

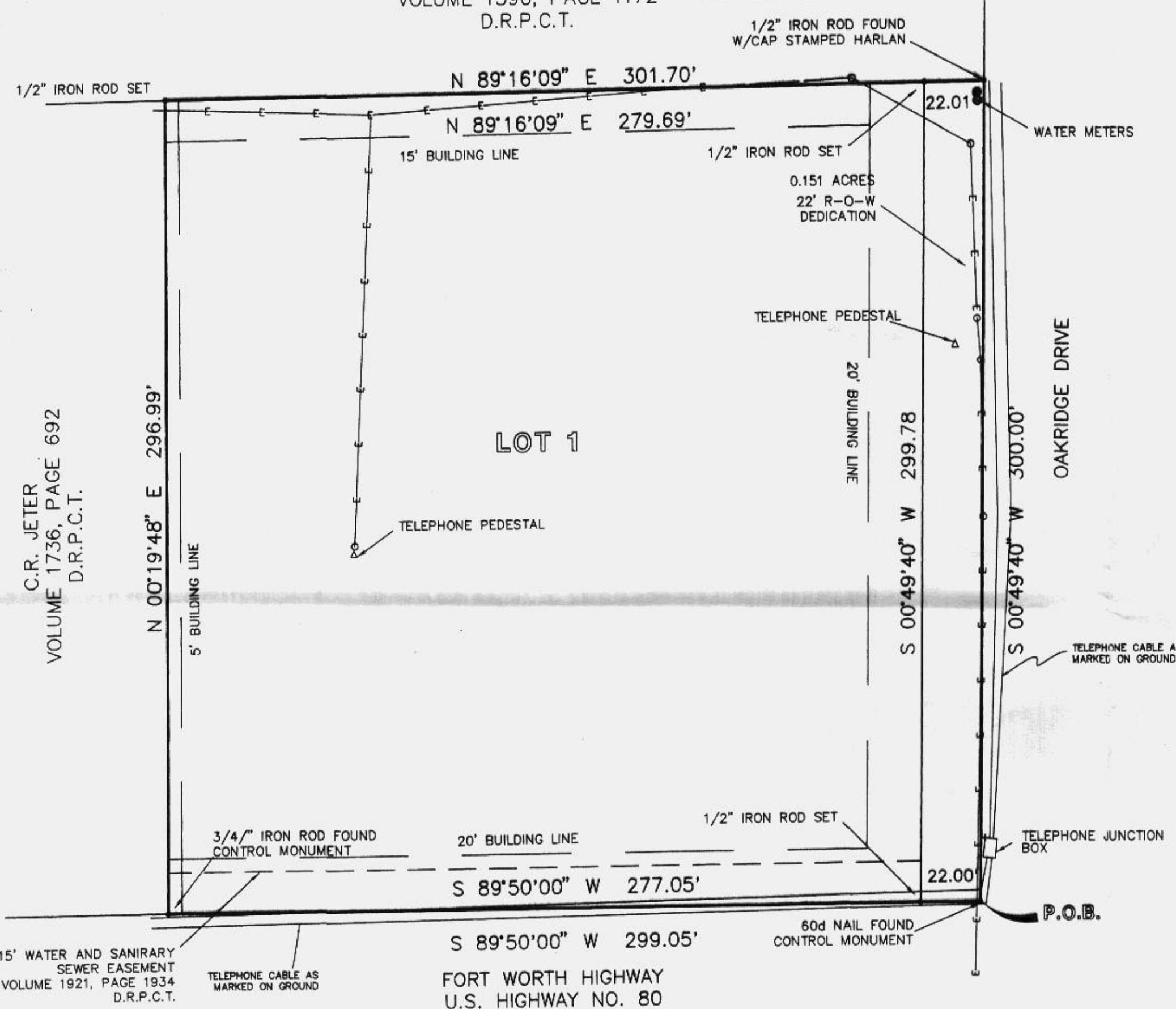
REVIEWED AND PRELIMINARY APPROVAL GRANTED  
J. Kelly Galt, P.E. 44007 4-10-01  
 TOWN ENGINEER DATE  
 APPROVED FOR PREPARATION OF FINAL PLAT  
William Hoy 4-10-01  
 CHAIRMAN, TOWN PLANNING AND ZONING COMMISSION DATE

APPROVED BY TOWN PLANNING COMMISSION  
William Hoy  
 CHAIRMAN, TOWN PLANNING COUNCIL  
 I HEREBY CERTIFY THAT THIS PLAT OF THE ADDITION TO THE TOWN LIMITS OF THE TOWN OF HUDSON OAKS, TEXAS, WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF HUDSON OAKS, TEXAS, ON THE 3<sup>rd</sup> DAY OF May 2000.  
John S. Jeter 5-3-01  
 MAYOR DATE

OWNERS CERTIFICATION  
 STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )  
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 WHEREAS, TEXAS BANK, ACTING THROUGH AND BY ITS DULY AUTHORIZED AGENT BEING THE OWNER OF A TRACT SITUATED IN THE DAVID EDDLEMAN SURVEY ABSTRACT NO. 440, PARKER COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND AS DEEDED TO TEXAS BANK AS RECORDED IN VOLUME 1862, PAGE 966, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 60d NAIL FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF OAKRIDGE DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF FORT WORTH HIGHWAY, U.S. HIGHWAY NO. 80, SAID NAIL BEING CALLED BY DEED TO BE SOUTH, 1632.64 FEET AND EAST 486.00 FEET FROM THE NORTHWEST CORNER OF SAID DAVID EDDLEMAN SURVEY;  
 THENCE S 89°50'00" W, ALONG THE NORTH LINE OF SAID FORT WORTH HIGHWAY, 299.05 FEET TO A 3/4 INCH IRON ROD FOUND AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS DEEDED TO C.R. JETER AS RECORDED IN VOLUME 1736, PAGE 692, SAID REAL RECORDS;  
 THENCE N 00°19'48" E, WITH THE EAST LINE OF SAID C.R. JETER TRACT, 296.99 FEET TO A 1/2 INCH IRON ROD SET;  
 THENCE N 89°16'09" E, ON OR ABOUT A FENCE LINE, 301.70 FEET TO 1/2 INCH IRON ROD WITH CAP STAMPED HARLAN FOUND AND BEING IN THE WEST LINE OF AFOREMENTIONED OAKRIDGE DRIVE;  
 THENCE S 00°49'40" W, ALONG THE WEST LINE OF SAID OAKRIDGE DRIVE, 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.058 ACRES OF LAND MORE OR LESS.

REVISIONS	DATE	DESCRIPTION
202348	gic	TDD
PROJECT NO.	DRAWN BY	APPROVED BY
		DATE

CIERRA PIPE, INC.  
 VOLUME 1590, PAGE 1172  
 D.R.P.C.T.



THENCE S 89°50'00" W, ALONG THE WEST LINE OF SAID OAKRIDGE DRIVE, 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.058 ACRES OF LAND MORE OR LESS.  
 THAT, TEXAS BANK, ACTING THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, AND IT DOES DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.  
 WITNESS MY HAND THIS 14 DAY OF December, 2000.

Vernon Bryant  
 VERNON BRYANT, PRESIDENT AND CEO  
 ACTING AGENT

STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )  
 BEFORE ME, VERNON BRYANT ACTING AGENT FOR TEXAS BANK, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL ON THIS THE 14 DAY OF December, 2000.

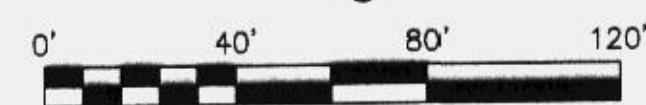
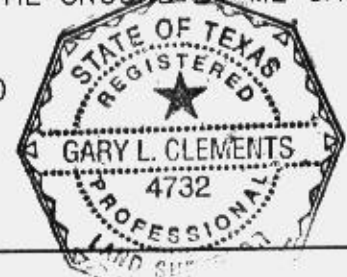
Doc 00491149 Bk OR 2141 Vol 1171 Pg

FILED AND RETURNED  
 OFFICIAL PUBLIC RECORDS  
 On Aug 25, 2003 at 10:45AM  
 Document Number: 00491149  
 Amount: \$5.00  
 By: Learn Franklin  
 STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was filed on the date and time stamped herein by me and has duly recorded in the volume and page of the named records of Parker County as stamped herein by me.  
 Aug 26, 2003  
 JEROME BRUNSON, COUNTY CLERK  
 PARKER COUNTY

STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )  
 I, JEAN BRUNSON, CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, IN \_\_\_\_\_ RECORDS OF THE SAID COUNTY IN PLAT CABINET \_\_\_\_\_, PAGES \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF THE OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

SURVEYORS CERTIFICATION  
 I, GARY L. CLEMENTS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION.  
 SURVEYED ON THE GROUND DECEMBER 5, 2000  
Gary L. Clements  
 GARY L. CLEMENTS R.P.L.S. 4732



WAIVER OF CLAIMS  
 WE HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL, CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE ADDITION.  
 DEED RESTRICTION CERTIFICATION STATEMENT  
 WE HEREBY CERTIFY THAT THE AREA OF THIS PLAT DOES NOT INCLUDE ANY LOTS OF A PRIOR SUBDIVISION LIMITED BY DEED RESTRICTION USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.  
 \_\_\_\_\_  
 ACTING AGENT

PLAT CAB C-38

CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PARKER COUNTY, PLAT RECORDS

OWNER: TEXAS BANK  
 P.O. BOX 760  
 WEATHERFORD, TX. 76086  
 PHONE 817-598-2325  
 FAX 817-598-2346

NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES 9.22.03



ACCT. NO.: 12025  
 SCH. DIST.: WE  
 CITY: HO  
 MAP NO.: J-15  
 ALL OF: 2.0440-008-000-00

FINAL PLAT OF  
**LOT 1**  
**EDDLEMAN ADDITION**  
 AN ADDITION TO THE CITY OF HUDSON OAKS BEING 2.058 ACRES OF LAND SITUATED IN THE DAVID EDDLEMAN SURVEY ABSTRACT NO. 440 PARKER COUNTY, TEXAS

**T.D. DISHEROON**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 6717 CALMONT AVENUE  
 FORT WORTH, TEXAS 76116  
 PHONE 817-731-0587 FAX 817-732-2014