

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.

There are no liens against the property.

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 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.
 Registered Professional Land Surveyor, No. 2074
 AUGUST, 2015



STATE OF TEXAS)
 COUNTY OF PARKER)

Whereas, JERRY'S WARRANTY COMPANY (Doc# 201417984), acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in and being a portion of Lot 4 and all of Lot 5, Block 1, CRESTVIEW ACRES, FIRST FILING, in the City of Hudson Oaks, Parker County, Texas, according to the deed recorded in Volume 278, Page 643, Plat Records, Parker County, Texas, and more particularly described as follows:

COMENCING from an iron rod found in the west right of way line of Crestview Drive, said iron being the southeast corner of said Lot 4. THENCE N 00°06'15"W, with the west right of way line of said Crestview Drive, 105.55 feet an iron rod set and POINT OF BEGINNING;

THENCE S 89°29'26" W, 253.01 feet to an iron rod set in the west line of said Lot 4;
 THENCE N 00°04'38" W, 176.24 feet to an iron rod found at the northwest corner of said Lot 5;
 THENCE N 89°53'45" E, 252.87 feet to an iron rod found in the west right of way line of said Crestview Drive at the northeast corner of said Lot 5;
 THENCE S 00°06'15" E, with the west right of way line of said Crestview Drive, 174.45 feet to the POINT OF BEGINNING and containing 1.018 acres (44362 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JERRY'S WARRANTY COMPANY, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as LOT 5R, BLOCK 1, CRESTVIEW ACRES, FIRST FILING, AND ADDITION IN THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, and being a Replat of a portion of Lot 4 and all of Lot 5, Block 1, Crestview Acres, First Filing, an addition in the City of Hudson Oaks, Parker County, Texas, according to the deed recorded in Volume 278, Page 643, Plat Records, 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.

WITNESS my hand at Hudson Oaks, Parker County, Texas this the 2 day of February, 2016

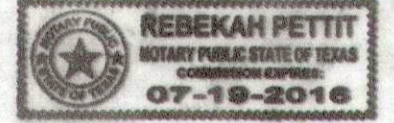
Jerry Durant
 Jerry Durant, President

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared JERRY DURANT, of Jerry's Warranty Company a corporation known to me to be the person(s) subscribed to the above and foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said corporation.

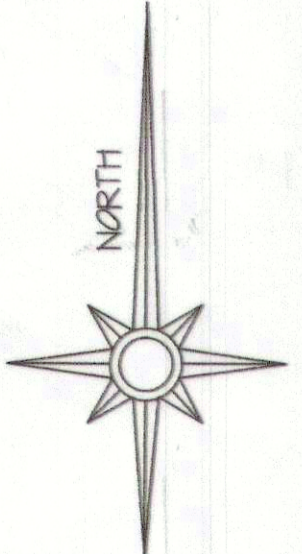
GIVEN UNDER MY HAND SEAL OF OFFICE on this the 2 day of February, 2016.

Rebekah Pettit
 Notary Public in and for the State of Texas

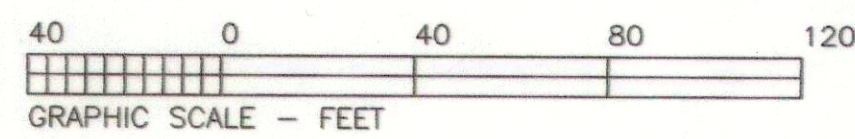


ACCT. NO.: 11650
 SCH. DIST.: WE
 CITY: WE
 MAP NO.: 140
K-15

FINAL PLAT
LOT 5R, BLOCK 1
CRESTVIEW ACRES, FIRST FILING
AND ADDITION IN THE CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS
 Being a Replat of a portion of Lot 4 and all of Lot 5, Block 1, Crestview Acres First Filing, an addition in the City of Hudson Oaks, Parker County, Texas according to the deed recorded in Volume 278 Page 643 Plat Records, Parker County, Texas



SCALE: 1" = 40'



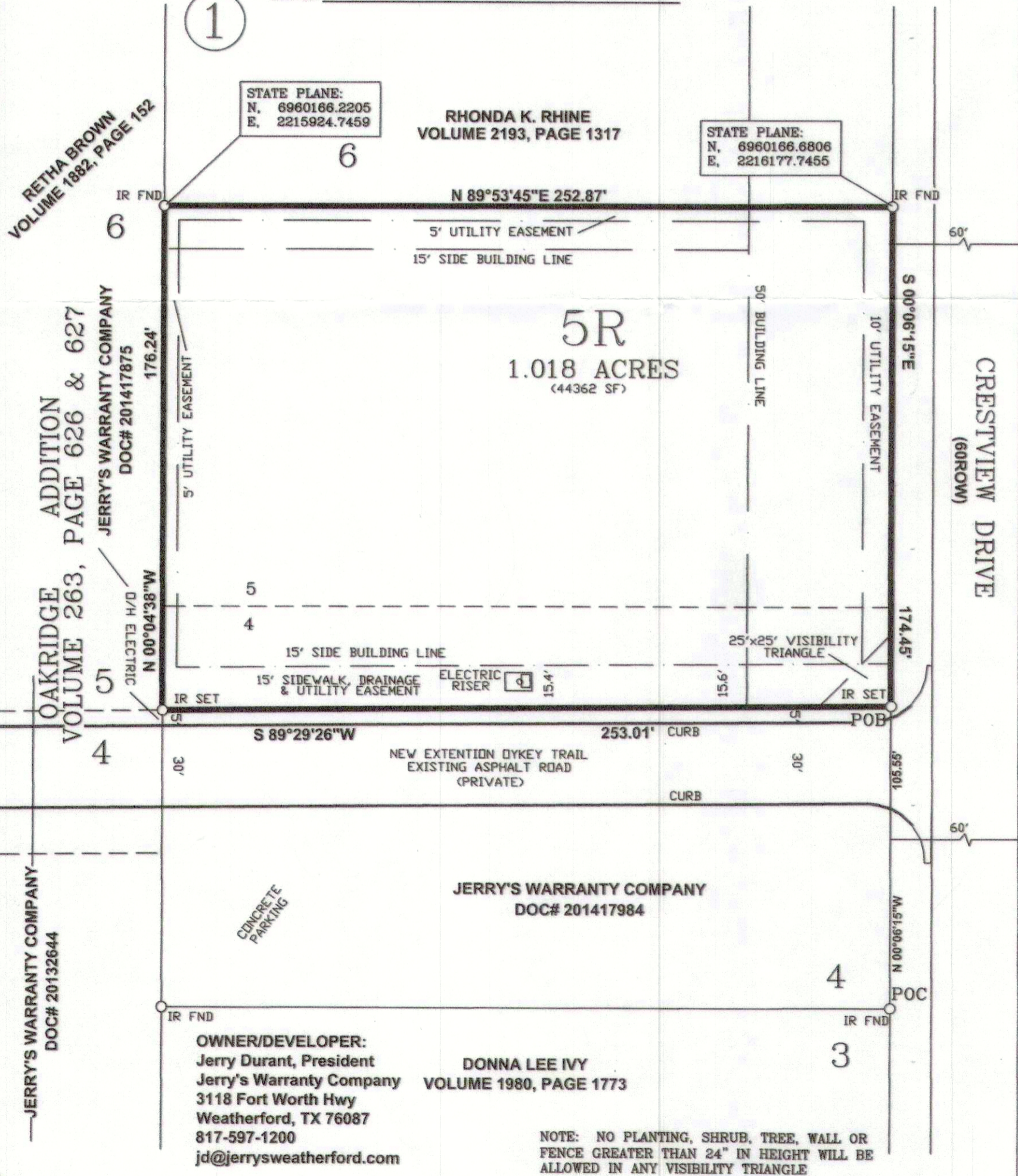
HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833
 FIRM# 10088500

Cabinet/Instrument# D Slide 506 HARLANLAND@YAHOO.COM

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



③
 6
 RESERVE
 ②
 5
 CRESTVIEW ACRES
 VOLUME 278, PAGE 643
 4
 3

I hereby certify that the above and foregoing plat of Lot 5R, Block 1, Crestview Acres, First Filing, an addition to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks on the 2nd day of February, 2016.

Approved: *[Signature]* 2/2/2016
 City Administrator Date

Attest: *[Signature]* 2/2/2016
 City Secretary Date

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
 Jeane Brunson
 201602106
 02/02/2016 01:45 PM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

OWNER/DEVELOPER:
 Jerry Durant, President
 Jerry's Warranty Company
 3118 Fort Worth Hwy
 Weatherford, TX 76087
 817-597-1200
 jd@jerrysweatherford.com

DONNA LEE IVY
 VOLUME 1980, PAGE 1773

NOTE: NO PLANTING, SHRUB, TREE, WALL OR FENCE GREATER THAN 24" IN HEIGHT WILL BE ALLOWED IN ANY VISIBILITY TRIANGLE

11650-001-004.00