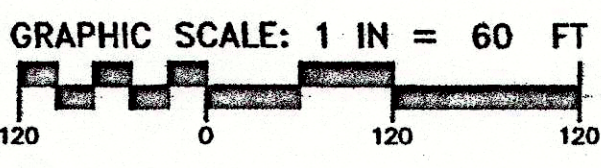
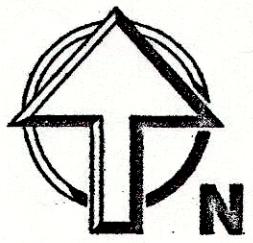


CITY OF HUDSON OAKS, TEXAS
PLAT APPROVAL

APPROVED: [Signature] 8/22/17
CITY ADMINISTRATOR DATE

ATTEST: [Signature] 8/22/17
CITY SECRETARY DATE



OWNER/DEVELOPER
MARLON R. COZART
1525 CANYON CREEK DRIVE WEST
AZLE TEXAS 76020
817-233-6668

PROJECT SURVEYOR
STEVENS LAND SURVEYING, PLLC
PO BOX 26951
FORT WORTH, TEXAS 76126
817.696.9775
ASTEVENSS5395@SBCGLOBAL.NET
TEXAS SURVEYING FIRM 10194023

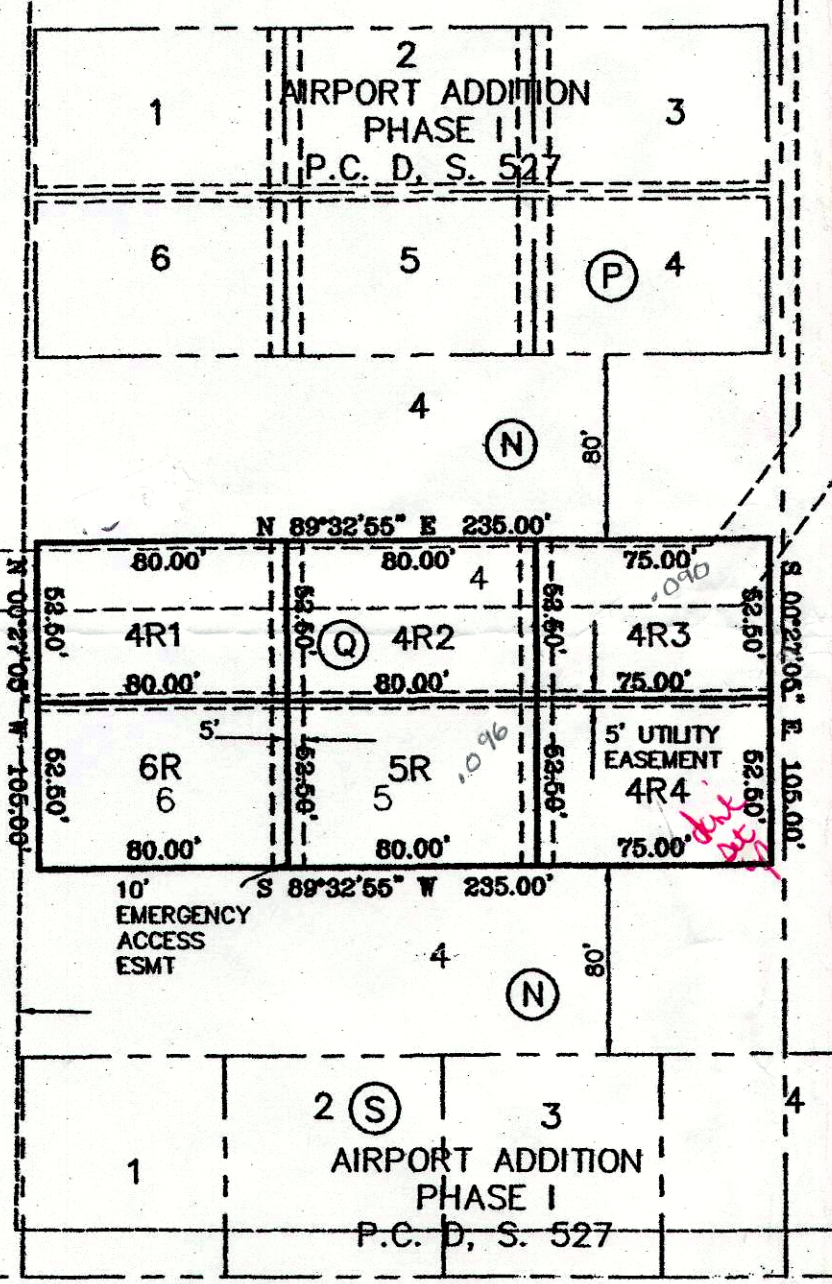
STEVENS LAND SURVEYING, PLLC
P.O. Box 26951
FORT WORTH, TEXAS 76126
(817) 696-9775
FIRM REGISTRATION # 10194023

BASIS OF BEARING IS THE EASTERLY LINE OF PARKER OAKS AIRPORT, LP TRACT ACCORDING TO THE DEED RECORDED IN VOLUME 2588, PAGE 1815, DEED RECORDS, PARKER COUNTY, TEXAS. BEARING IS N(S)00°27'05"W(E).

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 PERMITS.

THE OWNER/DEVELOPER, BY THIS PLAT, PROVIDES 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.

THE PURPOSE OF THIS REPLAT IS TO CHANGE THE CONFIGURATION OF BLOCK Q.



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.

UTILITY EASEMENTS

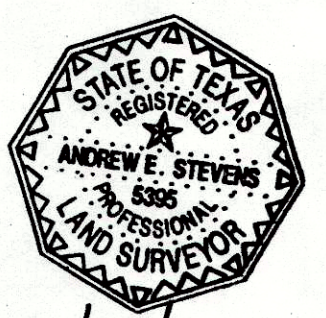
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF HUDSON OAKS, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS 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.

NOTES:

1. CAPPED 1/2" "STEVENS LAND SURVEYING" IRONS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. BUILDING LINES SET AS REQUIRED BY ZONING ORDINANCE. AT TIME OF FINAL PLATTING, PROPERTY ZONED "PDIA", PLANNED DEVELOPMENT INDUSTRIAL AIRPORT.
3. 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 48367C0425E, DATED SEPT. 26, 2008.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
201720936
08/23/2017 02:03 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



THIS IS TO CERTIFY THAT I, ANDREW E. STEVENS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND UPON COMPLETION OF CONSTRUCTION ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

[Signature]
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395

STATE OF TEXAS)
COUNTY OF PARKER)

201720936 PLAT Total Pages: 1

WHEREAS, MARLON R. COZART ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF LOTS 4 AND 6, BLOCK Q, AIRPORT ADDITION PHASE I ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 527, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED STEVENS SURVEYING 1/2" IRON FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK Q;

THENCE SOUTH 89 DEGREES 32 MINUTES 55 SECONDS WEST, 235.00 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON FOUND;

THENCE NORTH 00 DEGREES 27 MINUTES 05 SECONDS WEST, 105.00 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON FOUND;

THENCE NORTH 89 DEGREES 32 MINUTES 55 SECONDS EAST, 235.00 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON FOUND;

THENCE SOUTH 00 DEGREES 27 MINUTES 05 SECONDS EAST, 105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.566 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MARLON R. COZART BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 4R1, 4R2, 4R3, 4R4, 5R, AND 6R BLOCK Q, AIRPORT ADDITION PHASE I, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE RIGHTS OF WAY, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON TO THE PUBLICS USE UNLESS OTHERWISE NOTED.

EXECUTED THIS 22nd DAY OF August, 2017.

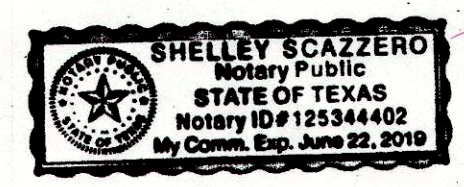
[Signature]
MARLON R. COZART

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 MARLON R. COZART KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22nd DAY OF August, 2017.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
(SEAL)
MY COMMISSION EXPIRES ON 6/22/19



Acct 10033
Sch Dist AL
City
Map# K-16

FINAL PLAT

LOTS 4R1, 4R2, 4R3, 4R4, 5R
AND 6R, BLOCK Q
AIRPORT ADDITION PHASE I

BEING A REPLAT OF LOTS 4, 5 AND 6, BLOCK Q, AIRPORT ADDITION PHASE I ACCORDING TO THE PLAT RECORDED IN PLAT CABINET D, SLIDE 527, PLAT RECORDS, PARKER COUNTY, TEXAS

PREPARED JULY 2017

D-767

10033.000.004.00 10033.000.005.00 10033.000.006.00