

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Brazos Electric Power Cooperative, Inc., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the David Eddleman Survey, Abstract Number 440, County of Parker, according to the deed recorded in Volume 2551, Page 824, OPRPCT, and more particularly described as follows:

BEING a 1.237 acre tract of land located in the David Eddleman Survey, Abstract No. 440, Parker County, Texas, and being the land described in the Warranty Deed to Brazos Electric Power Cooperative, Inc., dated June 28, 2007, as recorded June 28, 2007, in Volume 2551, Page 824, Official Public Records, Parker County, Texas, said 1.237 acre tract being a 150.00 feet wide portion of Lot 23, Block 1, an extension of Oakridge Addition to Parker County, Texas, as recorded in Volume 271, Page 642, Deed Records said County, said plat also being recorded in Cabinet A, on Slide 55, Plat Records, said County, said 1.237 acre tract being further described by metes and bounds as follows;

BEGINNING at a three-quarter (3/4) inch diameter iron pipe found at the northeast corner of said Brazos Electric Power Cooperative (BEPC) Tract, same being the northwest corner of the land described in the Warranty Deed With Vendors Lien to Thomas J. Kwentus and Linda K. Kwentus as recorded in Volume 2043, Page 451, Official Records, said County, said beginning point being located in the northerly boundary line of said Lot 23, from said beginning point a one-half (1/2) inch diameter iron rod found at the southeast corner of a called one (1) acre tract described in the Warranty Deed With Vendors Lien to Arthur Morales and wife, Mildred Ann Morales as recorded in Volume 1122, Page 34, Deed Records, said County, bears North 89 degrees 28 minutes 35 seconds East at 46.79 feet, said beginning point also being the northeast corner of the herein described 1.237 acre tract;

THENCE South 00 degrees 40 minutes 50 seconds East departing said north boundary line, 359.20 feet to a one-half (1/2) inch diameter iron rod found in the south boundary line of said Lot 23, same being the north right-of-way line of Inspiration Drive, a public right-of-way of fifty (50) feet in width according to said plat of Oakridge Addition, said point also being the southeast corner of said BEPC Tract and the southwest corner of said Kwentus Tract, from said point a five-eighths (5/8) inch diameter iron rod found at the southeast corner of said Kwentus Tract bears North 89 degrees 29 minutes 40 seconds East at 75.94 feet (deed call is 76 feet);

THENCE South 89 degrees 21 minutes 54 seconds West with said south boundary line, and said north right-of-way line, at 28.0 feet passing the west boundary line of a sixty (60) feet wide Easement and Right-Of-Way to Brazos Electric Power Cooperative, Inc., as described in Volume 305, Page 21, Deed Records, said County, and continuing a total distance of 150.00 feet to a three-quarter (3/4) inch diameter iron rod with two (2) inch diameter aluminum cap stamped "Brazos Electric-Boundary" set at the southwest corner of the herein described tract, from said point a one-half (1/2) inch diameter iron rod found bent at the southwest corner of said Lot 23 bears South 89 degrees 22 minutes 03 seconds West at 49.68 feet, and again from said point a three-eighths (3/8) inch diameter iron rod found at the southwest corner of said Block 1 bears South 89 degrees 21 minutes 54 seconds West at 889.26 feet;

THENCE North 00 degrees 40 minutes 50 seconds West departing said south boundary line, and said north right-of-way line, 359.53 feet to a three-quarter (3/4) inch diameter iron rod with two (2) inch diameter aluminum cap stamped "Brazos Electric-Boundary" set in the north boundary line of said Lot 23 for the northwest corner of the herein described tract, from said point a three-eighths (3/8) inch diameter iron rod found at the southwest corner of said Morales Tract bears South 89 degrees 59 minutes 39 seconds West at 35.76 feet, and again from said point a five-eighths (5/8) inch diameter smooth iron rod found at the northwest corner of said Lot 23 bears South 88 degrees 54 minutes 43 seconds West at 49.44 feet, and again from said point a three-eighths (3/8) inch diameter iron rod found at the northwest corner of said Block 1 bears South 89 degrees 29 minutes 24 seconds West at 883.25 feet;

THENCE North 89 degrees 29 minutes 24 seconds East with said north boundary line of Lot 23, at 122.5 feet passing said west boundary line of the sixty (60) feet wide Easement and Right-Of-Way to Brazos Electric Power Cooperative, and continuing a total distance of 150.00 feet to the place of beginning, and containing 1.237 acres of land as surveyed on the ground by Brazos Electric Power Cooperative, Inc., in the month of February, 2007.

The bearings noted herein are in substantial accordance with The Texas State Plane Coordinate System (NAD 1983), North Central Zone, as established by a project control survey performed January 11, 2007, and referenced to the following N.G.S. monumentation (3): OKLW Lawton Cors Arp, OKDN Duncan Cors Arp, and OKAR Ardmore Cors Arp. The published project convergence angle is +0.43219243 degrees.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Brazos Electric Power Cooperative, Inc. (owner), by and through the undersigned, its duly authorized agent, does hereby adopt this replat of the hereinabove described real property to be designated as:

Lots 23-A, Block 1  
OAKRIDGE ADDITION  
City of Hudson Oaks  
Parker County, Texas

And do hereby dedicate to the Public's use forever, the streets and easement shown hereon.

WITNESS MY HAND at Waco, McLennan County, Texas, this the 2 day of July, 2007.

Brazos Electric Power Cooperative, Inc.

*Johnny A. York*  
Johnny York, Vice President

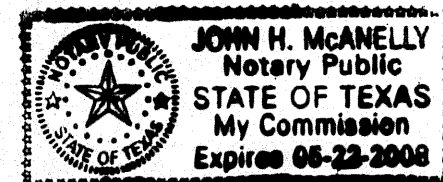
STATE OF TEXAS  
COUNTY OF MCLENNAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Johnny York, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

this 2<sup>nd</sup> day of JULY, 2007.

*John H. McAnelly*  
Notary Public in and for the State of Texas

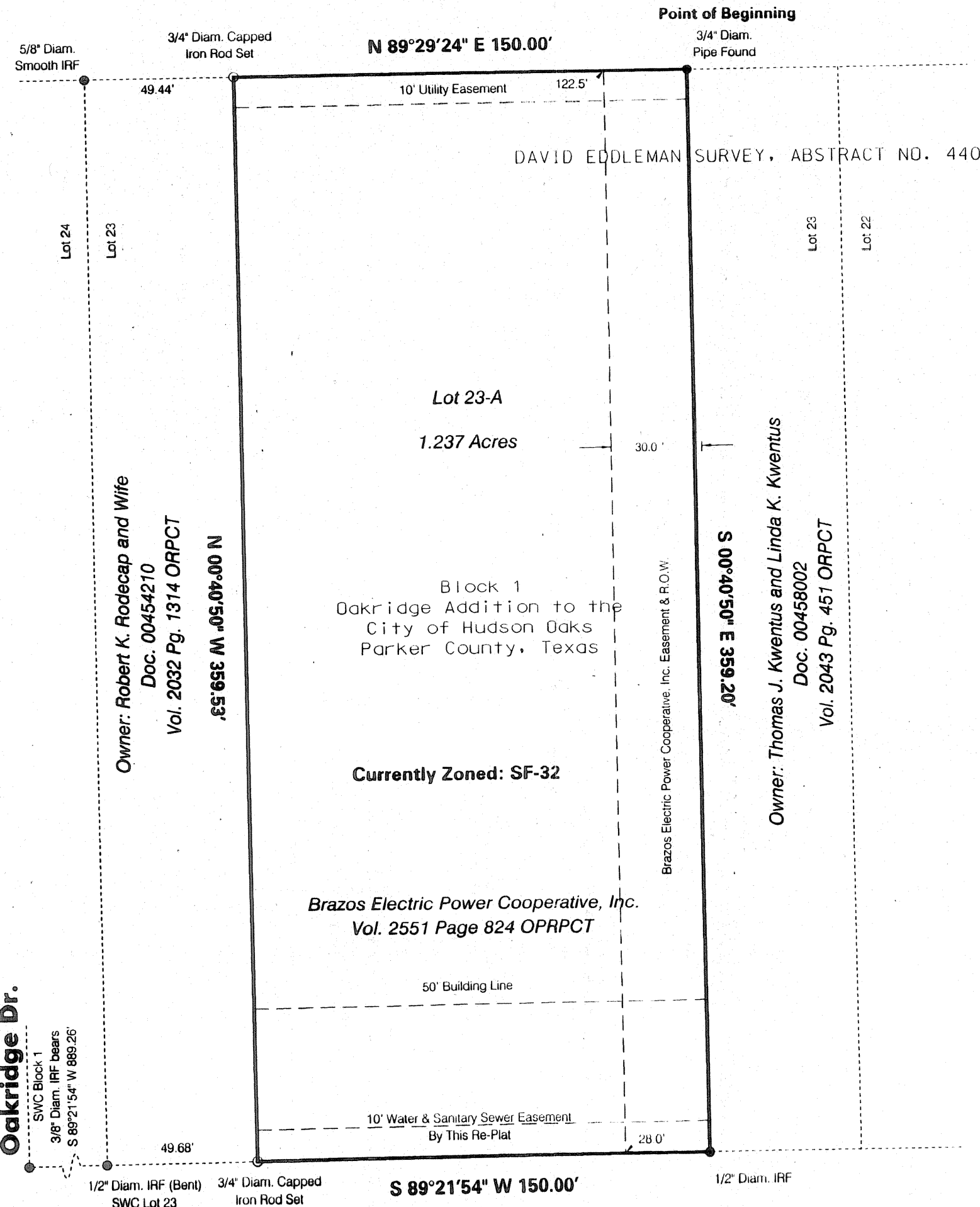


Doc# 645993  
Book 2554 Page 544

Doc# 645993 Fees: \$66.00  
07/09/2007 1:28PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TICONE BRINSON COUNTY CLERK

C-587

Owner: Arthur Morales and wife  
Vol. 1122 Pg. 34 DRPCT  
(Unplatted)



Brazos Electric Power Cooperative, Inc.  
Vol. 2551 Page 824 OPRPCT

Inspiration Drive

Block B  
Oakridge Addition to the  
City of Hudson Oaks  
Parker County, Texas

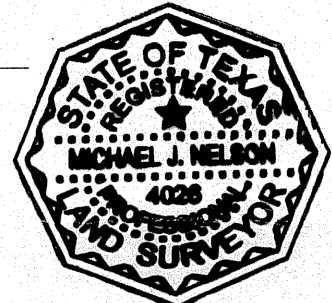
According to the Flood Insurance Rate Map for the City of Hudson Oaks, Parker County, Texas, Community Panel No. 4805200200 B, map revised September 27, 1991, no part of the subject property described hereon appears to be included in Zones A, A-O, A-H, A-1, thru A-9, or A-99 as defined on said map. This statement does not reflect any type of flood study by this firm. Zones with A designations are generally defined as areas of the "100 Year Flood Plain".

SURVEYOR'S CERTIFICATION

This is to certify that I, Michael J. Nelson, 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.

*Michael J. Nelson*  
Michael J. Nelson Texas R.P.L.S. No. 4026

02 Jul 07  
Date



I, hereby certify that this plat of the Oakridge Addition to the City Limits of 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 3<sup>rd</sup> day of July, 2007.

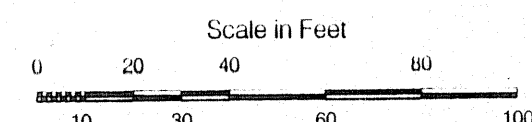
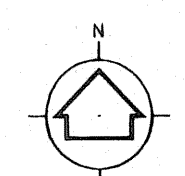
*Rhanna*  
Rhanna  
City Administrator

7/3/2007  
Date

*Greg D. Saunders*  
Greg D. Saunders  
City Engineer

7/3/2007  
Date

ACCT. NO.: 15820  
SCH. DIST.: WE  
CITY: HO  
MAP NO.: J-15



THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, DATE \_\_\_\_\_

Replat  
Lot 23-A, Block 1,  
OAKRIDGE ADDITION  
Town of Hudson Oaks  
Parker County, Texas

Being a Revision of a Portion of  
Lot 23, Block 1  
OAKRIDGE ADDITION  
An Addition to the Town of Hudson Oaks  
Parker County, Texas  
According to Plat Recorded in  
Plat Cabinet A, Slide 55  
Plat Records, Parker County, Texas

Owner/Developer  
**BRAZOS ELECTRIC COOPERATIVE**  
2404 Lasalle Waco, TX 76706 (254)750-6500

Drawn By: S. Shreffler  
Checked By: M. Nelson  
Scale As Shown