

VICINITY MAP
 GARDNER
 INSPIRATION
 DRY KEY TRAIL
 WEST VIEW
 NORTH OAKRIDGE DRIVE
 FORTY-NORTH HIGHWAY (U.S. HIGHWAY 180)

COUNTY COMMISSIONER PRECINCT 1 DATE 4-26-06
 COUNTY COMMISSIONER PRECINCT 2 DATE 4-26-06
 COUNTY COMMISSIONER PRECINCT 3 DATE 4-26-06
 COUNTY COMMISSIONER PRECINCT 4 DATE 4-26-06
 County Judge - ABSENT DATE

APPROVED BY CITY SECRETARY
Sheila Elmore 4-21-06
 CITY SECRETARY DATE

APPROVED BY CITY ENGINEER
Greg D. Saunders 4/21/2006
 CITY ENGINEER DATE

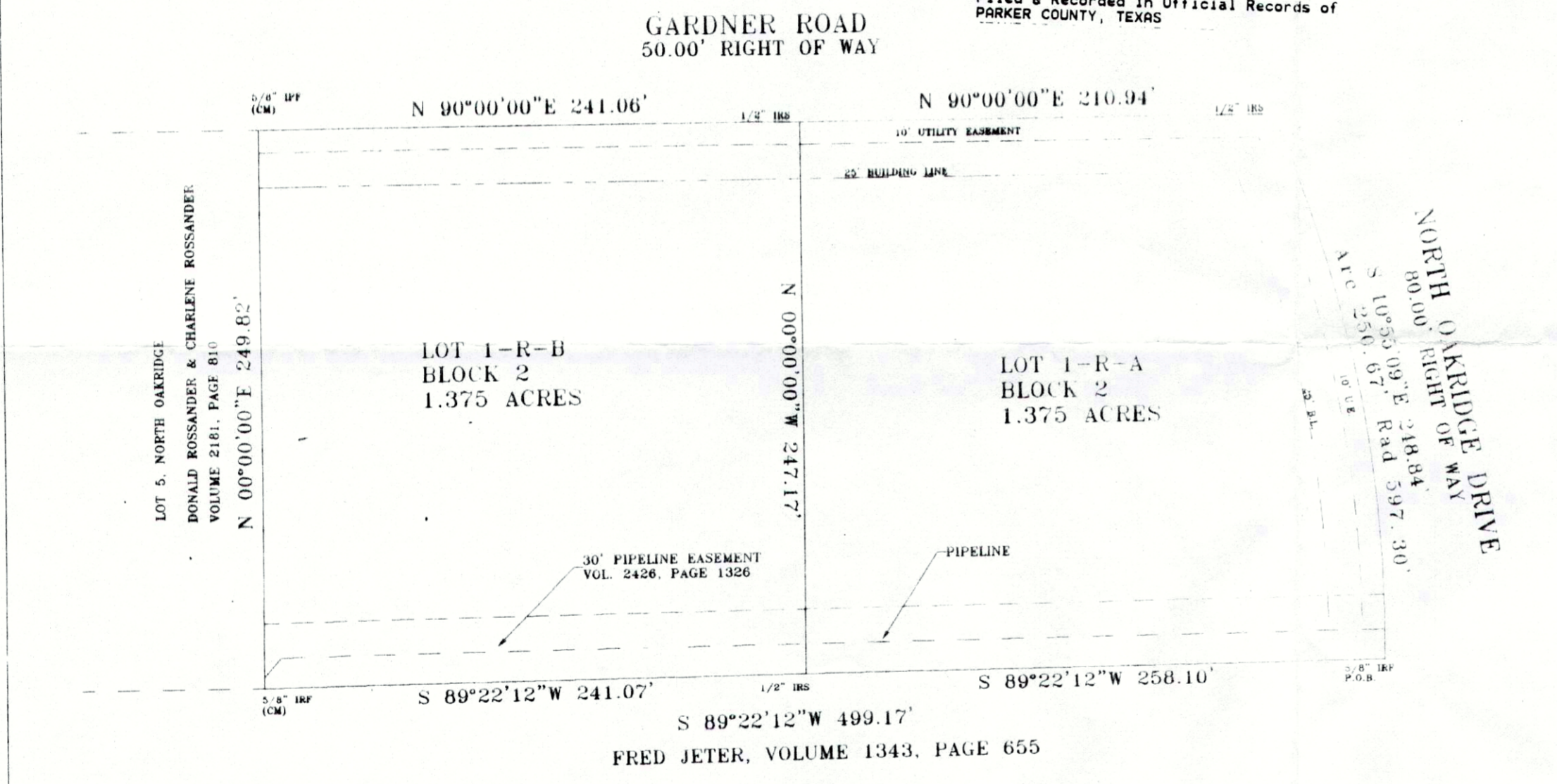
APPROVED BY CITY PLANNING COMMISSION
Not Required
 CHAIRMAN, CITY PLANNING COUNCIL
 I HEREBY CERTIFY THAT THIS PLAT OF THE NORTH OAKRIDGE ACRES IN THE E.T.J. OF THE CITY OF HUDSON OAKS, TEXAS, WAS APPROVED BY THE CITY ADMINISTRATOR ON THE _____ DAY OF _____, 2006.
 CITY ADMINISTRATOR *David Vestal* DATE 4/21/2006

Doc# 595144
 Book 2429 Page 1344

LT1-2-595144-1

LT2-2429-1344-1

Doc# 595144 Fees: \$66.00
 04/26/2006 10:25AM # Pages 1
 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS



OWNER'S CERTIFICATION
 STATE OF TEXAS
 COUNTY OF PARKER
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
 WHEREAS GARY MOLENBURG, BEING THE OWNER OF A PART OF BLOCK 2, NORTH OAKRIDGE ACRES, DEED RECORDS, PARKER COUNTY, TEXAS, BEING SITUATED IN THE J.F. EARNEST SURVEY, ABSTRACT NO. 433

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas and being a part of Block 2, NORTH OAKRIDGE ACRES ADDITION, a subdivision of a part of the J.F. EARNEST SURVEY, ABSTRACT NUMBER 433, Parker County, Texas and being the same tract of land conveyed to Gary Molenburg by deed recorded in Volume 2423, Page 1826, Deed Records, Parker County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the West line of North Oakridge Drive, same being the most Easterly Southeast corner of said Block 2;

THENCE South 89 degrees 22 minutes 12 seconds West, 499.17 feet to a 5/8 inch iron rod found;

THENCE North, 249.82 feet to a 5/8 inch iron pipe found in the South line of Gardner Road;

THENCE along said South line, East, 452.00 feet to a 1/2 inch iron rod set in the West line of said North Oakridge Drive;

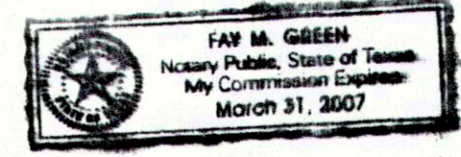
THENCE along said West line and along a curve to the right whose radius is 597.30 feet and whose long chord bears, South 10 degrees 35 minutes 09 seconds East, 248.84 feet and an arc length of 250.67 feet to the POINT OF BEGINNING and containing 2.75 acres of land more or less;

TO BE KNOWN AS LOT 1-R-A & LOT 1-R-B, BLOCK 2, NORTH OAKRIDGE ACRES, IN THE E.T.J. OF THE CITY OF HUDSON OAKS, AND BEING A REVISION OF PART OF BLOCK 2, NORTH OAKRIDGE ACRES, IN THE E.T.J. OF THE CITY OF HUDSON OAKS, SITUATED IN THE J.F. EARNEST SURVEY, ABSTRACT NO. 433, THAT GARY MOLENBURG, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS AN ADDITION IN THE E.T.J. OF THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS AND IT DOES DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON

WITNES MY HAND THIS 21st DAY OF April, 2006
Gary Molenburg
 GARY MOLENBURG

STATE OF TEXAS
 COUNTY OF PARKER
 BEFORE ME, GARY MOLENBURG, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL ON THIS THE 21st DAY OF April, 2006
Jay M. Green
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES _____



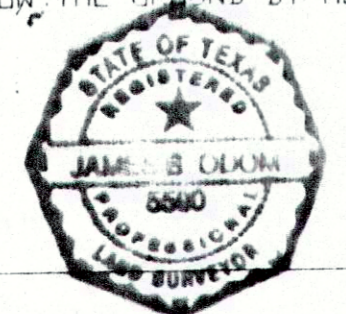
ACCT. NO.: 15825
 SCH. DIST.: WE
 CITY: CO
 MAP NO.: J-14

REPLAT SHOWING
 LOTS 1-R-A & LOT 1-R-B
 BLOCK 2
 NORTH OAKRIDGE ACRES
 AN ADDITION IN THE E.T.J.
 OF THE CITY OF HUDSON OAKS
 BEING A REVISION OF PART
 OF BLOCK 2, NORTH OAKRIDGE ACRES
 PARKER COUNTY, TEXAS
 SITUATED IN THE
 J.F. EARNEST SURVEY
 ABSTRACT NO. 433
 PARKER COUNTY, TEXAS

ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 480520 0200 B DATED SEPTEMBER 27, 1991

SURVEYORS CERTIFICATION
 I, JAMES B. ODOM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION

SURVEYED ON THE GROUND MARCH 20, 2006
James B. Odom
 JAMES B. ODOM R.P.L.S. 5590



WE HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE ADDITION

Gary Molenburg
 GARY MOLENBURG
 CABINET, CLIDE 407
 DATE _____
 PARTIAL COUNTY CLERK RECORDS

OWNER AND DEVELOPER
 GARY MOLENBURG
 3300 FT. WORTH HWY
 WEATHERFORD, TX 75086
 PHONE 817-613-7800

PROJECT NO.	DRAWN BY	APPROVED BY	DATE

T.D. DISHEROON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 6717 CALMONT AVENUE
 FORT WORTH, TEXAS 76116
 PHONE 817-731-0587 FAX 817-732-2014
 EMAIL IS DISHEROON@SECGLOBAL.NET