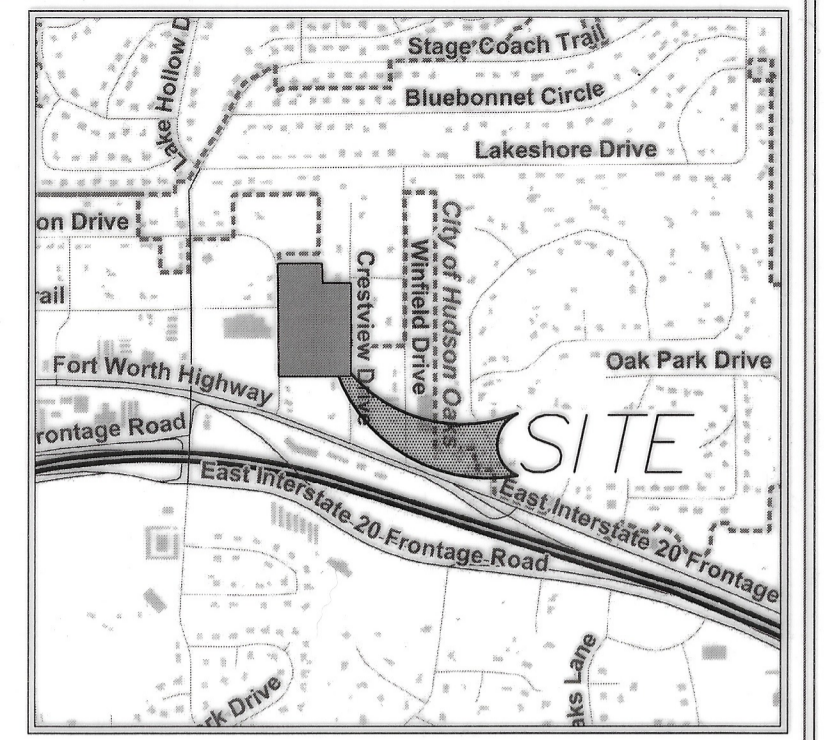
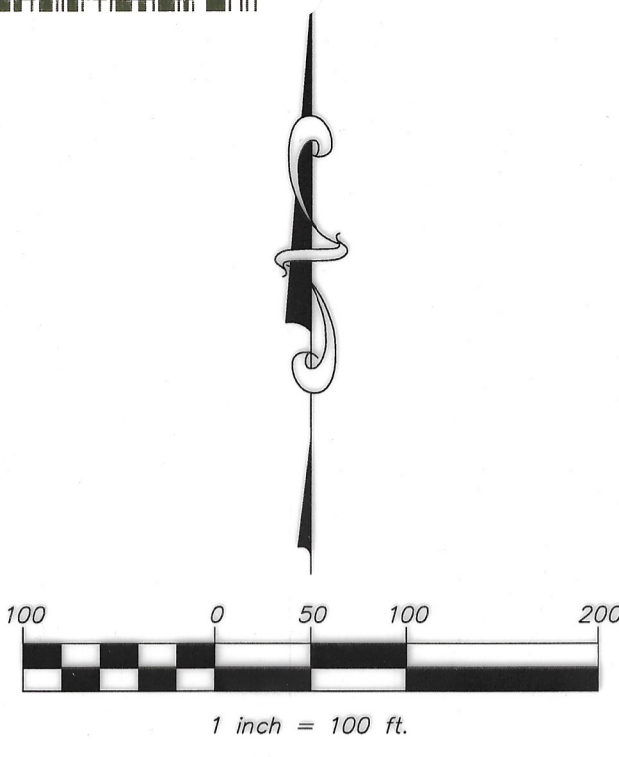


202203428 PLAT Total Pages: 4

11650.001.005.00  
 15820.001.005.00  
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 11650.001.002.00  
 11650.001.003.00  
 11650.001.001.30  
 15820.001.002.00  
 15820.001.005.10  
 15820.001.006.20  
 22503.004.001.00



VICINITY MAP (NOT TO SCALE)

LEGEND/ABBREVIATIONS

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- FND. FOUND
- DRPCT DEED RECORDS PARKER COUNTY, TEXAS
- PRPCT PLAT RECORDS, PARKER COUNTY, TEXAS
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- CAB. CABINET
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- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WME WATER MAIN EASEMENT
- BL BUILDING LINE
- MEAS. MEASURED
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- MFF MINIMUM FINISHED FLOOR ELEVATION
- \* FEMA ELEVATION CERTIFICATE NOT REQUIRED

I hereby certify that the above and foregoing plat of LOT 2R and 5R, BLOCK 1, OAKRIDGE ADDITION to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks on the 14<sup>th</sup> day of December, 2021.

This approval shall 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.

WITNESS OUR HAND, this 26<sup>th</sup> day of January, 2022.

*Shelly Scanzero*  
 City Secretary

Recommended for final approval:

*J. Boyd* 1/26/22  
 Chairman Date  
 Planning & Zoning Commission

Attest:  
*Shelly Scanzero* 1/26/22  
 City Secretary Date

Approved:  
*[Signature]* 1/26/22  
 Mayor, City of Hudson Oaks, Texas Date

Attest:  
*Shelly Scanzero* 1/26/22  
 City Secretary Date

FINAL PLAT  
 LOT 2R & 5R, BLOCK 1  
 OAKRIDGE ADDITION

BEING A 12.50 ACRE TRACT OF LAND SITUATED IN THE DAVID EDDLEMAN SURVEY, ABSTRACT NO. 440 & THE J C RIDER SURVEY, ABSTRACT NO. 2503

BEING A REPLAT OF ALL OF LOTS 2, 3, 4, 5 & A PORTION OF LOTS 1 & 6, BLOCK 1, OAKRIDGE ADDITION AS SHOWN ON PLAT VOL. 263, PG. 626, PRPCT, ALL OF LOTS 1, 2, 3 & A PORTION OF LOT 4, BLOCK 1, CRESTVIEW ACRES FIRST FILING AS SHOWN ON PLAT VOL. 278, PG. 643, ALL OF LOT 5R, BLOCK 1, CRESTVIEW ACRES FIRST FILING AS SHOWN ON PLAT CABINET D, SLIDE 506, OPRPCT AND ALL OF A CALLED 12.50 ACRE TRACT OF LAND DESCRIBED IN DEED TO GS HUDSON OAKS OWNER, LLC, AS RECORDED IN DOC. NO. D202147103, OPRPCT CITY OF HUDSON OAKS PARKER COUNTY, TEXAS

JANUARY 2022  
 SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning  
 tpepls registration number: f - 2759  
 tpepls registration/license number: 10088000  
 519 east border  
 arlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
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DEVELOPER:  
**GREYSTAR**  
 600 E LAS COLINAS BLVD, SUITE 2100  
 IRVING, TX 75039  
 TEL: 214-451-5698  
 EMAIL: jthulin@greystar.com  
 CONTACT: JR THULIN

OWNER:  
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 CONTACT: JR THULIN

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48367C0300E, MAP EFFECTIVE DATE SEPTEMBER 26, 2008.
2. CORNER MONUMENTATION: UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MMA" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
3. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°26'22.0". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF COMBINED SCALE FACTOR OF 1.00018824
4. THIS PLAT IS 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.
5. BUILDING LINES AND SETBACKS ARE AS ESTABLISHED BY CITY OF HUDSON OAKS ORDINANCE 2021-18 AS RECORDED IN DOCUMENT No. 202127177, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

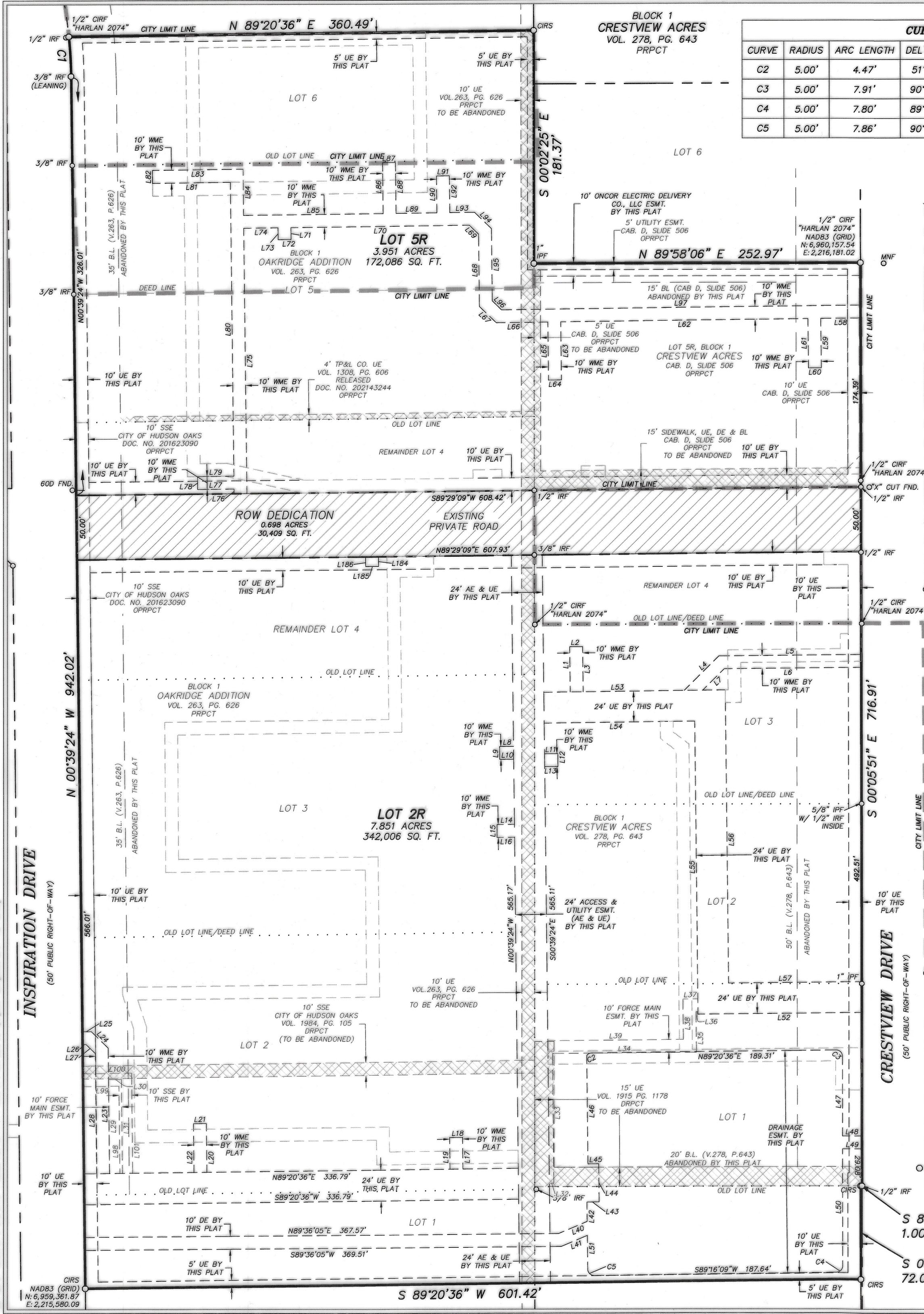
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.00'	31.02'	5° 04' 38"	N 03°11'43" W	31.00'

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	0.698	30,408
BUILDING LOTS	2	11.802	514,092
TOTAL	2	12.50	544,500

15820  
 WE  
 J-15 K-15

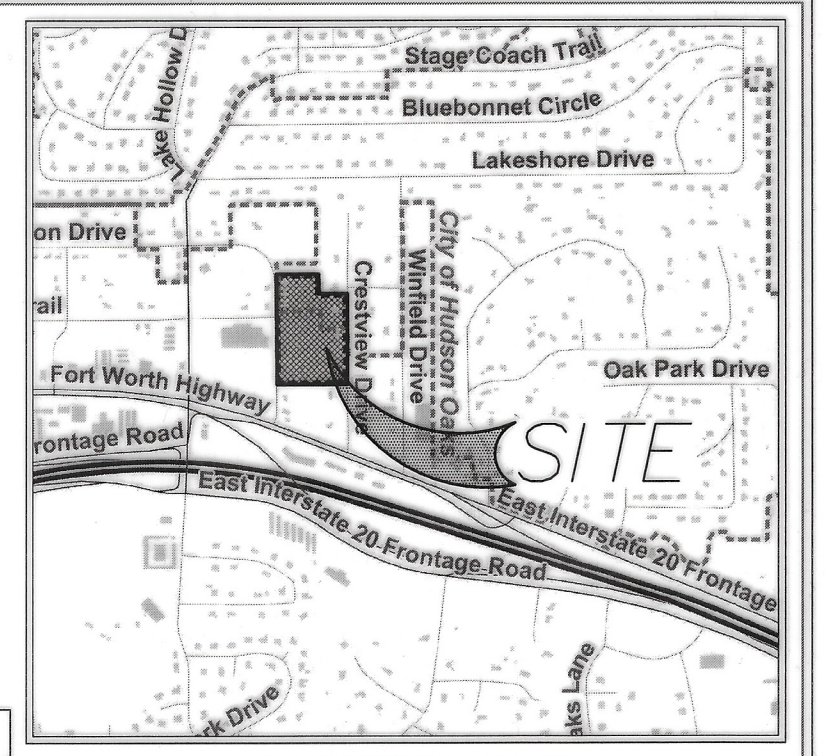
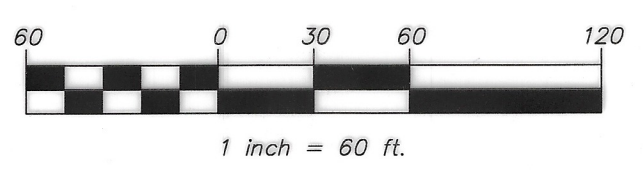
THIS PLAT IS RECORDED IN CABINET **F** SLIDE **153** DATE: **1/27/2022**

PLOTTED BY: JENNIFER STORZ DATE: 1/19/2022 9:27 AM PATH: P:\33059-00-01\500 Land Surveying\505 Planning\3309-00-01 Final Plat.dwg



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	5.00'	4.47'	51° 15' 41"	N 63°42'46" E	4.33'
C3	5.00'	7.91'	90° 35' 24"	S 45°21'42" E	7.11'
C4	5.00'	7.80'	89° 20' 09"	S 44°36'05" W	7.03'
C5	5.00'	7.86'	90° 04' 27"	N 45°41'37" W	7.08'



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND/ABBREVIATIONS**

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- POB POINT OF BEGINNING
- MMF MINIMUM FINISHED FLOOR ELEVATION
- \* FEMA ELEVATION CERTIFICATE NOT REQUIRED

LINE TABLE		LINE TABLE		LINE TABLE	
LINE	BEARING DISTANCE	LINE	BEARING DISTANCE	LINE	BEARING DISTANCE
L1	S 00°39'24" E 35.20'	L41	S 67°07'05" W 21.91'	L81	S 89°20'36" W 60.34'
L2	N 89°20'36" E 10.00'	L42	N 00°39'24" W 15.01'	L82	N 00°39'24" W 10.00'
L3	S 00°39'24" E 35.20'	L43	N 89°23'49" E 9.42'	L83	N 89°20'36" E 70.34'
L4	N 45°00'00" E 37.92'	L44	N 00°36'11" W 29.57'	L84	S 00°39'24" E 35.84'
L5	N 89°25'04" E 110.29'	L45	S 89°09'35" W 8.35'	L85	N 89°20'36" E 108.21'
L6	N 89°25'04" E 106.21'	L46	N 00°39'24" W 84.14'	L86	N 00°39'24" W 39.50'
L7	N 45°00'00" E 23.60'	L47	S 00°04'00" E 61.68'	L87	N 89°20'36" E 10.00'
L8	N 89°20'40" E 10.80'	L48	N 89°54'09" E 15.03'	L88	S 00°39'24" E 39.50'
L9	N 00°39'20" W 10.00'	L49	S 89°54'09" W 15.03'	L89	N 89°20'36" E 31.67'
L10	N 89°20'40" E 10.80'	L50	S 00°04'00" E 90.58'	L90	N 00°39'24" W 28.57'
L11	S 89°20'36" W 10.25'	L51	N 00°39'24" W 26.14'	L91	N 89°20'36" E 10.00'
L12	S 00°39'24" E 10.00'	L52	N 89°23'00" E 126.60'	L92	S 00°39'24" E 28.57'
L13	S 89°20'36" W 10.25'	L53	N 89°20'36" E 140.62'	L93	N 89°20'36" E 19.19'
L14	N 89°20'36" E 13.53'	L54	N 89°20'36" E 116.62'	L94	S 45°39'24" E 18.28'
L15	S 00°00'00" E 10.00'	L55	S 00°39'24" E 227.72'	L95	S 00°39'24" E 56.00'
L16	N 89°20'36" E 13.65'	L56	S 00°39'24" E 227.74'	L96	S 45°39'24" E 10.00'
L17	S 00°39'43" E 24.50'	L57	N 89°23'00" E 102.62'	L97	N 89°20'36" E 278.21'
L18	S 89°20'17" W 10.00'	L58	S 89°20'36" W 30.81'	L98	N 00°39'24" W 67.61'
L19	S 00°39'24" E 24.50'	L59	S 89°20'36" E 38.40'	L99	S 89°20'36" W 27.79'
L20	S 00°39'24" E 37.84'	L60	S 89°20'36" W 10.00'	L100	S 89°20'36" W 37.79'
L21	S 89°20'36" W 10.00'	L61	N 00°39'24" W 38.40'	L101	N 00°39'24" W 77.61'
L22	S 00°39'24" E 37.84'	L62	S 89°20'36" W 191.59'	L184	S 00°30'51" E 7.36'
L23	S 00°39'24" E 97.31'	L63	S 00°39'24" E 45.25'	L185	S 89°29'09" W 10.00'
L24	S 45°39'24" E 18.28'	L64	S 89°20'36" W 10.00'	L186	N 00°30'51" W 7.36'
L25	N 89°20'36" E 6.86'	L65	N 00°39'24" W 45.25'		
L26	N 89°20'36" E 2.72'	L66	S 89°20'36" W 39.95'		
L27	S 45°39'24" E 10.00'	L67	N 45°39'24" W 18.28'		
L28	S 00°39'24" E 93.17'	L68	N 00°39'24" W 56.00'		
L29	S 00°39'24" E 72.86'	L69	N 45°39'24" W 10.00'		
L30	S 89°20'36" W 10.00'	L70	S 89°20'36" W 138.38'		
L31	S 00°39'24" E 72.86'	L71	S 00°39'24" E 9.20'		
L32	N 89°20'36" E 3.50'	L72	S 89°20'36" W 10.00'		
L33	N 00°39'22" W 100.59'	L73	N 00°39'24" W 9.20'		
L34	N 89°33'27" E 111.56'	L74	S 89°20'36" W 26.55'		
L35	N 00°39'24" W 31.44'	L75	S 00°39'24" E 206.35'		
L36	N 89°20'36" E 1.56'	L76	N 00°39'24" W 3.65'		
L37	N 89°20'36" E 11.56'	L77	S 89°20'36" W 28.25'		
L38	N 00°39'24" W 31.40'	L78	N 00°39'24" W 10.00'		
L39	N 89°33'27" E 105.06'	L79	N 89°20'36" E 28.25'		
L40	N 67°07'05" E 24.01'	L80	N 00°39'24" W 228.54'		

**FINAL PLAT**  
**LOT 2R & 5R, BLOCK 1**  
**OAKRIDGE ADDITION**

BEING A 12.50 ACRE TRACT OF LAND SITUATED IN THE DAVID EDDLEMAN SURVEY, ABSTRACT NO. 440 & THE J C RIDER SURVEY, ABSTRACT NO. 2503

BEING A REPLAT OF ALL OF LOTS 2, 3, 4, 5 & A PORTION OF LOTS 1 & 6, BLOCK 1, OAKRIDGE ADDITION AS SHOWN ON PLAT VOL. 263, PG. 626, PRPCT, ALL OF LOTS 1, 2, 3 & A PORTION OF LOT 4, BLOCK 1, CRESTVIEW ACRES FIRST FILING AS SHOWN ON PLAT VOL. 278, PG. 643, ALL OF LOT 5R, BLOCK 1, CRESTVIEW ACRES FIRST FILING AS SHOWN ON PLAT CABINET D, SLIDE 506, OPRPCT AND ALL OF A CALLED 12.50 ACRE TRACT OF LAND DESCRIBED IN DEED TO GS HUDSON OAKS OWNER, LLC, AS RECORDED IN DOC. NO. D202147103, OPRPCT CITY OF HUDSON OAKS PARKER COUNTY, TEXAS

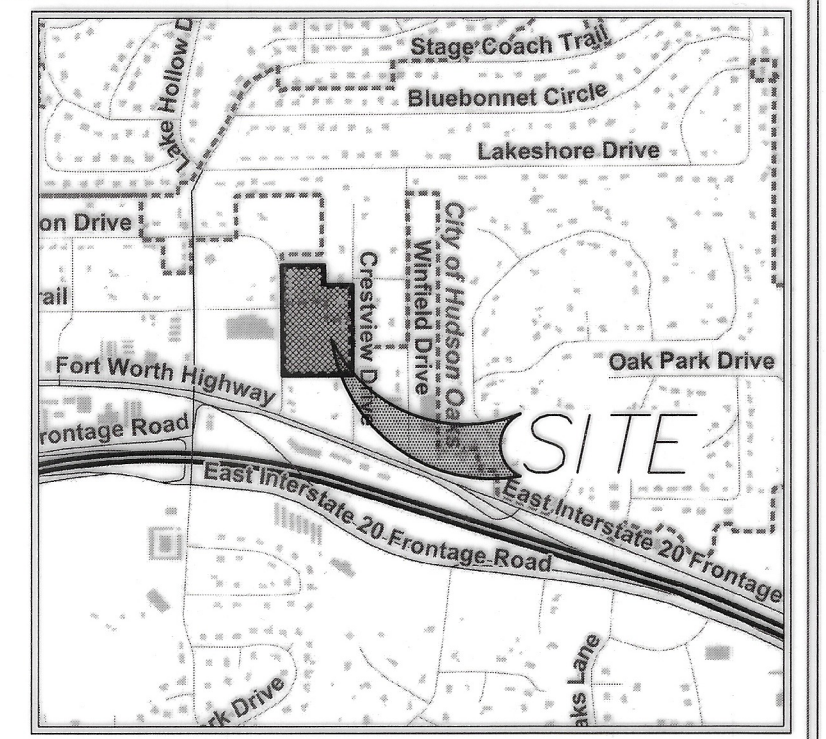
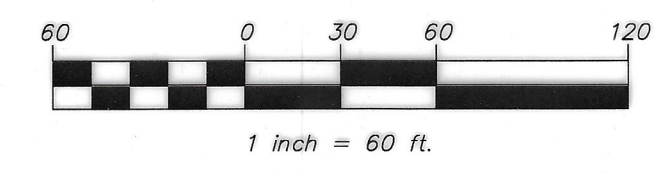
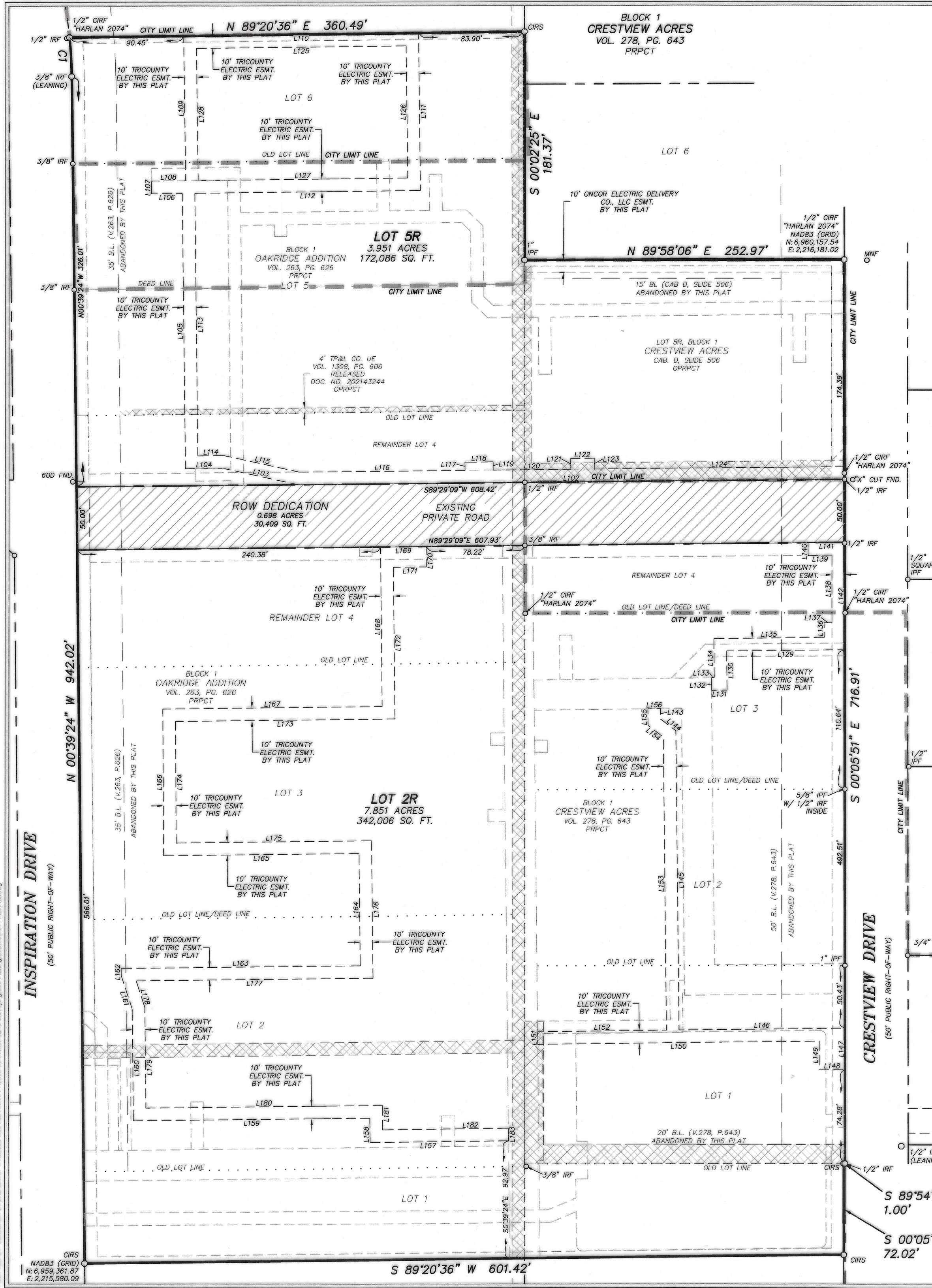
DEVELOPER:  
**GREYSTAR**  
600 E LAS COLINAS BLVD, SUITE 2100  
IRVING, TX 75039  
TEL: 214-451-5698  
EMAIL: jthulin@greystar.com  
CONTACT: JR THULIN

OWNER:  
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**JANUARY 2022**  
SURVEYOR/ENGINEER:  
 **mima**  
civil engineering surveying landscape architecture planning  
tspels registration number: f - 2759  
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CONTACT:  
SHEET 2 OF 4

THIS PLAT IS RECORDED IN CABINET **F**, SLIDE **153** DATE: **1/27/2022**

PLOTTED BY: JENNIFER STORZ DATE: 11/9/2022 9:28 AM PATH: P:\33309-00-01\500-Land Surveying\505-Platting\33309-00-01 Final Plat.dwg



VICINITY MAP  
(NOT TO SCALE)

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L102	S 89°29'09" W	432.83'	L143	S 00°39'24" E	8.40'
L103	N 77°39'19" W	61.20'	L144	S 52°30'20" E	15.22'
L104	S 89°20'36" W	29.49'	L145	S 00°39'24" E	237.34'
L105	N 00°39'24" W	218.54'	L146	N 89°20'36" E	131.39'
L106	S 89°20'36" W	24.33'	L147	S 00°05'51" E	32.87'
L107	N 00°39'24" W	10.00'	L148	S 89°54'09" W	20.35'
L108	N 89°20'36" E	27.11'	L149	N 00°05'51" W	22.67'
L109	N 00°44'12" W	115.12'	L150	S 89°20'36" W	222.93'
L110	N 89°20'36" E	186.14'	L151	N 00°39'24" W	10.00'
L111	S 00°39'24" E	125.12'	L152	N 89°20'36" E	101.99'
L112	S 89°20'36" W	178.75'	L153	N 00°39'24" W	232.48'
L113	S 00°39'24" E	208.54'	L154	N 52°30'20" W	15.22'
L114	N 89°20'36" E	20.63'	L155	N 00°39'24" W	13.26'
L115	S 77°39'19" E	61.21'	L156	N 89°20'36" E	10.00'
L116	N 89°29'09" E	131.24'	L157	S 89°20'36" W	109.63'
L117	N 00°49'47" W	6.52'	L158	N 00°39'24" W	19.38'
L118	N 89°20'36" E	22.33'	L159	S 89°20'36" W	187.37'
L119	S 00°49'47" E	6.57'	L160	N 00°39'24" W	88.25'
L120	N 89°29'09" E	61.42'	L161	N 18°03'02" W	28.23'
L121	N 00°30'51" W	8.58'	L162	N 00°39'24" W	5.76'
L122	N 89°20'36" E	18.67'	L163	N 89°20'36" E	189.48'
L123	S 00°30'51" E	8.63'	L164	N 00°39'24" W	89.09'
L124	N 89°29'09" E	198.11'	L165	S 89°20'36" W	154.91'
L125	N 89°20'36" E	166.12'	L166	N 00°21'47" W	116.41'
L126	S 00°39'24" E	105.12'	L167	N 89°20'36" E	173.85'
L127	S 89°20'36" W	165.98'	L168	N 00°39'24" W	126.61'
L128	N 00°44'12" W	105.12'	L169	N 89°29'09" E	36.14'
L129	S 89°20'37" W	93.45'	L170	S 00°30'51" E	16.14'
L130	S 00°39'24" E	31.07'	L171	S 89°29'09" W	26.10'
L131	S 89°20'36" W	12.23'	L172	S 00°39'24" E	120.45'
L132	N 00°39'24" W	10.00'	L173	S 89°20'36" W	173.90'
L133	N 89°20'36" E	2.23'	L174	S 00°21'47" E	96.41'
L134	N 00°39'24" W	31.07'	L175	N 89°20'36" E	154.86'
L135	N 89°20'37" E	87.44'	L176	S 00°39'24" E	109.09'
L136	N 00°39'23" W	11.53'	L177	S 89°20'36" W	187.68'
L137	N 89°20'37" E	6.23'	L178	S 18°03'02" E	22.19'
L138	N 00°05'50" W	53.62'	L179	S 00°39'24" E	79.78'
L139	S 89°29'09" W	18.79'	L180	N 89°20'36" E	187.37'
L140	N 00°30'51" W	10.00'	L181	S 00°39'24" E	19.38'
L141	N 89°29'09" E	28.86'	L182	N 89°20'36" E	99.63'
L142	S 00°05'51" E	85.13'	L183	S 00°39'24" E	10.00'

**LEGEND/ABBREVIATIONS**

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**JANUARY 2022**  
SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning  
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CONTACT:  
SHEET 3 OF 4

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PLOTTED BY: JENNIFER STORZ DATE: 1/19/2022 9:22 AM PATH: P:\33309-00-01\500 Land Surveying\505 Platting\33309-00-01 Final Plat.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS GS HUDSON OAKS OWNER, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 12.50 ACRE TRACT OF LAND SITUATED IN THE DAVID EDDLEMAN SURVEY, ABSTRACT NO. 440 AND THE J. C. RIDER SURVEY, ABSTRACT NO. 2503, PARKER COUNTY, TEXAS.

BEING A 12.50 ACRE (544,500 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID EDDLEMAN SURVEY, ABSTRACT NO. 440 AND THE J. C. RIDER SURVEY, ABSTRACT NO. 2503, PARKER COUNTY, TEXAS AND BEING THE NORTH 72.50 FEET OF LOT 1, ALL OF LOTS 2, 3, 4 AND 5, BLOCK 1 OF THE OAKRIDGE ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 263, PAGE 626 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS; THE CALLED SOUTH 100 FEET OF LOT 6, BLOCK 1 OF SAID OAKRIDGE ADDITION; ALL OF LOT 1, 2, 3, AND THE REMAINDER OF LOT 4, BLOCK 1 OF CRESTVIEW ACRES AS SHOWN ON THE PLAT RECORDED IN VOLUME 278, PAGE 643 OF SAID PLAT RECORDS; ALL OF LOT 5R, BLOCK 1 OF CRESTVIEW ACRES, FIRST FILING, AN ADDITION TO THE CITY OF HUDSON OAKS AS SHOWN ON THE PLAT RECORDED IN CABINET B, SLIDE 506 OF SAID PLAT RECORDS; AND ALL OF A CALLED 12.50 ACRE TRACT DESCRIBED IN DEED TO GS HUDSON OAKS OWNER, LLC AS RECORDED IN DOCUMENT NO. D202147103 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. SAID 12.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "HARLAN 2074" (N: 6,960,157.54, E: 2,216,181.02) FOR THE COMMON EASTERNMOST NORTHEAST CORNER OF SAID 12.50 ACRE TRACT, THE NORTHEAST CORNER OF SAID LOT 5R AND THE SOUTHEAST CORNER OF LOT 6, BLOCK 1 OF SAID CRESTVIEW ACRES AND BEING IN THE WEST RIGHT-OF-WAY LINE OF CRESTVIEW DRIVE (A 50 FOOT RIGHT-OF-WAY, VOLUME 278, PAGE 643).

THENCE, SOUTH 00°05'51"EAST, WITH THE COMMON EAST BOUNDARY LINE OF SAID LOT 5R AND SAID WEST RIGHT-OF-WAY LINE, AT 174.39 FEET PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "HARLAN 2074" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 5R, CONTINUING WITH THE EAST BOUNDARY LINE OF SAID REMAINDER LOT 4 AND SAID WEST RIGHT-OF-WAY LINE, AT 280.19 FEET PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "HARLAN 2074" FOR THE COMMON SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF THE AFORESAID LOT 3, CRESTVIEW ACRES, CONTINUING WITH THE COMMON EAST BOUNDARY LINE OF SAID LOT 3 AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 420.16 FEET TO A 1/2" IRON ROD FOUND IN A 5/8" IRON PIPE FOUND FOR THE COMMON SOUTHEAST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF THE AFORESAID LOT 2, CRESTVIEW ACRES, CONTINUING WITH THE EAST BOUNDARY LINE OF SAID LOT 2 AND SAID WEST RIGHT-OF-WAY LINE, AT 559.82 PASSING A 1" IRON PIPE FOUND FOR THE COMMON SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF THE AFORESAID LOT 1, CRESTVIEW ACRES, CONTINUING WITH THE EAST BOUNDARY LINE OF SAID LOT 1 AND SAID WEST RIGHT-OF-WAY LINE, IN ALL A DISTANCE OF 716.91 FEET TO A 5/8" YELLOW PLASTIC CAPPED IRON ROD SET STAMPED "MMA 817-469-1671" (HEREINAFTER CALLED A 5/8" IRON ROD SET) FOR THE COMMON EASTERNMOST SOUTHEAST CORNER OF SAID 12.50 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE, SOUTH 89°54'09"WEST, WITH THE SOUTH BOUNDARY LINE OF SAID LOT 1, AT 0.24 FEET PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A DISTANCE OF 1.00 FOOT TO A 5/8" IRON ROD SET FOR A COMMON INTERIOR ELL CORNER OF SAID 12.50 ACRE TRACT AND THE NORTHEAST CORNER OF THE AFORESAID CALLED 3.58 ACRE TRACT;

THENCE, SOUTH 00°05'51"WEST, WITH THE EAST BOUNDARY LINE OF SAID CALLED 5.184 ACRE TRACT AND BEING 1 FOOT FROM AND PARALLEL TO SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 72.02 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 12.50 ACRE TRACT;

THENCE, SOUTH 89°20'36"WEST, OVER AND ACROSS SAID CALLED 5.184 ACRE TRACT, AT 252.77 FEET PASSING A POINT FOR THE COMMON WEST BOUNDARY LINE OF SAID CALLED 5.184 ACRE TRACT AND THE EAST BOUNDARY LINE OF THE AFORESAID LOT 1, OAKRIDGE ADDITION, CONTINUING OVER AND ACROSS SAID LOT 1, IN ALL A DISTANCE OF 601.42 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 12.50 ACRE TRACT AND BEING IN THE COMMON WEST BOUNDARY LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF INSPIRATION DRIVE (A 50 FOOT WIDE RIGHT-OF-WAY, VOLUME 263, PAGE 626);

THENCE, NORTH 00°39'24"WEST, WITH THE COMMON WEST BOUNDARY LINE OF SAID LOT 1 AND SAID EAST RIGHT-OF-WAY LINE, AT 72.50 FEET PASSING A POINT FOR THE COMMON NORTHWEST BOUNDARY OF SAID LOT 1 AND THE SOUTHWEST CORNER OF THE AFORESAID LOT 2, OAKRIDGE ADDITION, CONTINUING WITH THE COMMON WEST BOUNDARY LINE OF SAID LOT 2 AND SAID EAST RIGHT-OF-WAY LINE, AT 272.50 FEET PASSING A POINT FOR THE COMMON NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF THE AFORESAID LOT 3, OAKRIDGE ADDITION, CONTINUING WITH THE COMMON WEST BOUNDARY LINE OF SAID LOT 3 AND SAID EAST RIGHT-OF-WAY LINE, AT 472.50 FEET PASSING A POINT FOR THE COMMON NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF THE AFORESAID LOT 4, OAKRIDGE ADDITION, CONTINUING WITH THE COMMON WEST BOUNDARY LINE OF SAID LOT 4 AND SAID EAST RIGHT-OF-WAY LINE, AT 672.50 FEET PASSING A POINT FOR THE COMMON NORTHWEST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF THE AFORESAID LOT 5, CONTINUING WITH THE WEST BOUNDARY LINE OF SAID LOT 5 AND SAID EAST RIGHT-OF-WAY LINE, AT 772.50 FEET PASSING A 3/8" IRON ROD FOUND FOR THE MIDPOINT OF THE WEST BOUNDARY LINE OF SAID LOT 5, CONTINUING WITH SAID COMMON LINE, AT 872.43 FEET PASSING A 3/8" IRON ROD FOUND FOR THE COMMON NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF THE AFORESAID CALLED SOUTH 100 FEET OF LOT 6, CONTINUING WITH THE COMMON WEST BOUNDARY LINE OF SAID LOT 6 AND SAID EAST RIGHT-OF-WAY LINE, IN ALL A DISTANCE OF 942.02 FEET TO A 3/8" IRON ROD FOUND LEANING FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET, A DELTA ANGLE OF 05°04'38" AND A LONG CHORD BEARING AND DISTANCE OF NORTH 03°11'43"WEST, 31.00 FEET;

THENCE, WITH SAID COMMON LINE AND SAID TANGENT CURVE TO THE LEFT, AN ARC-DISTANCE OF 31.02 FEET TO A POINT FOR THE COMMON NORTHWEST CORNER OF SAID 12.50 ACRE TRACT AND THE NORTHWEST CORNER OF SAID CALLED SOUTH 100 FEET OF LOT 6, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "HARLAN 2074" BEARS NORTH 89°20'36"EAST, A DISTANCE OF 0.82 FEET AND A 1/2" IRON ROD FOUND BEARS SOUTH 73°50'00"WEST, A DISTANCE OF 2.34 FEET;

THENCE, NORTH 89°20'36"EAST, WITH THE NORTH BOUNDARY LINE OF SAID CALLED SOUTH 100 FEET OF LOT 6, A DISTANCE OF 360.49 FEET TO A 5/8" IRON ROD SET FOR THE COMMON NORTHERNMOST NORTHEAST CORNER OF SAID 12.50 ACRE TRACT AND THE NORTHEAST CORNER OF SAID CALLED SOUTH 100 FEET OF LOT 6 AND BEING IN THE COMMON EAST BOUNDARY LINE OF SAID LOT 6 AND THE WEST BOUNDARY LINE OF LOT 7 OF THE AFORESAID CRESTVIEW ACRES;

THENCE, SOUTH 00°02'25"EAST, WITH SAID COMMON LINE, AT 41.66 FEET PASSING A POINT FOR THE COMMON SOUTHWEST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF THE AFORESAID LOT 6, CRESTVIEW ACRES, CONTINUING WITH THE COMMON EAST BOUNDARY LINE OF SAID LOT 6, OAKRIDGE ADDITION AND THE WEST BOUNDARY LINE OF SAID LOT 6, CRESTVIEW ACRES, IN ALL A DISTANCE OF 181.37 FEET TO A 1" IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 12.50 ACRE TRACT, THE SOUTHWEST CORNER OF SAID LOT 6, CRESTVIEW ACRES AND THE NORTHWEST CORNER OF THE AFORESAID LOT 5R;

THENCE, NORTH 89°58'06"EAST, WITH THE COMMON NORTH BOUNDARY LINE OF SAID LOT 5R AND THE SOUTH BOUNDARY LINE OF SAID LOT 6, CRESTVIEW ACRES, A DISTANCE OF 252.97 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 12.50 ACRES OR 544,500 SQUARE FEET OF LAND.

OWNER'S DEDICATION

STATE OF TEXAS )  
COUNTY OF PARKER )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GS HUDSON OAKS JV, LLC BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 2R AND 5R, BLOCK 1, OAKRIDGE ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, AND I (WE) DO HEREBY DEDICATE THE RIGHTS-OF-WAY, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

THERE ARE NO LIENS AGAINST THE PROPERTY.

WITNESS MY (OUR) HAND(S) AT HUDSON OAKS, PARKER COUNTY, TEXAS THIS THE 19 DAY OF January, 2022.

GS HUDSON OAKS OWNER, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: GS HUDSON OAKS JV, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS SOLE MEMBER

BY: GS HUDSON OAKS MANAGER, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: JR Thulin  
NAME: JR Thulin  
TITLE: Vice President

STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JR THULIN, OF GS HUDSON OAKS JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 19 DAY OF January, 2022.

Leslie Larson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10 05 2022



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202203428  
01/27/2022 10:32 AM  
Fee: 85.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

FINAL PLAT  
LOT 2R & 5R, BLOCK 1  
OAKRIDGE ADDITION

BEING A 12.50 ACRE TRACT OF LAND SITUATED IN THE DAVID EDDLEMAN SURVEY, ABSTRACT NO. 440 & THE J C RIDER SURVEY, ABSTRACT NO. 2503

BEING A REPLAT OF ALL OF LOTS 2, 3, 4, 5 & A PORTION OF LOTS 1 & 6, BLOCK 1, OAKRIDGE ADDITION AS SHOWN ON PLAT VOL. 263, PG. 626, PRPCT, ALL OF LOTS 1, 2, 3 & A PORTION OF LOT 4, BLOCK 1, CRESTVIEW ACRES FIRST FILING AS SHOWN ON PLAT VOL. 278, PG. 643, ALL OF LOT 5R, BLOCK 1, CRESTVIEW ACRES FIRST FILING AS SHOWN ON PLAT CABINET D, SLIDE 506, OPRPCT AND ALL OF A CALLED 12.50 ACRE TRACT OF LAND DESCRIBED IN DEED TO GS HUDSON OAKS OWNER, LLC, AS RECORDED IN

DOC. NO. D202147103, OPRPCT  
CITY OF HUDSON OAKS  
PARKER COUNTY, TEXAS

JANUARY 2022

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning

tbpls registration number: f - 2759  
tbpls registration/license number: 10088000

519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

CONTACT:  
SHEET 4 OF 4

SURVEYOR'S CERTIFICATE

THIS IS TO STATE THAT I, TIMOTHY A. NOLD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Timothy A. Nold  
156 1/20/2022

TIMOTHY A. NOLD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5658

STATE OF TEXAS )  
COUNTY OF TARRANT )

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 20 DAY OF January, 2022.

Leslie Larson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-05-2022



DEVELOPER:

GREYSTAR  
600 E LAS COLINAS BLVD, SUITE 2100  
IRVING, TX 75039  
TEL: 214-451-5698  
EMAIL: jthulin@greystar.com  
CONTACT: JR THULIN

OWNER:

GS HUDSON OAKS OWNER, LLC  
600 E LAS COLINAS BLVD, SUITE 2100  
IRVING, TX 75039  
TEL: 214-451-5698  
EMAIL: jthulin@greystar.com  
CONTACT: JR THULIN

THIS PLAT IS RECORDED IN CABINET F SLIDE 153 DATE: 1/27/2022