

LEGEND

- DRPCT.....Deed Records, Parker County, Texas
- IRF.....Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- PRPCT.....Plat Records, Parker County, Texas

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD83.
4. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
5. Covenants or Restrictions are Un-altered. This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
6. 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.

APPROVED BY CITY COUNCIL:

I hereby certify that the above and foregoing plat of Tract 1R, Block 6 Crestview Acres to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks, Texas, on the 24th day of March, 2022.

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.

WITNESS OUR HAND, this 31st day of Mar, 2022.

Shelly Scanzero
City Secretary

Recommended for final approval:

L. Boyd
Chairman

4/1/22
Date

Planning & Zoning Commission
Attest:

Shelly Scanzero
City Secretary

4/1/22
Date

M. Povea
Mayor, City of Hudson Oaks, Texas

3/31/22
Date

Shelly Scanzero
City Secretary

3/31/22
Date



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202212536
04/01/2022 11:06 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

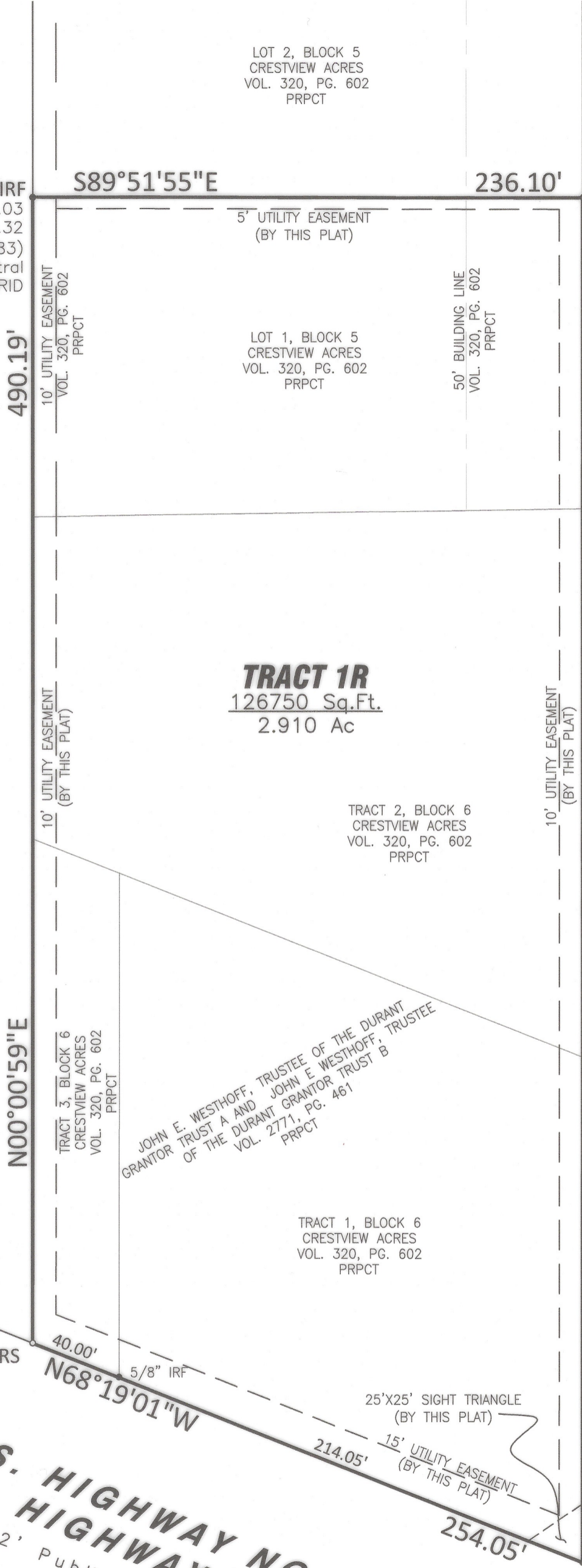
BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48367C0300E, effective date 12/26/2008, subject parcel is within OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

J.C. RIDER SURVEY
ABSTRACT No. 2503

JOHN E. WESTHOFF, TRUSTEE OF THE DURANT GRANTOR TRUST A AND JOHN E. WESTHOFF, TRUSTEE OF THE DURANT GRANTOR TRUST B
VOL. 2771, PG. 461
PRPCT



U.S. HIGHWAY NO. 80
(U.S. HIGHWAY NO. 180)
(A 162' Public Right-of-Way)

WINFIELD DRIVE
(A 50' Public Right-of-Way)

STATE OF TEXAS §
COUNTY OF PARKER §

202212536 PLAT Total Pages: 1

KNOW ALL PERSONS BY THESE PRESENTS

WHEREAS, John E. Westhoff, Trustee of the Durant Grantor Trust A and Trustee of the Durant Grantor Trust B, being the said owner of the herein described property to wit:

BEING a tract of land situated within the J.C. Rider Survey, Abstract Number 2503, City of Hudson Oaks, Parker County, Texas, same being all of Tracts 1-3, Block 6 and Lot 1, Block 5, Crestview Acres, an addition to the City of Hudson Oaks, Parker County, Texas as shown on the plat recorded in Volume 320, Page 602, Plat Records, Parker County, Texas (PRPCT), and being a portion of a tract of land as described by deed to John E. Westhoff, Trustee of the Durant Grantor Trust A, and John E. Westhoff, Trustee of the Durant Grantor Trust B as recorded in Volume 2771, Page 461, Deed Records, Parker County, Texas (DRDCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances at ground)

BEGINNING at a found 5/8-inch iron rod for the southeast corner of said Tract 1, same being the northwest corner of the intersection between U.S. Highway No. 80 (a 162 foot public right-of-way) and Winfield Drive (a 50 foot public right-of-way);

THENCE North 68°19'01" West, with the common line between said Tract 1 and the north right-of-way line of said U.S. Highway No. 80, passing at a distance of 214.05 feet, a 5/8-inch iron rod found for the southwest corner of said Tract 1, same being the southeast corner of the aforesaid Tract 3, and now continuing with the common line between said Tract 3 and the said north right-of-way line in all for a total distance of 254.05 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the southwest corner of said Tract 3;

THENCE North 00°00'59" East, with the west line of the aforementioned Crestview Acres, a distance of 490.19 feet to a found 5/8-inch iron rod for the northwest corner of the aforementioned Lot 1, same being the southwest corner of Lot 2 of the aforementioned Block 5;

THENCE South 89°51'55" East, with the common line between said Lots 1 and 2, a distance of 236.10 feet to a point for the northeast corner of said Lot 1, same being the southeast corner of said Lot 2, and being in the west right-of-way line of the aforementioned Winfield Drive from which a 1/2-inch iron rod bears North 54°46'27" East, a distance of 0.21 feet;

THENCE South 00°00'59" West, with the common line between the aforesaid Crestview Acres and the said west right-of-way line, a distance of 583.50 feet to the POINT OF BEGINNING and containing 126,750 square feet or 2.910 acres of land more or less.

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS §

THAT, John E. Westhoff, Trustee of The Durant Grantor Trust A, and Trustee of The Durant Grantor Trust B, does hereby adopt this plat designating the herein above described property as Tract 1R, Block 6 Crestview Acres, an addition to the City of Hudson Oaks, Parker County, Texas, and I (we) do hereby dedicate the rights-of-way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

WITNESS my (our) hand(s) at Hudson Oaks, Parker County, Texas this the 31 day of March, 2022.

John E. Westhoff
John E. Westhoff
Trustee of The Durant Grantor Trust A
Trustee of The Durant Grantor Trust B

STATE OF TEXAS §
COUNTY OF Parker §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared John E. Westhoff, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 31 day of March, 2022.

Lori Tollett
Lori Tollett
Notary Public



11650.005.001.00
11650.006.001.00
11650.006.002.00

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor within 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.

Robert A. Lee
Robert A. Lee
State of Texas
Registered Professional Land Surveyor No. 6895
Date: March 25, 2022



11650
K-15

FINAL PLAT
TRACT 1R, BLOCK 6
CRESTVIEW ACRES

BEING A 2.910 ACRE TRACT OF LAND WITHIN
THE J.C. RIDER SURVEY, ABSTRACT NO. 2503
BEING A REPLAT OF ALL OF TRACTS 1-3, BLOCK 6
AND LOT 1, BLOCK 5 CRESTVIEW ACRES
AS RECORDED IN VOL. 320, PG 602, PRPCT
CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS
MARCH 2022

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