

Whereas Donna Liquori, executor of the Bobbie McClure Estate, being the sole owner of a certain 1.579 acres tract of land, being all of Lots 4-C and 9-A, Block 2, Green Oaks Estates, as recorded in V. 363A, P. 53, Plat Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a 2" steel fence post in the east line of McClure Court (50' right-of-way), at the southwest corner of Lot 4-B, Block 2, of Green Oaks Estates, as recorded in V. 359-A, P. 58, P.R.P.C.T., for the northwest and beginning corner of this tract.

THENCE S 82°46'17" E 187.40 feet, with the common line of said Lot 4-B and Lot 4-C to a 3" steel fence post in the west line of Lot A, Block 1, Parker Oaks, plat recorded in Cabinet C, Page 257, Plat Records, Parker County, Texas; for the northeast corner of said Lot 4-C and this tract.

THENCE S 00°07'04" E 356.05 feet, to a found 1/2" iron rod, being the northeast corner of Lot 9-B, said Block 2, Green Oaks Estates, for the southeast corner of said Lot 9-A and this tract.

THENCE N 86°16'28" W 214.07 feet, with the common line of said Lots 9-B and 9-A to a found railroad spike, being the southeast corner of Lot 8-A, said Block 2, Green Oaks Estates, for the southwest corner of said Lot 9-A and this tract.

THENCE N 06°50'08" E 174.83 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc. in the east line of McClure Court (50' radius cul de sac), for a corner of said Lot 9-A and this tract.

THENCE with the east line of said McClure Court the following:

Northwesterly along the arc of a curve to the left, having a radius of 50.00 feet, an arc length of 137.87 feet, and whose chord bears N 03°34'19" W 98.16 feet, to a found 1/2" iron rod in the west line of said Lot 4-C, for a corner of this tract.  
N 07°25'49" E 94.96 feet, with the west line of said Lot 4-C to the POINT OF BEGINNING.

**Surveyor's Certificate**

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

*Micah Hamilton*  
Micah Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, TX 76086  
weatherford@txsurveying.com - 817-594-0400  
W2206012-RP - Field Date: June 21, 2022



**Notes:**

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2008 and 48367C0425F, dated April 05, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)

4) Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Hudson Oaks's use thereof. The City of Hudson Oaks and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Hudson Oaks and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

5) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners' assoc., etc.)

7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

8) No abstract of title or title commitment was provided to this surveyor; record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels; record documents other than those shown on this survey may exist and encumber this property.

9) All building setback lines shall conform to current zoning ordinances of the City of Hudson Oaks.

10) The developer does hereby waive all claims for damages against the City of Hudson Oaks occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

11) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

12) Water and sanitary sewer services to be provided by the City of Hudson Oaks.

12935.002.009.00

**City Case No. HUD 23015**

The purpose of this replat is to move the common boundary line between Lot 4-C and Lot 9-A.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202305622  
03/08/2023 11:20 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

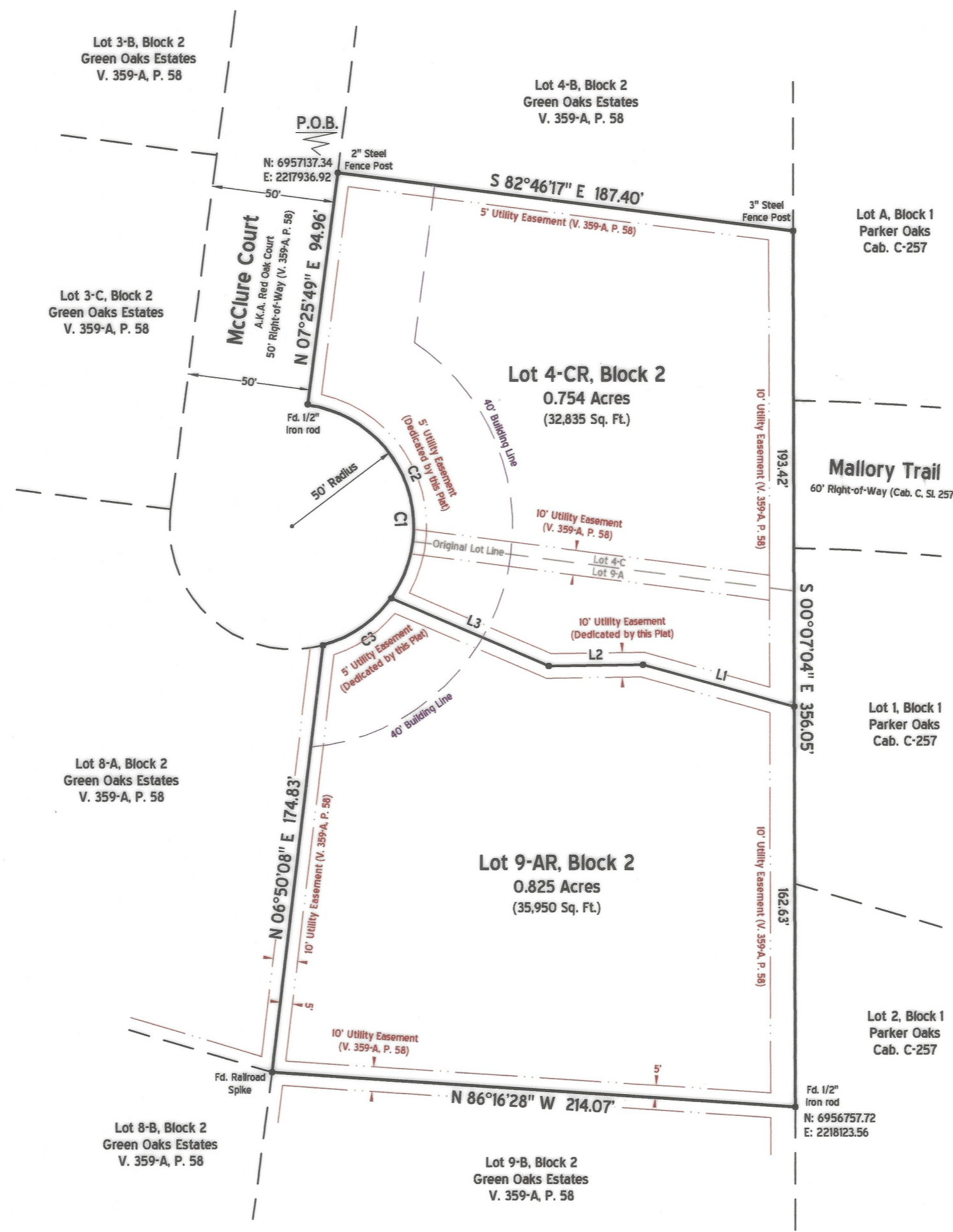
Surveyor:  
Micah Hamilton, R.P.L.S.  
104 S. Walnut St  
Weatherford, TX 76086  
817-594-0400  
weatherford@txsurveying.com

Owner:  
Donna Liquori  
Executor for Bobbie McClure Estate  
107 McClure Ct  
Hudson Oaks, TX 76087  
214-734-1135  
donna.liquori@yahoo.com

1" = 50'



Plat Cabinet **F** Slide **442**



LINE	BEARING	DISTANCE
L1	N 74°35'40" W	64.11'
L2	S 89°18'55" W	38.55'
L3	N 66°53'36" W	69.79'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	50.00'	137.87'	N 03°34'19" W	98.16'
C2	50.00'	103.36'	N 23°20'44" W	85.92'
C3	50.00'	34.51'	N 55°38'59" E	33.83'

Now, Therefore, Know All Men By These Presents:

that Donna Liquori acting herein by and through its duly authorized officer(s) do(es) hereby adopt this plat designating the herein above described property as Lots 4-CR and 9-AR, Block 2, Green Oaks Estates, an addition to the City of Hudson Oaks, Parker County, Texas, and do(es) hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon, the streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Hudson Oaks. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Hudson Oaks's use thereof. The City of Hudson Oaks and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Hudson Oaks and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

There are no liens against the property.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Hudson Oaks, Texas.

Witness, my hand, this the 3 day of March, 2023.

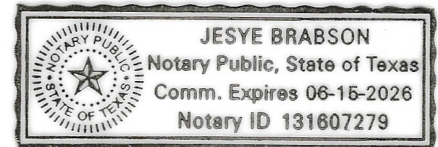
By: Donna Liquori  
Donna Liquori - Executor of the Bobbie McClure Estate

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 Donna Liquori, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3<sup>rd</sup> day of March, 2023.

Jesye Brabson  
Notary Public in and for the State of Texas



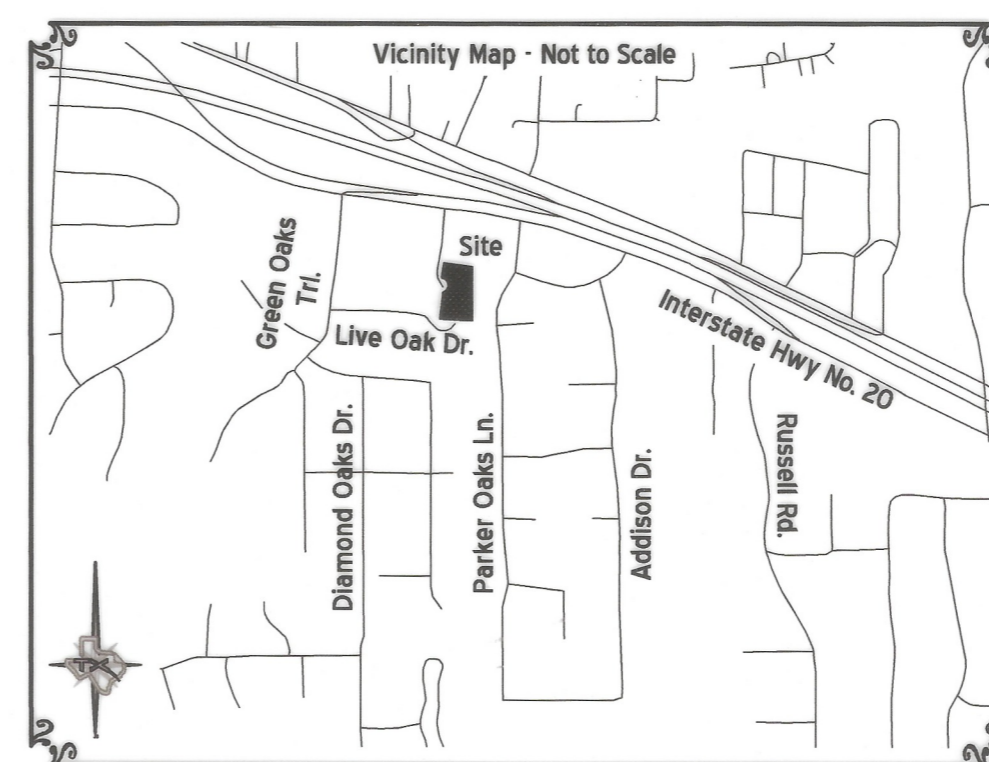
I hereby certify that this plat of the Green Oaks Estates, an addition to the city limits of the City of Hudson Oaks, Texas meets the administrative plat (minor plat) requirements of the City of Hudson Oaks Code of Ordinance and the Texas Local Government Code Section 212.0065 and is hereby approved by the City Administrator and the City Secretary of the City of Hudson Oaks, Texas on the 7<sup>th</sup> day of March, 2023.

Stacy Nave 3/7/2023  
City Administrator Date

Shelly Scanzero 3/7/2023  
City Secretary Date



12935  
WE  
K-15  
SWE



Replat  
Lots 4-CR and 9-AR, Block 2  
Green Oaks Estates  
an addition to the City of Hudson Oaks,  
Parker County, Texas

Being a 1.579 acres replat of Lot 4-C and Lot 9-A,  
Green Oaks Estates, Plat recorded in V. 363-A, P. 53,  
Plat Records, Parker County, Texas

March 2023

WEATHERFORD BRANCH - 817-594-0400

