

NOTICE: 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.

(WAIVERS)

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.

THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.

MAP NUMBER: 48367 C 0300 E

DATE: SEPTEMBER 26, 2008

WATER BY PRIVATE WELLS

WASTEWATER BY PRIVATE SEPTIC SYSTEMS

OWNER/DEVELOPER:
Larry and Brenda Porter
2412 Fort Worth Hwy
Weatherford, TX 76087
817-597-8699
larry@bobbymorris.com

I hereby certify that the above and foregoing plat of BENT ARROW addition to the City of Hudson Oaks, Texas, was approved by the City Administrator of the City of Hudson Oaks on the 16th day of September, 2016.

Shelley Scarperra 9/16/16
City Secretary Date

Approved: [Signature] 9/16/16
City Administrator Date

Attest: Shelley Scarperra 9/16/16
City Secretary Date

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, LARRY G. PORTER AND BRENDA K. PORTER (Doc #201613980), are the sole owners of 4.676 acres situated in and being a portion of the T & P RR COMPANY No. 3, BLOCK 7, ABSTRACT No. 1514, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the northeast corner of Gardner Road, as it exists, in the south line of Red Eagle Ranch Addition, Phase 4, an addition to the City of Hudson Oaks, Parker County, according to the plat recorded in Plat Cabinet D, Slide 456, Plat Records, Parker County, Texas;

THENCE S 89°48'54" E, with the south line of said Red Eagle Ranch Addition, 971.50 feet to a steel post found in the west line of Lake Hollow Estates, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 363-A, Page 63, Plat Records, Parker County, Texas;

THENCE S 00°41'02" E, with the west line of said Lake Hollow Estates, 207.71 feet to an iron rod found (iron rods found are 1/2" unless noted);

THENCE S 89°56'57" W, 971.38 feet to an iron rod set in the east right of way line of said Gardner Road;

THENCE N 00°42'12" W, with the east right of way line of said Gardner Road, 211.71 feet to the POINT OF BEGINNING and containing 4.676 acres (203,699 square feet) of land.

STATE OF TEXAS)
COUNTY OF PARKER)

We the undersigned owners of the land shown on this plat, and designating herein as LOT 1 AND LOT 2, BENT ARROW, AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUDSON OAKS, TEXAS, being 4.676 acres situated in and being a portion of the T & P RR Company No. 3, Block 7, Abstract No. 1514, 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. We further certify that all other parties who have a mortgage or lien interest in the Bent Arrow addition have been notified and signed this plat.

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

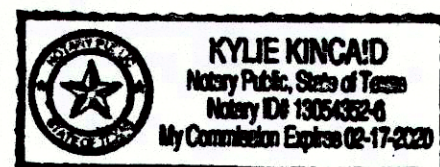
[Signatures of Larry G. Porter and Brenda K. Porter]
Larry G. Porter Brenda K. Porter

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared LARRY PORTER, 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 16th day of August, 2016

[Signature of Kylie Kincaid]
Kylie Kincaid
Notary Public in and for the State of Texas
2-17-2020
My Commission Expires On:

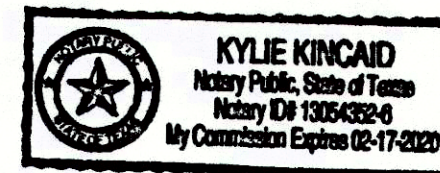


STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared BRENDA PORTER, 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 16th day of August, 2016

[Signature of Kylie Kincaid]
Kylie Kincaid
Notary Public in and for the State of Texas
2-17-2020
My Commission Expires On:



STATE OF TEXAS)
COUNTY OF PARKER)

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

N/A

Title

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 SEAL OF OFFICE on this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature of Jeane Brunson]

201620275
09/07/2016 11:17 AM
Fee: 78.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 10471
SCH. DIST.: WE
CITY:
MAP NO.: J-14

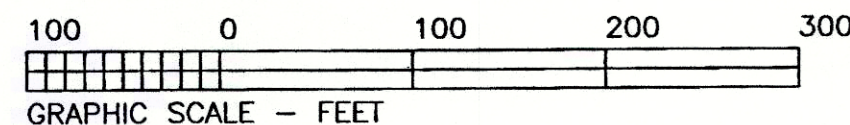
THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that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

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
JULY, 2016



MINOR PLAT
LOT 1 AND LOT 2, BENT ARROW
AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION
TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS
Being 4.676 acres situated in and being a portion of the
T & P RR Company No. 3, Block 7, Abstract
No. 1514, Parker County, Texas

PREPARED JULY 15, 2016



GRAPHIC SCALE - FEET

Cabinet/Instrument# D Slide 605

SCALE: 1" = 100'

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106 EUREKA STREET
WEATHERFORD, TX 76086
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