

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.

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: 483670 C 0300 E
DATE: SEPTEMBER 26, 2008

OWNER/DEVELOPER:
Kathy Plowman Williams, Trustee
3118 Fort Worth Highway
Weatherford, TX 76087
Attn: Bekah Pettit
pettit@jerryweatherford.com
817-597-1203

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.

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

ACCESS EASEMENT CURVE TABLE

C1	L=39.27' R=25° S 45°00'07"E 35.35'
C2	L=13.01' R=25° S 14°54'06"W 12.86'
C3	L=25.49' R=49° S 14°54'13"W 25.20'
C4	L=39.27' R=25° S 44°59'47"W 35.36'
C5	L=25.49' R=49° S 14°54'06"W 25.21'
C6	L=13.01' R=25° S 14°54'13"W 12.86'

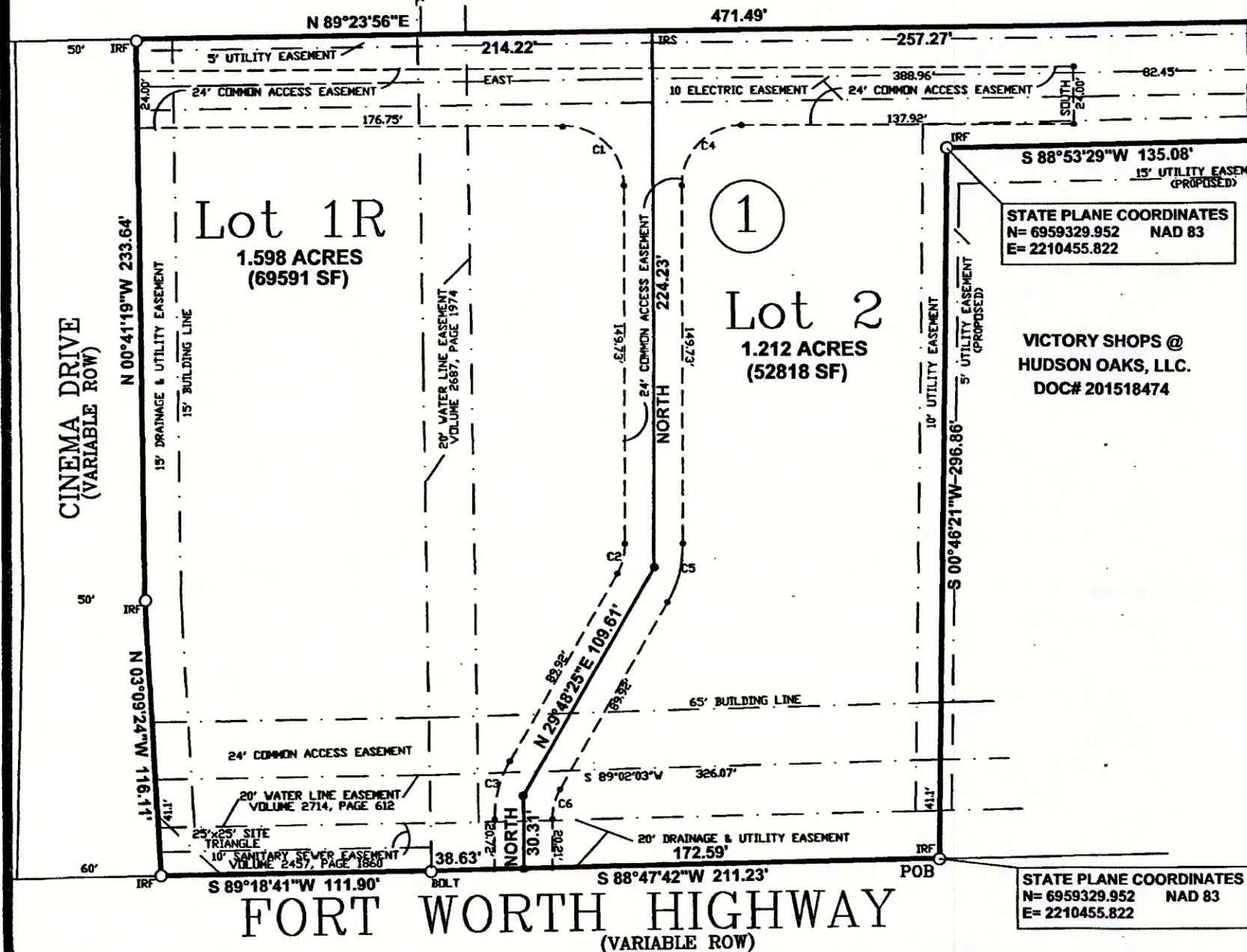
THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that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

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
AUGUST, 2016



TIMBES HILLTOP PROPERTIES
VOLUME 2430, PAGE 314

THE DURANT GRANTOR TRUST A & B
VOLUME 2350, PAGE 1235



CIERRA PIPE ADDITION
PLAT CABINET C, SLIDE 56

JETER SUBDIVISION
PLAT CABINET B, SLIDE 765

STATE OF TEXAS)
COUNTY OF PARKER)

201618377 PLAT Total Pages: 1

WHEREAS, KATHY PLOWMAN WILLIAMS, TRUSTEE OF THE DURANT GRANTOR TRUST A ND B are the sole owner of 2.81 Acres situated in and being all of Lot 1, Block 1, LIVE OAK, an addition in the ETJ of the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 528, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod found (iron rods found are 1/2" unless noted) in the north right of line of Fort Worth Highway (U. S. Highway 180), at the southwest corner of Lot 2, Block 1, Jeter Subdivision, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 765, Plat Records, Parker County, Texas; THENCE with the north right of way line of said Fort Worth Highway the following courses and distances;
N 89°49'46" W, 99.78 feet to an iron rod found;
S 8°47'42" W, 135.08 feet to an iron rod found and POINT OF BEGINNING;

THENCE continuing with the north right of way line of said Fort Worth Highway the following courses and distances;
S 88°47'42" W, 211.23 feet to a bolt found;
S 89°18'41" W, 111.90 feet to an iron rod found in the east right of way line of Cinema Drive;
THENCE with the east right of way line of said Cinema Drive the following courses and distances;
N 03°09'24" W, 116.11 feet to an iron rod found;
N 00°41'19" W, 233.64 feet to an iron rod found;
THENCE N 89°23'56" E, 471.49 feet to an iron rod found in the west line of Cierra Pipe Addition, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 56, Plat Records, Parker County, Texas;
THENCE S 00°20'31" W, with the west line of said Cierra Pipe Addition, 49.27 feet to an iron rod found at the northwest corner of said Lot 2, Jeter Subdivision at the northeast corner of a tract of land described by deed to Victory Shops @ Hudson Oaks, LLC., recorded in Doc #201518474, Official Records, Parker County, Texas;
THENCE with the line of said Victory Shops @ Hudson Oaks the following courses and distances;
S 88°53'29" W, 135.08 feet to an iron rod found;
S 00°46'21" W, 296.86 feet to the POINT OF BEGINNING and containing 2.81 acres (122409 square feet) of land.

Kathy Plowman Williams
Kathy Plowman Williams, Successor Trustee

STATE OF TEXAS)
COUNTY OF PARKER)

I (we) the undersigned owner of the land shown on this plat, and designating herein as LOT 1R, AND LOT 2, BLOCK 1, LIVE OAK to the City of Hudson Oaks, Texas, and whose name 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. I (we) further certify that all other parties who have a mortgage or lien interest in the LIVE OAK addition have been notified and signed this plat.

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

Kathy Plowman Williams

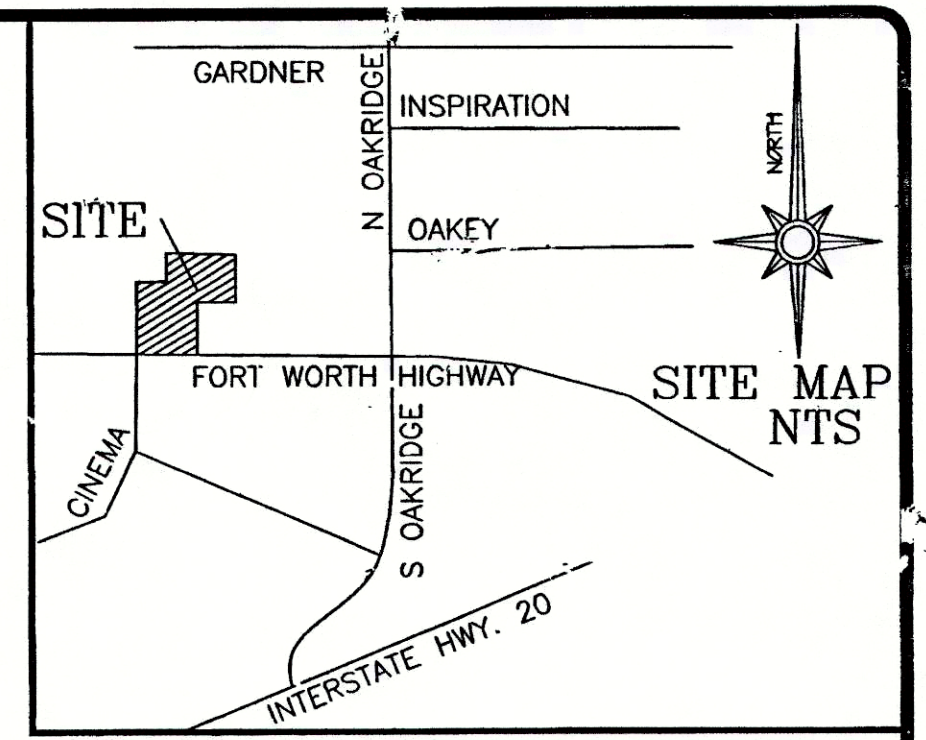
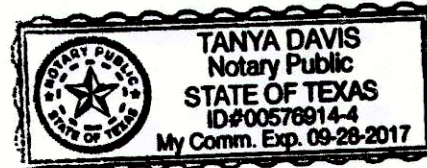
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared *Kathy Plowman Williams* 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 16 day of August, 2016

Tanya Davis
Notary Public in and for the State of Texas

My Commission Expires On: _____



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201618377
08/17/2016 11:45 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

I hereby certify that the above and foregoing plat of the MINOR REPLAT PLAT OF LOT 1R AND LOT 2, BLOCK 1, LIVE OAK to the City of Hudson Oaks, Texas, was approved by the City Administrator of the City of Hudson Oaks on the 17 day of AUGUST, 2016.

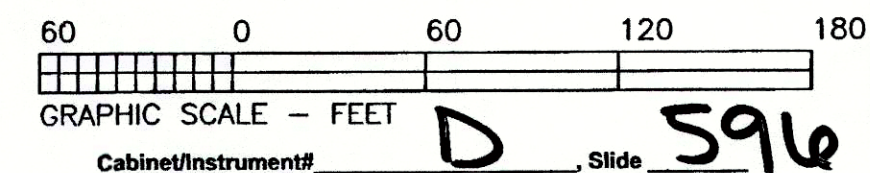
Shelley Scargers 8/17/16
City Secretary Date

Approved: *[Signature]* 8/17/16
City Administrator Date

Attest: *Shelley Scargers* 8/17/16
City Secretary Date

MINOR REPLAT
LOT 1R, AND LOT 2, BLOCK 1
LIVE OAK
AN ADDITION TO THE CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS
Being A Replat of Lot 1, Block 1, Live Oak, an addition in the ETJ of the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet D Slide 528, Parker County, Texas

14689.001.001.00



SCALE: 1" = 60'
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500
harlanland@yahoo.com