

Surveyor is not responsible for locations of underground utilities. Contact B11 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County 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.

NOTE: THE PURPOSE OF THE PLAT IS TO SUBDIVIDE LOT 1R INTO TWO LOTS, LOT 1R1 AND LOT 1R2.

STATE OF TEXAS  
COUNTY OF PARKER

202117780 PLAT Total Pages: 1

WHEREAS JOHN WESTHOFF, TRUSTEE OF THE DURANT GRANTOR TRUST AND B (Doc No. 201602143) are the sole owner of 1.598 acres situated in and being all of Lot 1R, Block 1, Live Oak, an addition to the City of Hudson Oaks, according to the plat recorded in Plat Cabinet D, Slide 596, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southwest corner of said Block 1, Live Oak (D-596) at the intersection of the north right of way line of Fort Worth Highway and 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 (iron rods found are 1/2" unless noted);

N 00°41'19" W, 233.64 feet to an iron rod set at the northwest corner of said Block 1 in the south line of Lot 2, Live Oak 2, an addition to the City of Hudson Oak, according to the plat recorded in Plat Cabinet E, Slide 409, Plat Records, Parker County, Texas;

THENCE N 89°23'56" E, passing the southeast corner of said Lot 2, Live Oak 2 in all 214.22 feet to an iron rod set in the south line of a tract of land described by deed to The Durant Grantor Trust A and B recorded in Volume 2350, Page 1235, Official Records, Parker County, Texas, and the northeast corner of Lot 2, said Live Oak (D-596);

THENCE with the west line of said Lot 2 (D-596) the following courses and distances;

South, 224.23 feet to a PK nail found;

S 29°48'25" W, 109.61 feet to an "X" cut;

South, 30.31 feet to an "X" cut in the north right of way line of said Fort Worth Highway;

THENCE with the north right of way line of said Fort Worth Highway the following courses and distances;

S 88°47'42" W, 38.63 feet to an iron rod found;

S 89°18'41" W, 111.90 feet to the POINT OF BEGINNING and containing 1.598 acres (69591 square feet) of land.

I, the undersigned owner of the land shown on this plat, and designating as LOT 1R1 AND LOT 1R2, BLOCK 1, LIVE OAK, TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, being a replat of Lot 1R, Block 1, Live Oak, an addition to the City of Hudson Oaks, according to the plat recorded in Plat Cabinet D, Slide 596, Parker County, 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.

There are no liens against the property.

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

Durant Grantor Trust A

By: *John Westhoff*  
John Westhoff, Trustee

Durrant Grantor Trust B

By: *John Westhoff*  
John Westhoff, Trustee

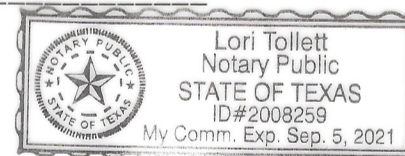
STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared JOHN WESTHOFF, TRUSTEE 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 30 day of April, 2021.

*Eric J. Deakle*  
Notary Public in and for the State of Texas

My Commission Expires On:



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.

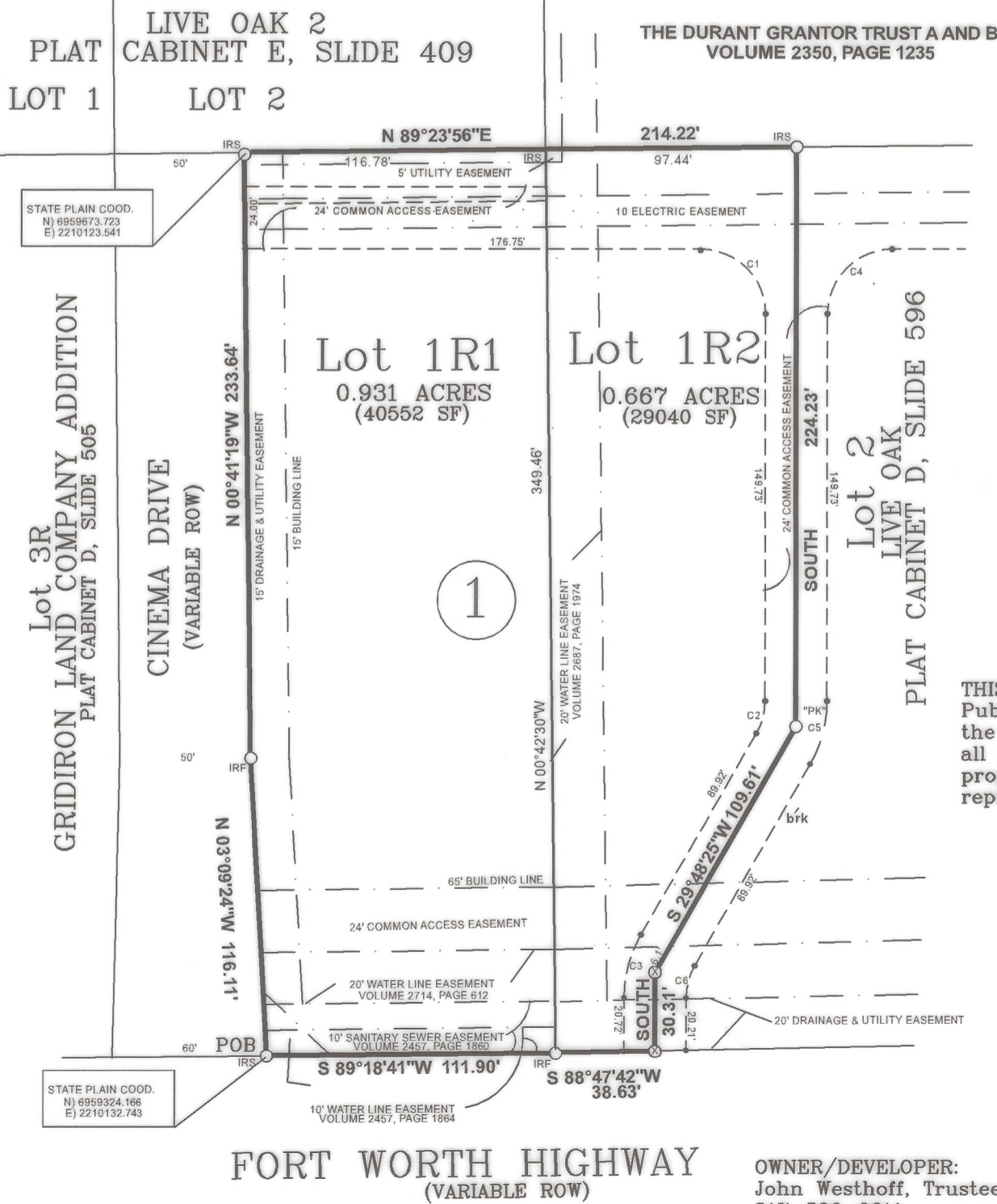
*David Harlan, Jr.*  
David Harlan, Jr.  
Texas Registered Professional Land Surveyor, No. 2074  
March 2021



OWNER/DEVELOPER:  
John Westhoff, Trustee  
817-596-0611  
1250 Santa Fe Drive  
Weatherford, TX 76086  
lori@bordenwesthoff.com

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'

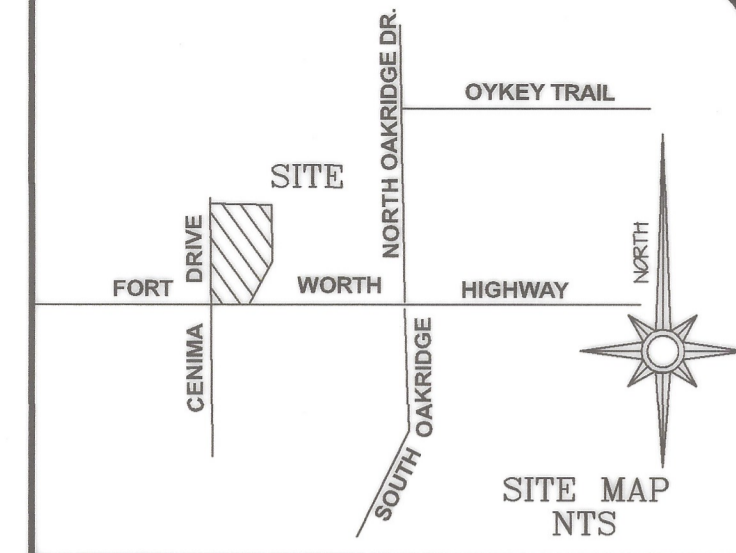
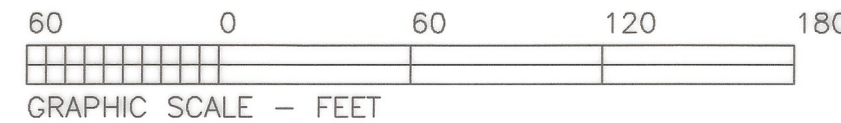


- (X) X CUT IN CONCRETE
- IRF 1/2" IRON ROD UNLESS NOTED
- IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

CURB ISLAND

Cabinet/Instrument#

**E** Slide **742**



Approved: *Stelija Na* 5/5/21  
City Administrator Date

Attest: *Shelly Scanzero* 5/5/21  
City Secretary Date

I hereby certify that the above and foregoing plat of Live Oak addition to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks on the 5th day of May, 2021.

The approval will be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Parker County, Texas within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the subdivision Regulations of the City of Hudson Oaks.

*Shelly Scanzero* 5/5/21  
City Secretary Date

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202117780  
05/05/2021 02:20 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

FINAL PLAT  
LOT 1R1 AND LOT 1R2, BLOCK 1, LIVE OAK  
AN ADDITION TO THE CITY OF HUDSON OAKS  
PARKER COUNTY, TEXAS  
Being a replat of Lot 1R, Block 1, Live Oak  
an addition to the City of Hudson Oaks  
according to the plat recorded in  
Plat Cabinet D, Slide 596, Parker County, Texas

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