	9.03'	L75	N83°51'11"W	9.00'	L107	S06°08'48"W	14.00'
L44	N00°00'00"E	14.00'	L76	S06°08'49"W	14.00'	L108	N83°51'12"W	9.00'
L45	N90°00'00"W	8.97'	L77	S83°51'11"E	9.00'	L109	S06°08'46"W	27.10'
L46	N00°13'40"E	62.18'	L78	S06°08'46"W	61.67'	L110	S83°51'12"E	9.03'
L47	N90°00'00"E	9.03'	L79	S06°12'27"W	5.00'	L111	S06°08'48"W	14.00'
L48	N00°00'00"E	14.00'	L80	N89°47'07"W	42.00'	L112	N83°51'12"W	9.03'
L49	N90°00'00"W	8.97'	L81	N06°08'46"E	42.34'			L

CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH		
C13	82.171	56.00'	84°04'07"	N48°10'49"E	74.99'		
C14	20.54'	14.00'	84°04'07"	S48°10'49"W	18.75'		
C15	14.14'	9.00'	89°59'13"	S45°13'17"W	12.73'		
C16	26.87'	61.00'	25°14'27"	S77°35'40"W	26.66'		
C17	48.60'	61.00'	45°38'57"	S28°58'14"W	47.33'		
C18	22.00'	14.00'	90°01′36″	S45°14'28"W	19.80'		
C19	23.43'	14.00'	95°53′29"	N41°47'59"W	20.79'		
C20	15.06'	9.00'	95°53'29"	S41°47'59"E	13.37'		
C21	14.14'	9.00'	90°01'36"	N45°14'28"E	12.73'		
C22	14.14'	9.00'	90°00'47"	N44°46'43"W	12.73'		
C23	13.21'	9.00'	84°04'07"	S48°10'49"W	12.05'		

L82 N83°52'10"W 42.00'

LEGEND

= POINT OF BEGINNING POB

L50 N90°00'00"E 9.03'

CM = CONTROLLING MONUMENT

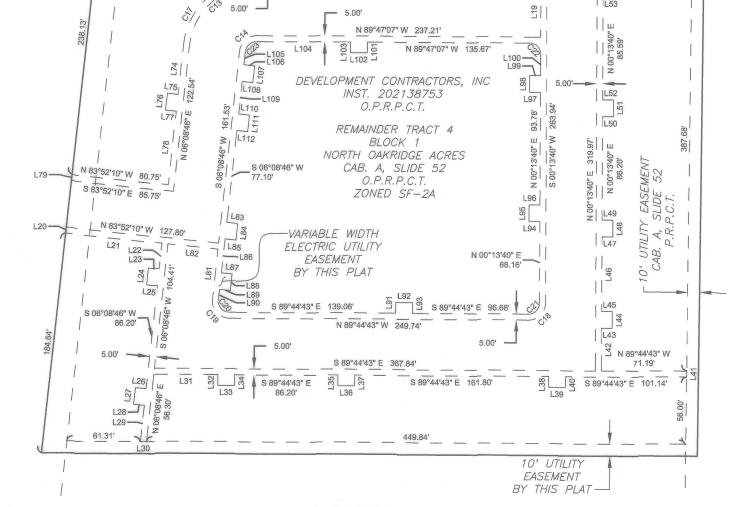
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

= PLAT RECORDS, TARRANT COUNTY, TEXAS



ENGINEERING GROUP

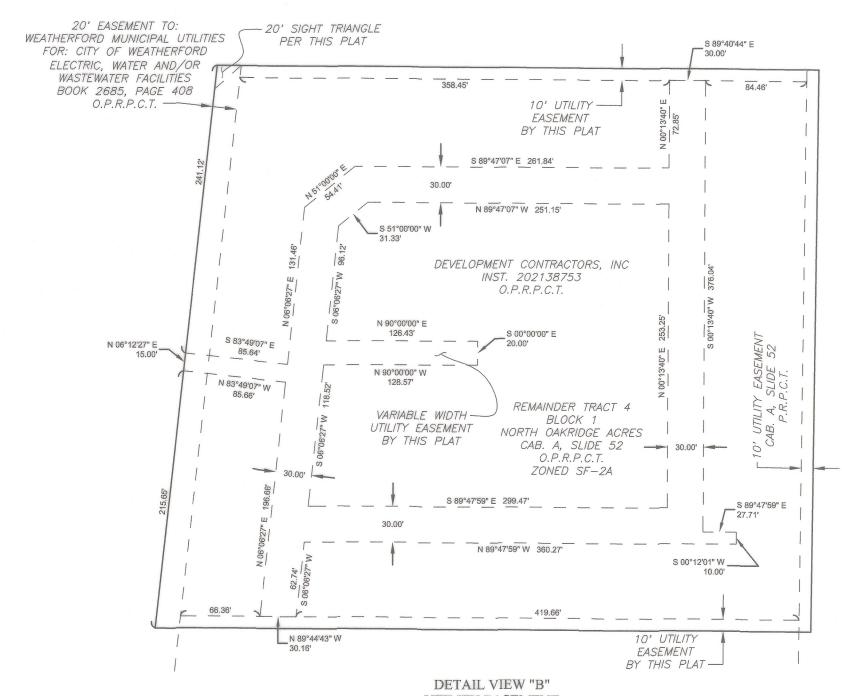
TBPE FIRM #F-11039 · TBLS FIRM #10193890 1600 West 7th Street, Suite 400, Fort Worth, TX 76102 · 817.810.0696



EASEMENT

BY THIS PLAT

DETAIL VIEW "A" ELECTRIC UTILITY EASEMENT



UTILITY EASEMENT

OWNER JIM MORRIS (817)706-7141 DEVELOPMENTCONTRACTORS1@YAHOO.COM 100 COLLETT COURT WEATHERFORD, TEXAS 76088 OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, DEVELOPMENT CONTRACTORS, INC., A TEXAS CORPORATION, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE JAMES F. EARNEST SURVEY, ABSTRACT NUMBER 433, CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DEVELOPMENT CONTRACTORS, INC., AS RECORDED IN INSTRUMENT NUMBER 202138753, OFFICIAL RECORDS, PARKER COUNTY, TEXAS (O.P.R.P.C.T.), SAID TRACT ALSO BEING A PORTION OF TRACT 4, BLOCK 1, NORTH OAKRIDGE ACRES, AN ADDITION TO PARKER COUNTY, AS RECORDED IN CABINET A, SLIDE 52, PLAT RECORDS, PARKER COUNTY, TEXAS (P.R.P.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID DEVELOPMENT CONTRACTORS TRACT, SAID IRON ROD BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORTH OAKRIDGE DRIVE (AN 80 FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON THE PLAT OF SAID NORTH OAKRIDGE ACRES) AND THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO RED EAGLE ESTATES, L.P., AS RECORDED IN VOLUME 2492, PAGE 109 (O.P.R.P.C.T.), NOW COMMONLY KNOWN AS RED EAGLE TRAIL, (A 60 FOOT PAVED RIGHT-OF-WAY, NO DEDICATION FOUND):

THENCE S 89°40'44"E, A DISTANCE OF 502.06 FEET ALONG THE COMMON LINE OF THE NORTH PROPERTY LINE OF SAID DEVELOPMENT CONTRACTORS TRACT AND THE SOUTH LINE OF SAID RED EAGLE ESTATES TRACT TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 89°40'44"W, 0.17 FEET, SAID POINT BEING THE NORTHEAST CORNER OF SAID DEVELOPMENT CONTRACTORS TRACT AND BEING IN THE WEST LINE OF RED EAGLE RANCH PHASE 1, AS RECORDED IN CABINET C, SLIDE 495 (P.R.P.C.T.);

THENCE S 00°42'41"W, ALONG THE COMMON LINE OF THE EAST PROPERTY LINE OF SAID DEVELOPMENT CONTRACTORS TRACT AND THE WEST LINE OF SAID RED EAGLE RANCH PHASE 1 AND THEN ALONG THE WEST LINE OF RED EAGLE RANCH ADDITION PHASE 2, AS RECORDED IN CABINET D, SLIDE 204 (P.R.P.C.T.), A DISTANCE OF 468.67 FEET TO A 1/2 INCH IRON ROD FOUND AT THE COMMON CORNER OF THE SOUTHEAST CORNER OF SAID TRACT 4 AND THE NORTHEAST CORNER OF TRACT 3 OF SAID NORTH OAKRIDGE ACRES ADDITION:

THENCE N 89°44'43"W, A DISTANCE OF 547.25 FEET ALONG THE COMMON LINE OF SAID TRACT 3 AND SAID TRACT 4, TO A 1/2 INCH IRON ROD FOUND IN THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SAID NORTH OAKRIDGE DRIVE, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT 4 AND THE NORTHWEST CORNER OF SAID TRACT 3:

THENCE N 06°12'27"E, ALONG THE COMMON LINE OF THE WEST PROPERTY LINE OF SAID DEVELOPMENT CONTRACTORS TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID NORTH OAKRIDGE DRIVE A DISTANCE OF 471.78 FEET TO THE POINT OF BEGINNING, AND CONTAINING 246,042 SQUARE FEET OR 5.648 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT. DEVELOPMENT CONTRACTORS. INC.. A TEXAS CORPORATION, BEING THE SOLE OWNER DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 4R, BLOCK 1, NORTH OAKRIDGE ACRES, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, AND THAT I DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT PARKER COUNTY, TEXAS, THIS THE Muy 20 22 DEVELOPMENT CONTRACTORS, INC STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CAROLYN ANDREWS, KNOWN TO ME TO THE BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF May NOTARY PUBLIC, PARKER COUNTY, TEXAS

MY COMMISSION EXPIRES ON: 05/28/2022

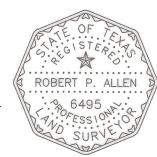
CALEB DUNN otary Public, State of Texa Comm. Expires 05-28-2022 Notary ID 129832724

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF PARKER

THAT I, ROBERT P. ALLEN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION

REGISTERED PROFESSIONAL LAND SURVEYOR **TEXAS REGISTRATION No. 6495**



FINAL PLAT OF LOT 4R, BLOCK 1 NORTH OAKRIDGE ACRES

BEING A REPLAT OF A PORTION OF LOT 4, BLOCK 1, NORTH OAKRIDGE ACRES. AN ADDITION TO PARKER COUNTY, TEXAS AS RECORDED IN CABINET A, SLIDE 52, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, AND BEING 5.648 ACRES OF LAND SITUATED IN THE JAMES F. EARNEST SURVEY, ABSTRACT NO. 433 CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS PREPARED: MAY 2022

F SLIDE 238 DATE 5/11/2027

SHEET 2 OF 2