

D-505

NOTES

1. THIS LOT IS CURRENTLY ZONED HUDSON OAKS ETJ.
2. WATER SERVICE PROVIDED BY PUBLIC FACILITIES.
3. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
4. PARKER COUNTY AND THE PARKER COUNTY COMMISSIONER'S COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.
5. ALL CORNERS ARE SET CAPPED 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
6. 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.
7. 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.
8. WATER AND SANITARY SERVICE IS TO BE EXTENDED TO THIS PROPERTY PRIOR TO BUILDING CONSTRUCTION.

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**  
*Jeane Brunson*  
 201601798  
 01/29/2016 10:10 AM  
 Fee: 76.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, COOL RIVERS HOLDINGS, LLC, BEING THE SOLE OWNER OF THAT CERTAIN 4.585 ACRES TRACT OF LAND BEING ALL OF LOT 1, GRIDIRON LAND COMPANY ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS; SAME BEING THAT CERTAIN TRACT OF LAND CONVEYED TO COOL RIVERS HOLDINGS, LLC, IN DOCUMENT NO. 201201941, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1" BOLT IN THE NORTH RIGHT OF WAY LINE OF FORT WORTH HIGHWAY (A PAVED SURFACE), AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SILVERADO LIFE REINSURANCE COMPANY IN VOLUME 2156, PAGE 450, R.R.P.C.T., AND AT THE SOUTHEAST CORNER OF SAID LOT 1, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF THE DAVID EDDLEMAN SURVEY, ABSTRACT NO. 440, PARKER COUNTY, TEXAS, IS CALCULATED TO BEAR N 12°43'06" E 1674.56 FEET.

THENCE S 89°18'07" W 570.35 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID FORT WORTH HIGHWAY TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DURANT IN VOLUME 2200, PAGE 623, R.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°37'39" W 350.38 FEET TO A FOUND 3/8" IRON ROD AT THE NORTHEAST CORNER OF SAID DURANT TRACT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°23'47" E 571.20 FEET TO A SET 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 1 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°29'19" E 349.45 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COOL RIVERS HOLDINGS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1R-4R, GRIDIRON LAND COMPANY ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON.

THIS THE 29 DAY OF January, 2016

*Dusty Renfro*  
 DUSTY RENFRO, RESIDENT

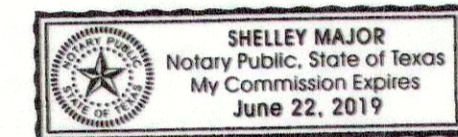
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DUSTY RENFRO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE 29 DAY OF January, 2016.

*Shelley Major*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 6/22/19



SURVEYORS CERTIFICATE

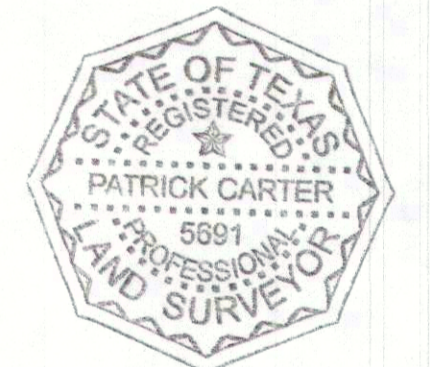
THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691  
 CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX, 76086.  
 JN120711RP - JANUARY 2016

APPROVED BY THE CITY OF HUDSON OAKS:

*Patrick Carter*  
 CITY ADMINISTRATOR 1/29/16 DATE

*Shelley Major*  
 CITY SECRETARY 1/29/16 DATE

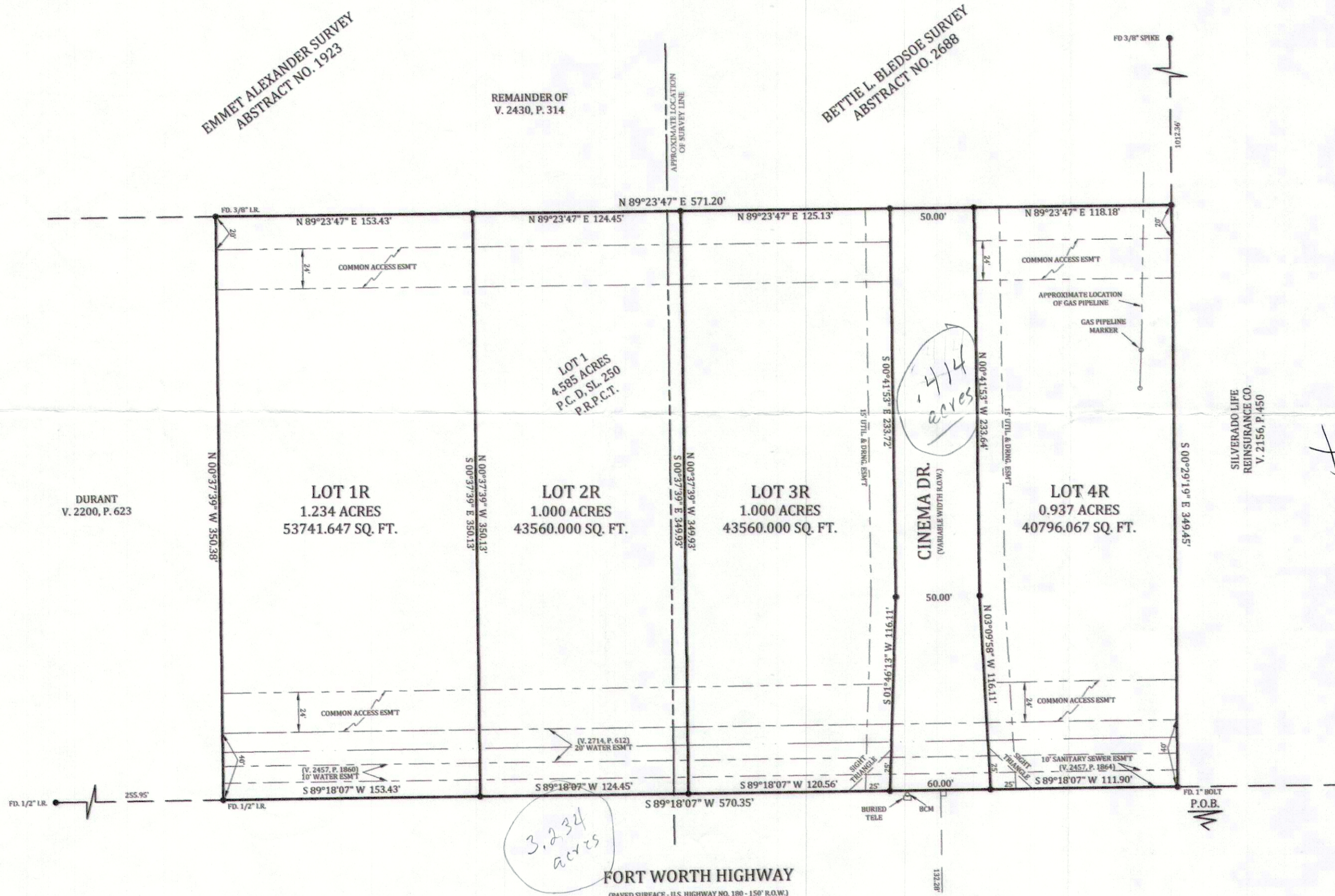
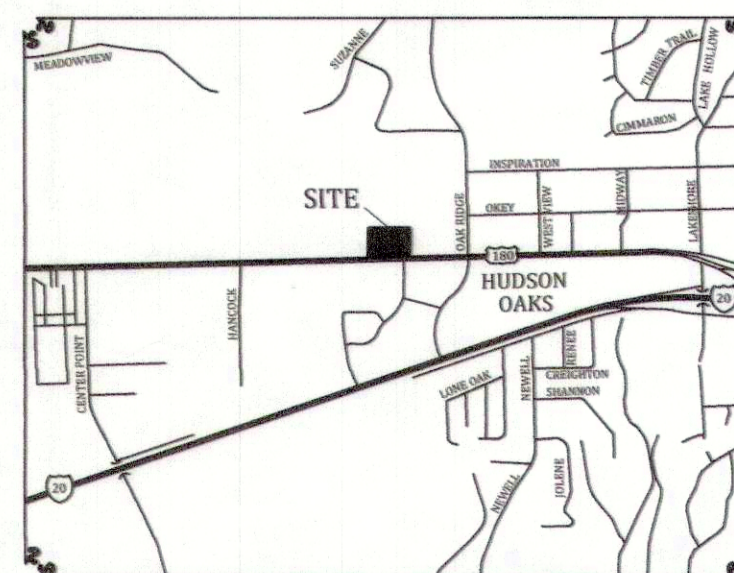


ACCT. NO.: 12937  
 SCH. DIST.: WE  
 CITY:  
 MAP NO.: J-15

**MINOR REPLAT**  
**LOTS 1R-4R**  
**GRIDIRON LAND**  
**COMPANY ADDITION**  
 BEING A REPLAT OF LOT 1, GRIDIRON LAND COMPANY ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, AS RECORDED IN P.C. D, SL. 250, P.R.P.C.T..

JANUARY 2016

**CARTER SURVEYING & MAPPING**  
 110 A PALO PINTO WEATHERFORD, TX 817.594 0400 FAX 817.594 0403

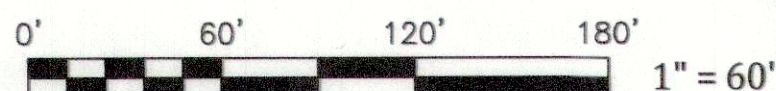


THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.  
 MAP NUMBER: 48367C0300E  
 DATE: SEPTEMBER 26, 2008

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 1, GRIDIRON LAND COMPANY ADDITION, AS RECORDED IN P.C. D, SL. 250, P.R.P.C.T., INTO FOUR CONTIGUOUS LOTS TO BE KNOWN AS LOTS 1R-4R, GRIDIRON LAND COMPANY ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS.

**SURVEYOR:** PATRICK CARTER, R.P.L.S.  
 110 A PALO PINTO WEATHERFORD, TX, 76086  
 817-594-0400

**OWNER/DEVELOPER:** COOL RIVERS HOLDINGS, LLC  
 P.O. BOX 1874 ALEDO, TX, 76008  
 817-528-3564



12937.001.001.00