

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

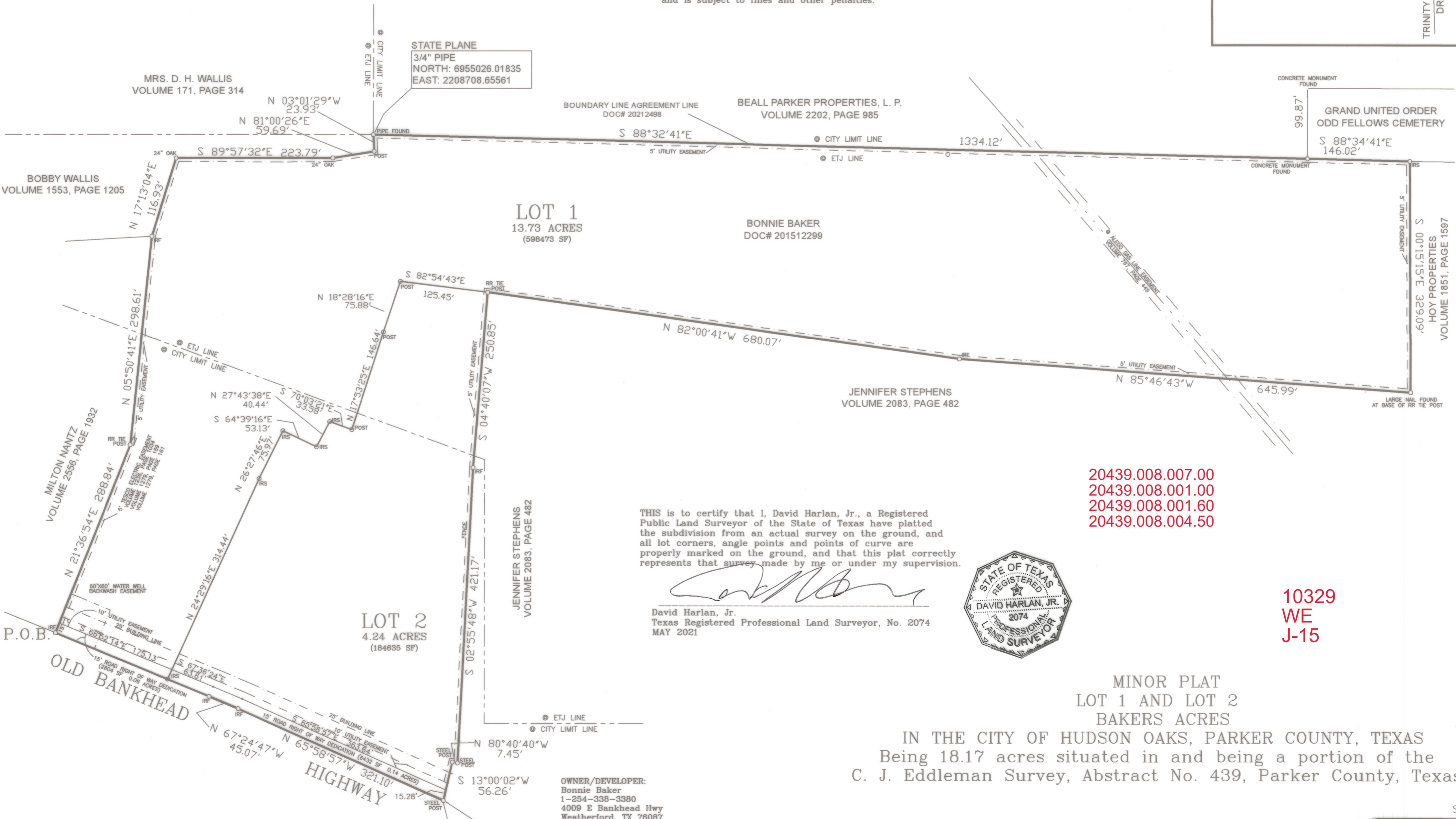
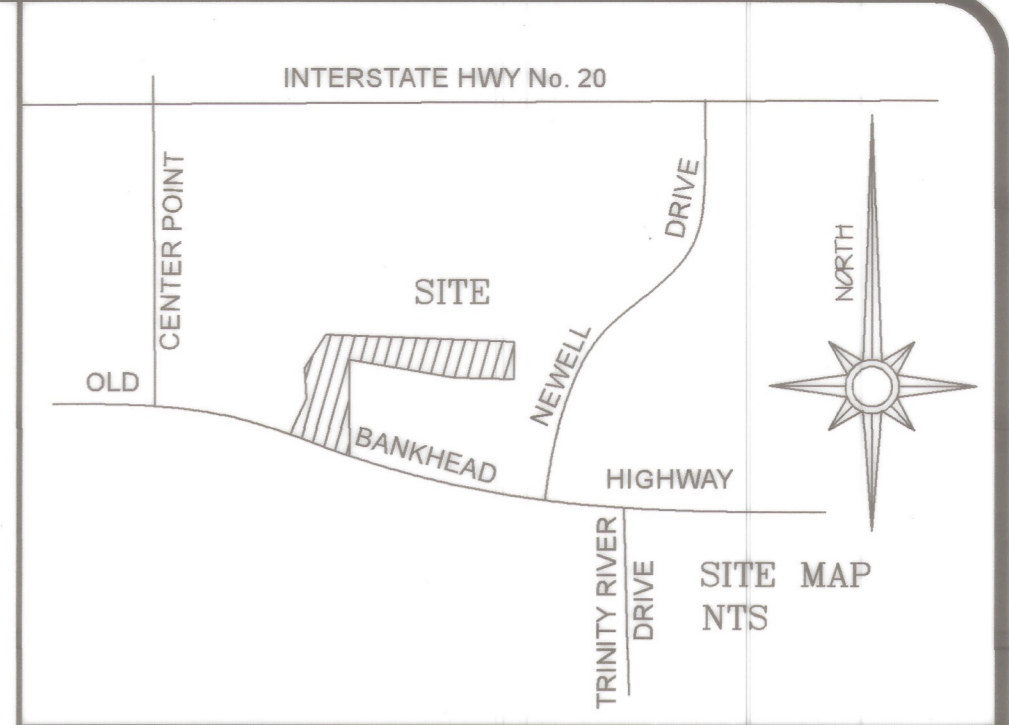
"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

WATER: INDIVIDUAL PRIVATE WELLS
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinances and or regulations and state law, and is subject to fines and other penalties.



20439.008.007.00
20439.008.001.00
20439.008.001.60
20439.008.004.50

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas have platted the subdivision from an actual survey on the ground, and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.

David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074
MAY 2021



10329
WE
J-15

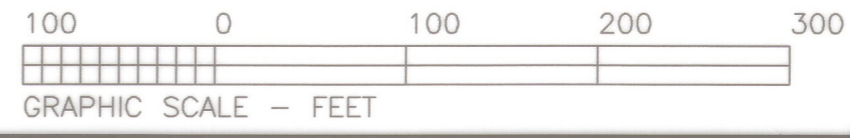
MINOR PLAT
LOT 1 AND LOT 2
BAKERS ACRES
IN THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS
Being 18.17 acres situated in and being a portion of the
C. J. Eddleman Survey, Abstract No. 439, Parker County, Texas

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

STATE PLANE
3" STEEL POST
NORTH: 6954078.55269
EAST: 2208821.67847

OWNER/DEVELOPER:
Bonnie Baker
1-254-338-3380
4009 E Bankhead Hwy
Weatherford, TX 76087
bonnie.baker57@gmail.com

Cabinet/Instrument# F Slide 119



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS BONNIE BAKER (Doc No. 201512299), being the sole owner of 18.17 acres situated in and being a portion of the C. J. EDDLEMAN SURVEY, ABSTRACT No. 439, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the north line of Old Bankhead Highway, as it exists, said iron being the southwest corner of said Bonnie Baker tract and the southeast corner of a tract of land described by deed to Milton Nantz, recorded in Volume 2556, Page 1932, Official Records, Parker County, Texas;

THENCE N 21°36'54" E, 288.84 feet to a RR tie post;
THENCE N 05°50'41" E, 298.61 feet to an iron rod found;
THENCE N 17°13'04" E, 116.93 feet to a 24" oak tree;
THENCE S 89°57'32" E, 223.79 feet to a 24" oak tree;
THENCE N 81°00'26" E, 59.69 feet to a post;
THENCE N 03°01'29" W, 23.93 feet to a pipe found;
THENCE S 88°32'41" E, 1334.12 feet to a concrete monument found;
THENCE S 88°34'41" E, 146.02 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);
THENCE S 00°15'15" E, 329.09 feet to a large nail found at the base of a post;
THENCE N 85°46'43" W, 645.99 feet to an iron rod found;
THENCE N 82°00'41" W, 680.07 feet to a RR tie post;
THENCE S 04°40'07" W, 250.85 feet to an iron rod found;
THENCE S 02°55'48" W, 421.17 feet to a steel post;
THENCE N 80°40'40" W, 7.45 feet to a steel post;
THENCE S 13°00'02" W, 56.26 feet to a steel post in the north line of said Old Bankhead Highway;
THENCE with the north line of said Old Bankhead Highway the following courses and distances;
N 65°58'57" W, 321.10 feet to an iron rod found;
N 67°24'47" W, 45.07 feet to an iron rod found;
N 67°36'24" W, 237.36 feet to the POINT OF BEGINNING and containing 18.17 acres (792144 square feet) of land.

I, the undersigned owner of the land shown on this plat, and designating LOT 1 AND LOT 2, BAKERS ACRES to the City of Hudson Oaks, Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourse, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

I further certify that all other parties who have a mortgage or lien interest in the BAKERS ACRES addition have been notified and signed this plat.

I further acknowledge that the dedications and/or exactions make herein are proportional to the impact of the subdivision upon the public services requested.

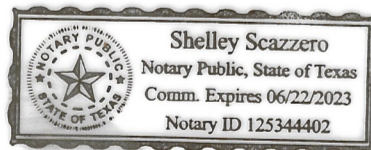
Bonnie Baker
Bonnie Baker

I HEREBY CERTIFY THAT THIS PLAT OF THE BAKER ACRES ADDITION TO THE CITY LIMITS OF THE CITY OF HUDSON OAKS, TEXAS MEETS THE ADMINISTRATIVE PLAT (MINOR PLAT) REQUIREMENTS OF THE CITY OF HUDSON OAKS CODE OF ORDINANCE AND THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND IS HEREBY APPROVED BY THE CITY ADMINISTRATOR AND THE CITY SECRETARY OF THE CITY OF HUDSON OAKS, TEXAS ON THE 22nd DAY OF December, 2021.

Stacy Nav 12/22/21
CITY ADMINISTRATOR DATE
Shelley Scazzero 12/22/21
CITY SECRETARY DATE



STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared BONNIE BAKER, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22nd day of December, 2021.
Shelley Scazzero
Notary Public in and for the State of Texas
06/22/23
My Commission Expires On:



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LOT 1 AND LOT 2
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IN THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS
Being 18.17 acres situated in and being a portion of the
C. J. Eddleman Survey, Abstract No. 439, Parker County, Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202149885
12/22/2021 01:51 PM
Fee: 30.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Cabinet/Instrument# F, Slide 119

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106 EUREKA STREET
WEATHERFORD, TX 76086
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