

NOTICE: 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.

There are no liens against the property.

The final plat shall contain 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.

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.

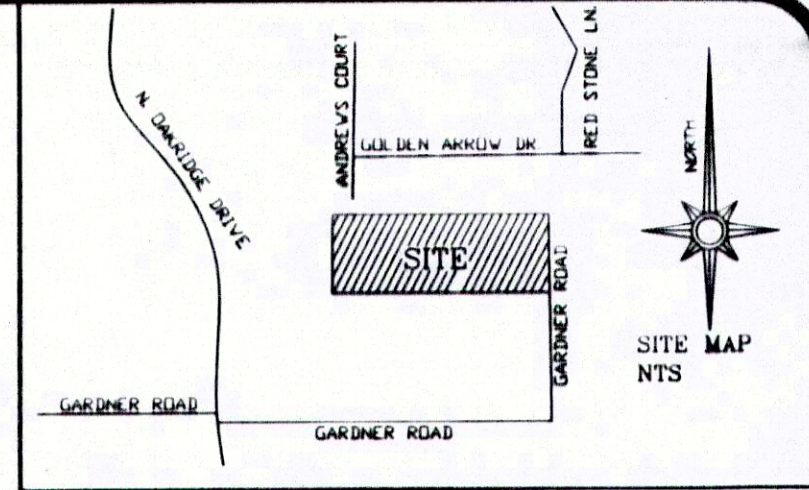
MAP NUMBER: 48367 C 0300 E
DATE: SEPTEMBER 26, 2008

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, GEORGE R. MARTIN AND CAROLYN L. MARTIN (Volume 1015, Page 520 and Volume 1802, Page 365), being the sole owners of 9.257 Acres situated in and being a portion of the T & P RR COMPANY SURVEY No. 3, BLOCK No. 2, ABSTRACT No. 1514, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west line of Gardner Road at the northeast corner of Lot 1, Smith Addition, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 305, Plat Records, Parker County, Texas;

THENCE S 89°11'59" W, 944.83 feet to an iron rod found at the southwest corner of said Smith Addition;
THENCE N 01°42'07" E, 166.13 feet to an iron rod found;
THENCE N 00°40'24" E, 272.85 feet to an iron rod found at the southwest corner of Red Eagle Ranch Addition, Phase II, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 204, Plat Records, Parker County, Texas;
THENCE S 89°46'00" E, 312.42 feet to an iron rod found in the south line of Red Eagle Ranch Addition, Phase 3, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 299, Plat Records, Parker County, Texas in the west line of said Gardner Road;
THENCE S 00°48'39" E, with the west line of said Gardner Road, 212.11 feet to an iron rod found;
THENCE S 00°35'41" E, continuing with the west line of said Gardner Road, 209.62 feet to the POINT OF BEGINNING and containing 9.257 acres (403,225 square feet) of land.



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

*NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

Approved: *[Signature]* 7-27-15
City Administrator Date

Attest: *[Signature]* 7/27/15
City Secretary Date

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.



David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
MAY, 2015

STATE OF TEXAS)
COUNTY OF PARKER)

We the undersigned owners of the land shown on this plat, and designating herein as LOTS 1, 2 AND 3, BLOCK 1, HIGH POINT, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, Being 9.257 Acres situated in and being a portion of the T & P RR Company Survey No. 3, Block No. 2, Abstract No. 1514, Parker County, Texas, to the City of Hudson Oaks, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourse, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the High Point addition have been notified and signed this plat.

We further acknowledge that the dedications and/or exactions make herein are proportional to the impact of the subdivision upon the public services requested.

[Signatures]
George R. Martin Carolyn L. Martin

STATE OF TEXAS)
COUNTY OF PARKER)

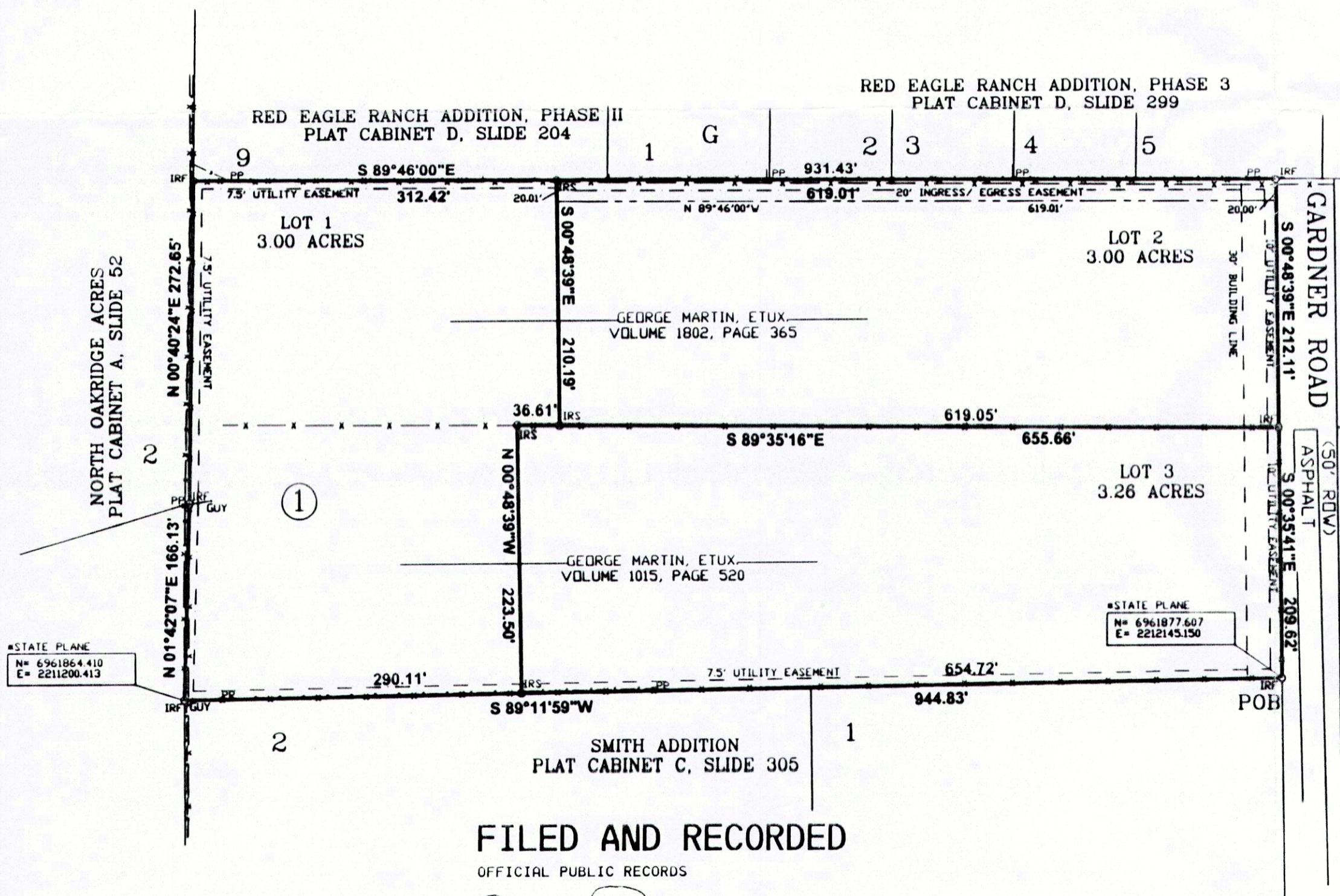
BEFORE ME, the undersigned authority, on this day personally appeared CAROLYN L. MARTIN known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of July 2015
[Signature]
Notary Public in and for the State of Texas
My Commission Expires On: 4/13/2017

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE R. MARTIN known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of July 2015
[Signature]
Notary Public in and for the State of Texas
My Commission Expires On: 4/13/2017



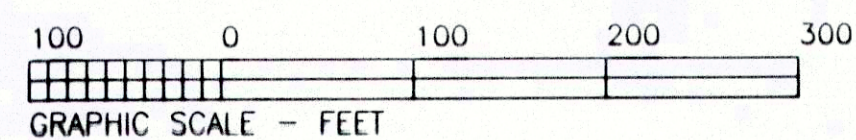
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

OWNERS/DEVELOPERS:
George and Carolyn Martin
3027 Gardner Road
Hudson Oaks, Texas 76087
Contact: Travis Ivy
1-940-210-1394
crim795@nxlink.com

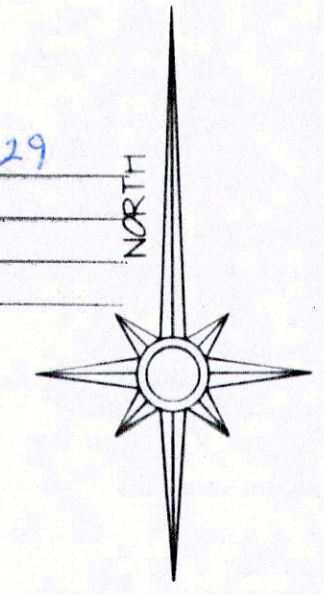
[Signature]
201515335
07/27/2015 10 09 AM
Fee 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

Cabinet/Instrument# D Slide 432

FINAL PLAT
LOTS 1, 2 AND 3, BLOCK 1
HIGH POINT
AN ADDITION TO THE CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS
Being 9.257 Acres situated in and being a portion of the T & P RR
Company Survey No. 3, Block No. 2, Abstract No. 1514
Parker County, Texas



ACCT. NO.: 13329
SCH. DIST.: WE
CITY: HO
MAP NO.: J-14



SCALE: 1" = 100'

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