

State of Texas
County of Parker

Whereas Donna Liquori, executor of the Bobbie McClure Estate and J&LGC Enterprises LLC, being the sole owners 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. 359-A, P. 58, Plat Records, Parker County, Texas; being a portion of that certain tract conveyed to Bobbie McClure, in Volume 2072, Page 1947, Official Public Records, Parker County, Texas and all of that tract conveyed to J&LGC Enterprises LLC in Clerk's File No. 202315858; 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-RP2
Field Date: June 21, 2022
Amended Replat: June 20, 2023



12935.002.004.20
12935.002.009.00

12935
WE
K-15
SWE

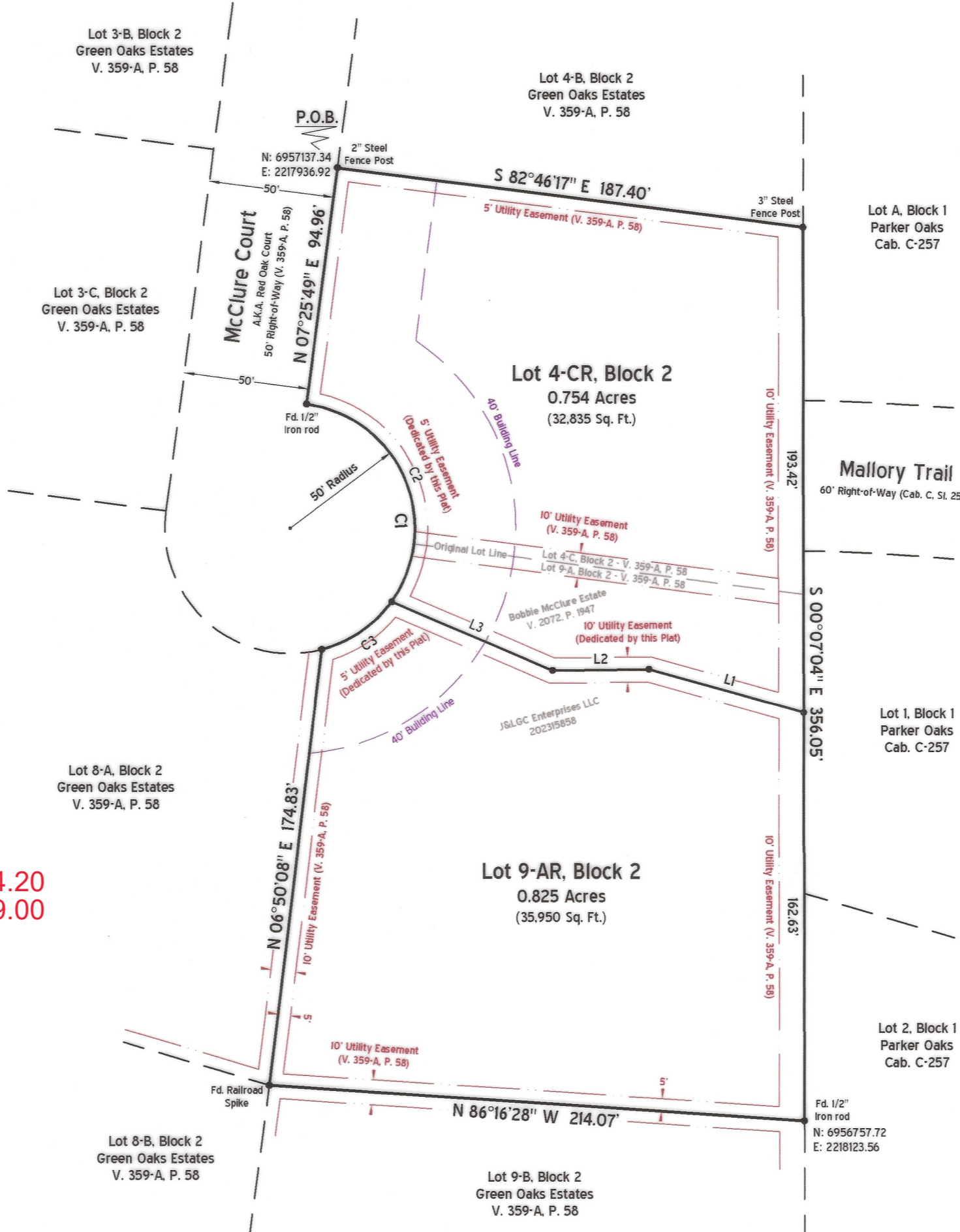
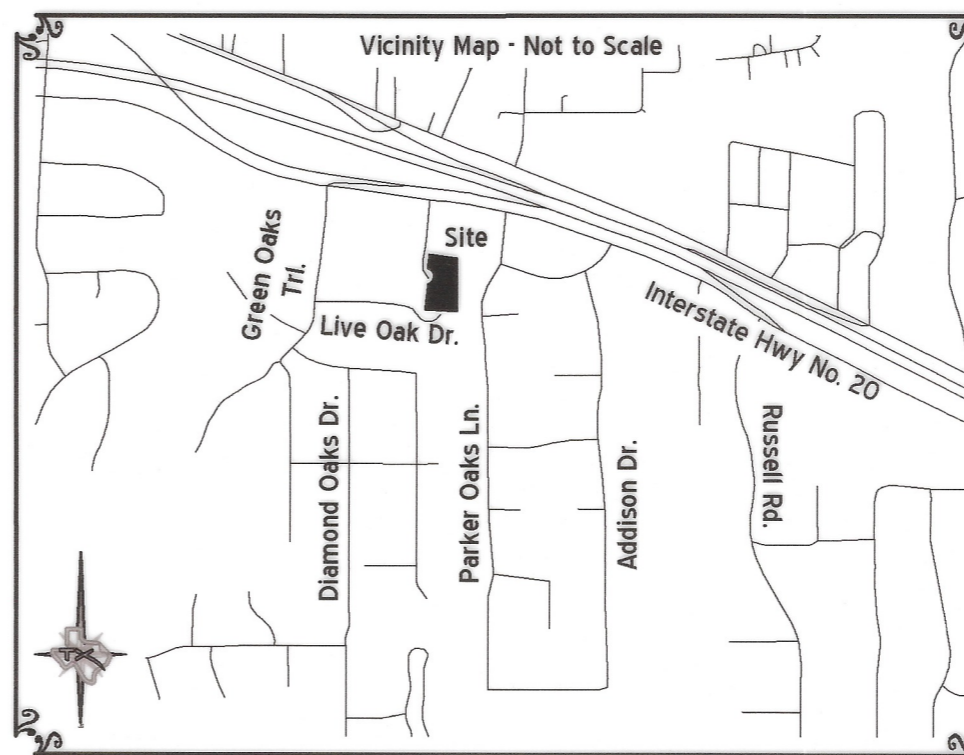
City Case No. HUD 23015

The purpose of this amended minor replat is to correct errors that were filed in Cabinet F, Slide 442. The incorrect plat references in the legal description and title block have been revised to reference the correct volume and page (Green Oaks Estates, V. 359-A, P. 58).

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202316811
06/29/2023 09:45 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

| 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 |
|-------|--------|---------|---------------|--------|
| 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 and Leslie Michael 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 26th day of June, 2023.

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

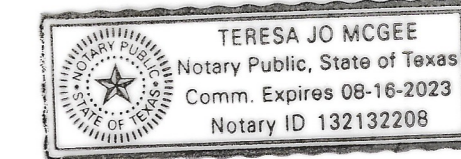
J&LGC Enterprises, LLC - Leslie Michael (Managing Member)

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 26th day of June, 2023.

Xenia Mc Bee
Notary Public in and for the State of Texas

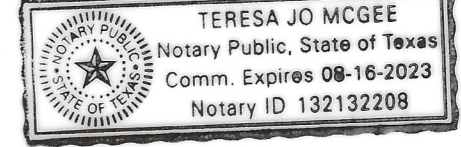


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Leslie Michael 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 21st day of June, 2023.

Xenia Mc Bee
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 28th day of June, 2023.

Stacy N... 6/28/23
City Administrator Date

Shelly Scanzero 6/28/23
City Secretary Date



Amended Minor 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, Block 2, Green Oaks Estates, Plat recorded in V. 359-A, P. 58, Plat Records, Parker County, Texas and Amending Lot 4-CR and Lot 9-AR, Block 2, Green Oaks Estates, Plat recorded in Cabinet F, Slide 442, Plat Records, Parker County, Texas

July 2023
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
FIRM No. 10100000 - WWW.TXSURVEYING.COM INC.

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

Owner 1:
Donna Liquori, Executor for Bobbie McClure Estate
107 McClure Ct
Hudson Oaks, TX 76087
214-734-1135
donnaliquori@yahoo.com

Owner 2:
J&LGC Enterprises LLC
1037 Crown Valley Dr
Weatherford, TX 76087
817-401-5759
jwm@mcscservices.com

1" = 50'



Plat Cabinet F Slide 517