

APPROVED BY THE COMMISSIONERS COURT  
OF PARKER COUNTY, TEXAS.

THIS THE 24<sup>th</sup> DAY OF June, 2009

*absent*  
PARKER COUNTY JUDGE  
*George A. Conley*  
COMMISSIONER  
*BT*  
COMMISSIONER  
*absent and Jeanne Bunsen*  
COUNTY CLERK

*Gregory F. Holland*  
COMMISSIONER  
*Jim Webber*  
COMMISSIONER

D-4

NOTES:  
ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.  
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480200225-B EFFECTIVE DATE SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.  
SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF HUDSON OAKS.  
This property must connect to the City of Hudson Oaks water system no later than 90 days after notification is given by the City of Hudson Oaks to the current or future property owner that a waterline is within 300 feet of the property line.

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS I, William S. Squires and spouse Karen F. Squires, are the owners of a tract of land situated in the JOSEPH M. MOORE SURVEY, Abstract No. 884, Parker County, Texas, according to the deed recorded in Volume 2692, Page 1794, Real Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION

Description for a 2.64 acre tract of land out of the JOSEPH M. MOORE SURVEY, Abstract No. 884, Parker County, Texas, said tract being the same tract of land described in deed to William S. Squires and spouse Karen F. Squires, recorded in Volume 2692, Page 1794, Real Records, Parker County, Texas, and being a portion of Block 3, DUN ROAMIN ESTATES, an Addition to Parker County, Texas, recorded in Cabinet A, Slide 63, Plat Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from point in the West line of said JOSEPH M. MOORE SURVEY, Abstract No. 884, said point being by deed call, S 00°21'00" E, 1183.50 feet from the Northwest corner of said JOSEPH M. MOORE SURVEY;

THENCE East, 631.30 feet to a railroad spike found in the West line of Russell Road and in the East line of said Volume 1551, Page 1318 and being for the Northeast corner of that certain tract of land described in deed to Barbara Anne Cain, recorded in Volume 1903, Page 1728, Real Records, Parker County, Texas;

THENCE S 00°01'23" W, with the West line of said Russell Road and with the East line of said Volume 1551, Page 1318, and the East line of said Volume 1903, Page 1728, at 140.00 feet passing a 1/2" iron found at the Southeast corner of said Volume 1903, Page 1728 and continuing in all, 1008.52 feet to a 1/2" iron found at the Southeast corner of said Volume 1551, Page 1318 and being at the intersection of the West line of said Russell Road and the North line of Old Bankhead Highway;

THENCE S 89°45'04" W, with the North line of said Old Bankhead Highway, 159.03 feet to a 1/2" iron found, said iron being for the beginning of a curve to the left, whose radius is 3850.00 feet;

THENCE with the North line of said Old Bankhead Highway and with said curve to the left, whose chord bears S 88°39'00" W, 121.21 feet and being an arc length of 121.21 feet to a 1/2" iron found at the Southeast corner of said Volume 2692, Page 1794 for the POINT OF BEGINNING, said iron being for the beginning of a curve to the left, whose radius is 3850.00 feet;

THENCE with the North line of said Old Bankhead Highway and with said curve to the left, whose chord bears S 85°44'38" W, 269.30 feet and being an arc length of 269.35 feet to a 1/2" iron found, said iron being for the Southwest corner of said Volume 2692, Page 1794 and being for the Southeast corner of that certain tract of land described in deed to Gregory F. Holland and wife Susan A. Holland, recorded in Volume 2519, Page 863, Real Records, Parker County, Texas;

THENCE N 01°14'09" W, with the common line of said Volume 2692, Page 1794 and said Volume 2519, Page 863, 432.16 feet to a fence post, said post being for the Northwest corner of said Volume 2692, Page 1794 and for the Northeast corner of said Volume 2519, Page 863;

THENCE N 89°56'58" E, with the North line of said Volume 2692, Page 1794, 278.04 feet to a 1/2" iron found, said iron being for the Northeast corner of said Volume 2692, Page 1794;

THENCE S 00°01'23" W, with the East line of said Volume 2692, Page 1794, 412.32 feet to the POINT OF BEGINNING and containing 2.64 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, William S. Squires and spouse Karen F. Squires, being the owners of the abovementioned tract of land, hereby adopt this plat designating the hereinabove described real property as.....

Lots 1A and 2A, Block 3  
DUN ROAMIN ESTATES,  
Parker County, Texas

and do hereby dedicate to the public's use forever the streets, alleys, parks, etc. and easements shown thereon.

WITNESS our hands at the City of Hudson Oaks, Parker County, Texas this the 15 day of May, 2009

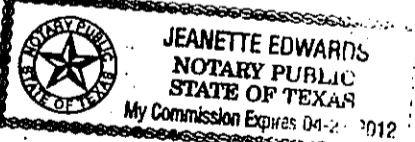
*William S. Squires*  
WILLIAM S. SQUIRES  
*Karen F. Squires*  
KAREN F. SQUIRES

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 William S. Squires, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of May, 2009

*Jeanette Edwards*  
Notary Public, Parker County, Texas  
My Commission Expires on: 4-22-2012

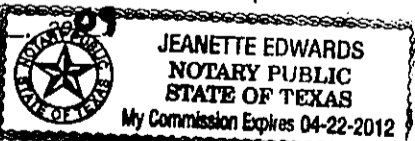


STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Karen F. Squires, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of May

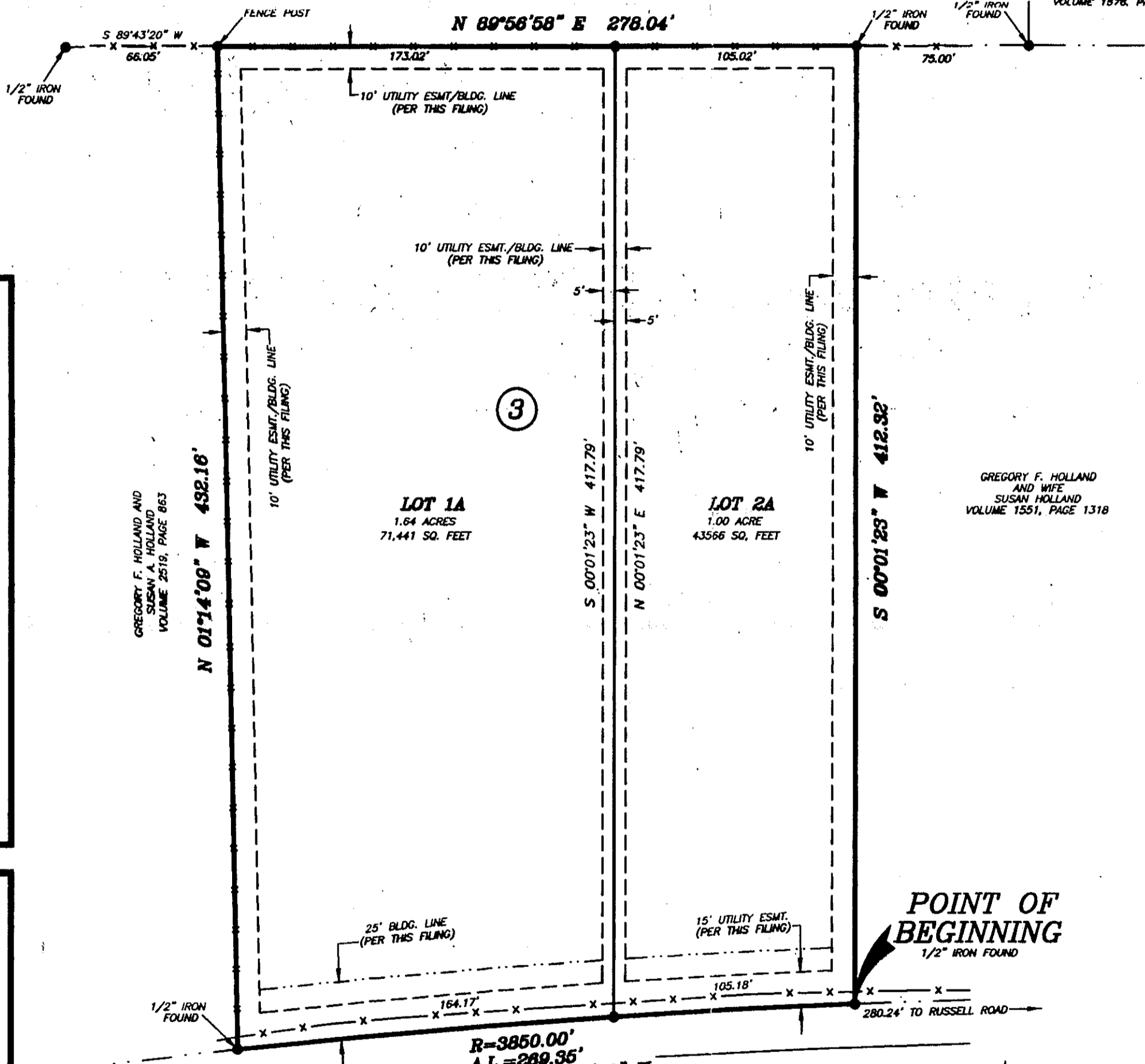
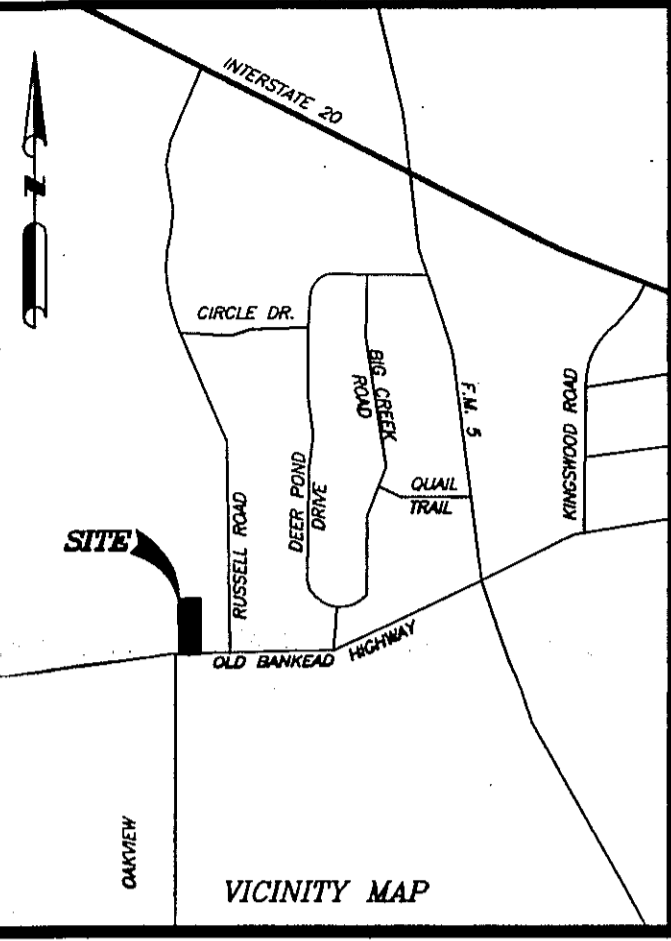
*Jeanette Edwards*  
Notary Public, Parker County, Texas  
My Commission Expires on: 4-22-2012



ACCT. NO.: 17030  
SCH. DIST.: AL  
CITY: WP  
MAP NO.: K116

REPLAT  
Lots 1A and 2A, Block 3,  
DUN ROAMIN ESTATES,  
Parker County, Texas and being 2.64 acres of land  
and being a revision of a portion of Block 3,  
DUN ROAMIN ESTATES,  
an Addition to Parker County, Texas, according to the plat  
thereof recorded in Cabinet A, Slide 63,  
Plat Records, Parker County, Texas.

THIS PLAT FILED IN CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_ DATED \_\_\_\_\_ SHEET ONE OF 0  
09062 RS



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, the undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication for the use of the public forever, the streets, parks, alleys, etc. and easements shown thereon.

WITNESSED MY HAND THIS DAY on this the 20 day of May, 2009

*Lewis Sneed*  
Lewis Sneed  
Senior Vice President of Weatherford National Bank.  
Date: 5/20/2009

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 Lewis Sneed (Senior Vice President of Weatherford National Bank), known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5 day of May, 2009

*Lauren Phipps*  
Notary Public, Parker County, Texas  
My Commission Expires on: 7-13-10

**LAUREN PHIPPS**  
Notary Public  
State of Texas  
My Comm. Expires 07-13-2010

APPROVED BY CITY PLANNING & ZONING COMMISSION:  
*[Signature]* 5/12/09  
CHAIRMAN, CITY PLANNING & ZONING COMMISSION DATE

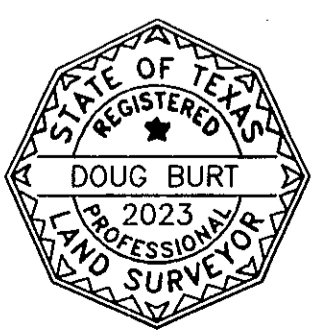
I, HEREBY CERTIFY THAT THIS PLAT OF DUN ROAMIN ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF HUDSON OAKS, TEXAS, ON THE 14<sup>th</sup> DAY OF May, 2009.

*Karl J. Kasper* May 14, 2009  
MAYOR DATE

*Shirley Emmons* May 14, 2009  
CITY SECRETARY DATE

*Brad Saunders* 5/18/2009  
CITY ENGINEER DATE

OWNER/DEVELOPER:  
WILLIAM S. SQUIRES AND SPOUSE  
KAREN F. SQUIRES  
143 KORTNEY  
WEATHERFORD, TEXAS 76087  
PH# 999-4206



THIS IS TO CERTIFY THAT I, DOUG BURT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF 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 THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
APRIL 01, 2009

NOTES:  
THE BEARINGS HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE EAST LINE OF VOLUME 1903, PAGE 1728, R.R.P.C.T.  
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, PLEASE CONTACT THE CITY OF HUDSON OAKS, THE PROPER UTILITY COMPANY AND/OR 1-800-DIG-TESS FOR LOCATES ON EXISTING UTILITY LINES.  
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

