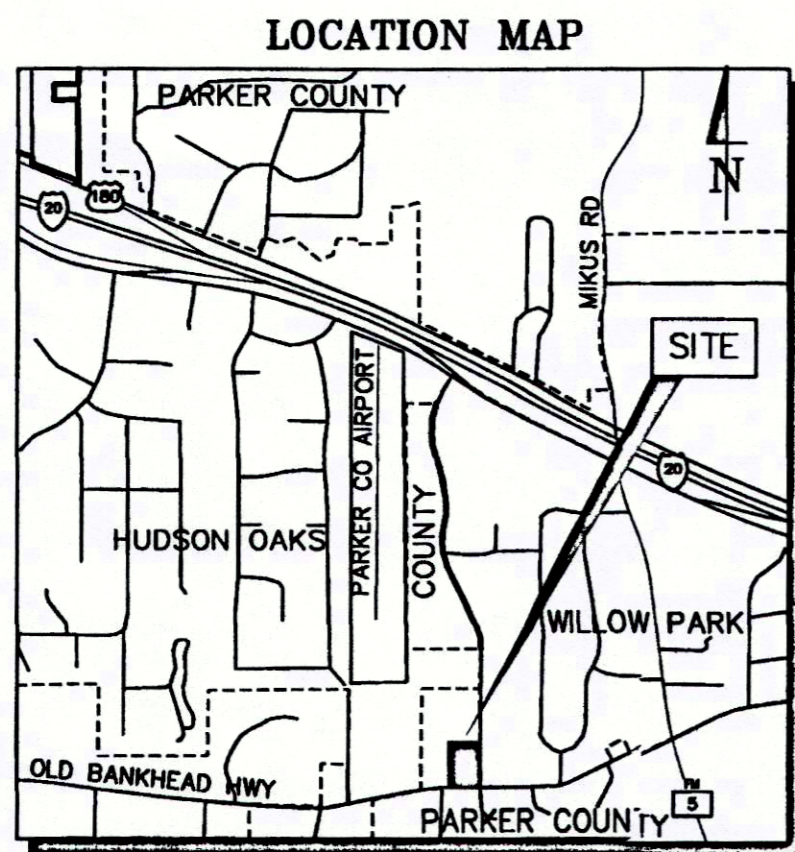
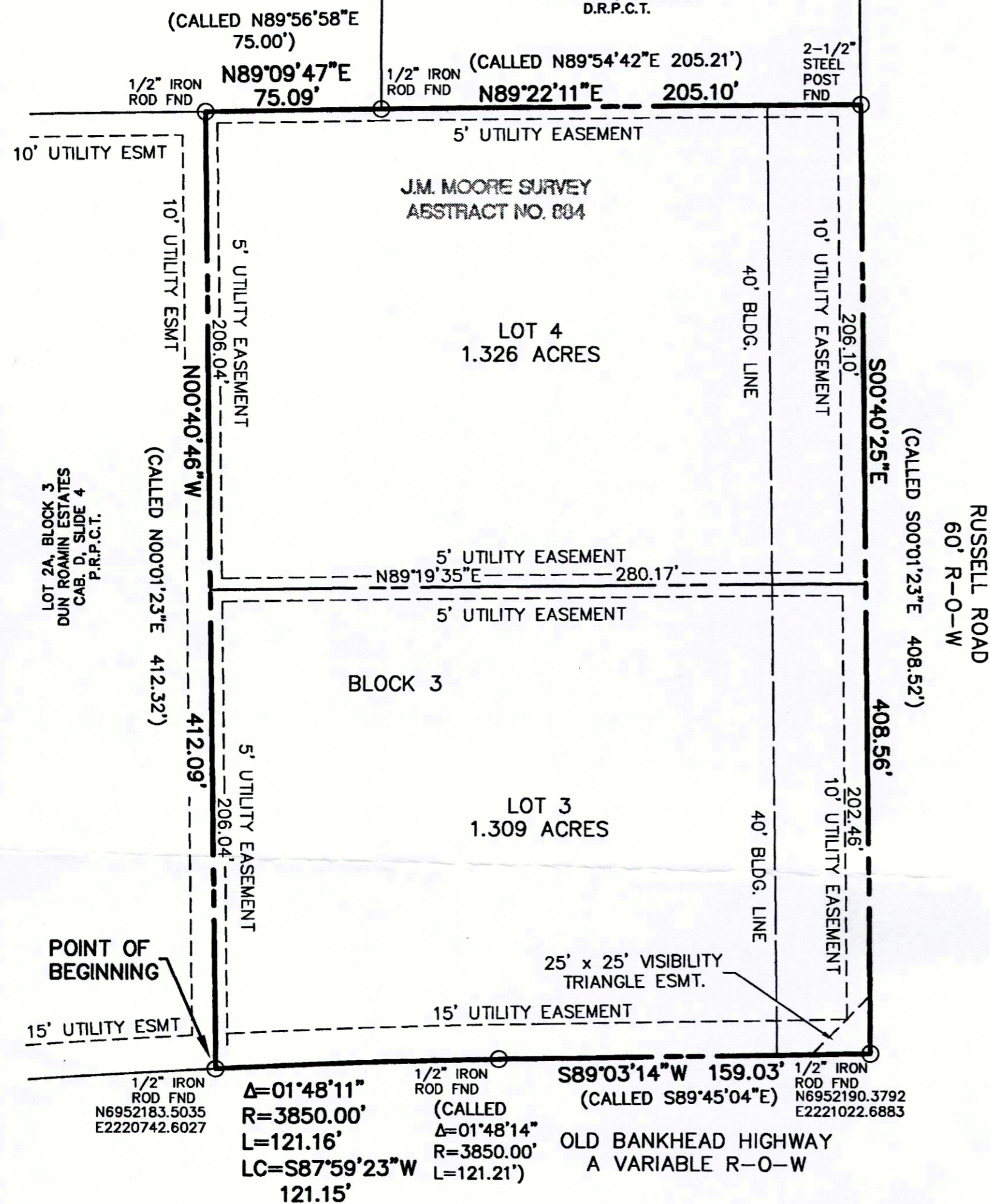
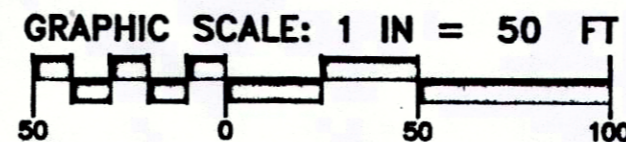


SUSAN HOLLAND  
VOL. 2737, PG. 671  
D.R.P.C.T.

GREG HOLLAND AND WIFE,  
SUSAN HOLLAND  
VOL. 1576, PG. 1188  
D.R.P.C.T.



201626710 PLAT Total Pages: 1



NOTE: 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, CONTACT THE CITY OF HUDSON OAKS, THE PROPER UTILITY COMPANY AND CALL 1-800-DIG-TESS FOR LOCATES ON EXISTING UTILITY LINES.

**UTILITY EASEMENTS**

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF HUDSON OAKS AND PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

THE OWNER/DEVELOPER, BY THIS PLAT, PROVIDES 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.

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.

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), NORTH CENTRAL ZONE, RTCM-REF 2301 & RTCM-REF 2349. COORDINATES SHOWN FOR THE SOUTHEAST AND SOUTHWEST CORNERS OF THE PROPERTY ARE REFERENCED TO RTCM-REF 2301 & RTCM-REF 2349. SCALE FACTOR IS 0.99988639.

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

**OWNER/DEVELOPER**

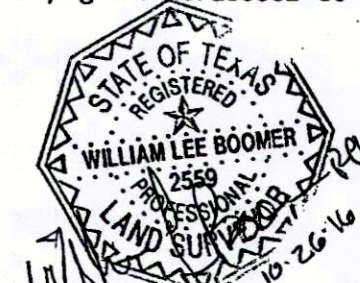
BROOKS WHITE  
9516 CAMP BOWIE WEST BLVD.  
SUITE D  
FORT WORTH, TEXAS 76116  
817.330.4106  
brooks@certushomes.com

THIS IS TO CERTIFY THAT I, WILLIAM LEE BOOMER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND UPON COMPLETION OF THE CONSTRUCTION ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY SUPERVISION.

WILLIAM L. BOOMER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 2559

**SURVEYOR OF RECORD:**

CivilSolutions Inc  
P. O. Box 100247  
Fort Worth, Texas 76185  
817-994-1528  
Texas Registered Engineering Firm F-7997  
Texas Licensed Surveying Firm No. 100062-00



**CITY OF HUDSON OAKS, TEXAS  
PLAT APPROVAL**

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LOTS 3&4, BLOCK 3 DUN ROAMIN ESTATES, AN ADDITION TO THE CITY OF HUDSON OAKS, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF HUDSON OAKS ON THE 28<sup>th</sup> DAY OF April, 2016.

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 2<sup>nd</sup> DAY OF November, 2016.

Shelley Scargers  
CITY SECRETARY

**RECOMMENDED FOR FINAL APPROVAL:**

Delia [Signature]  
CHAIRMAN  
PLANNING & ZONING COMMISSION  
DATE: 11/8/2016

Shelley Scargers [Signature]  
CITY SECRETARY  
DATE: 11/8/16

Padua [Signature]  
MAYOR, CITY OF HUDSON OAKS, TEXAS  
DATE: 11-16-16

Shelley Scargers [Signature]  
CITY SECRETARY  
DATE: 11/16/16

**FINAL PLAT**

**LOTS 3 & 4, BLOCK 3  
DUN ROAMIN ESTATES**

BEING A 2.635 ACRE TRACT SITUATED IN THE J.M. MOORE SURVEY, ABSTRACT NO. 884, PARKER COUNTY, TEXAS AND BEING A REPLAT OF A PORTION OF BLOCK 3 DUN ROAMIN ESTATES ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 64, PLAT RECORDS, PARKER COUNTY, TEXAS PARKER COUNTY, TEXAS

PREPARED FEBRUARY 2016  
REVISED MARCH 24, 2016

**SD Engineering, Inc.**

Site Development Engineering

PO Box 1357 Aledo, TX 76008-1357  
(817) 441-6400 Fax (817) 441-6085  
TEXAS REGISTERED ENGINEERING FIRM F-7643  
TEXAS REGISTERED SURVEYING FIRM 10095800  
echildress@sd-engineering.com