

**BEARING BASE:**  
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

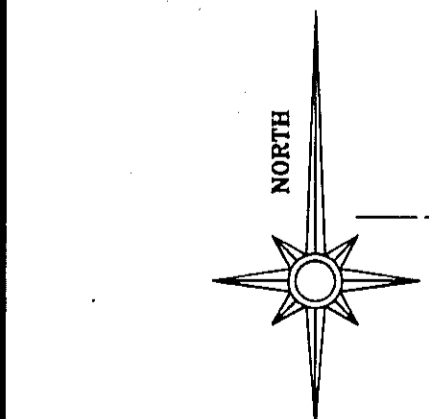
**FLOOD HAZARD STATEMENT:**  
THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.

MAP NUMBER: 48113C0345 J  
DATE: AUGUST 23, 2001

PREPARED BY:  
**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
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P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
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OWNER LOT 5R & 7:  
CITY OF HUDSON OAKS  
150 NORTH OAKRIDGE DR.  
HUDSON OAKS, TX 76087  
817-596-8829  
817-374-3103 (FAX)

OWNER LOT 6:  
WG-HUDSON OAKS 07, L.P.  
1618 ROGERS RD  
FORT WORTH, TX 76107  
817-336-2301  
817-335-2875 (FAX)



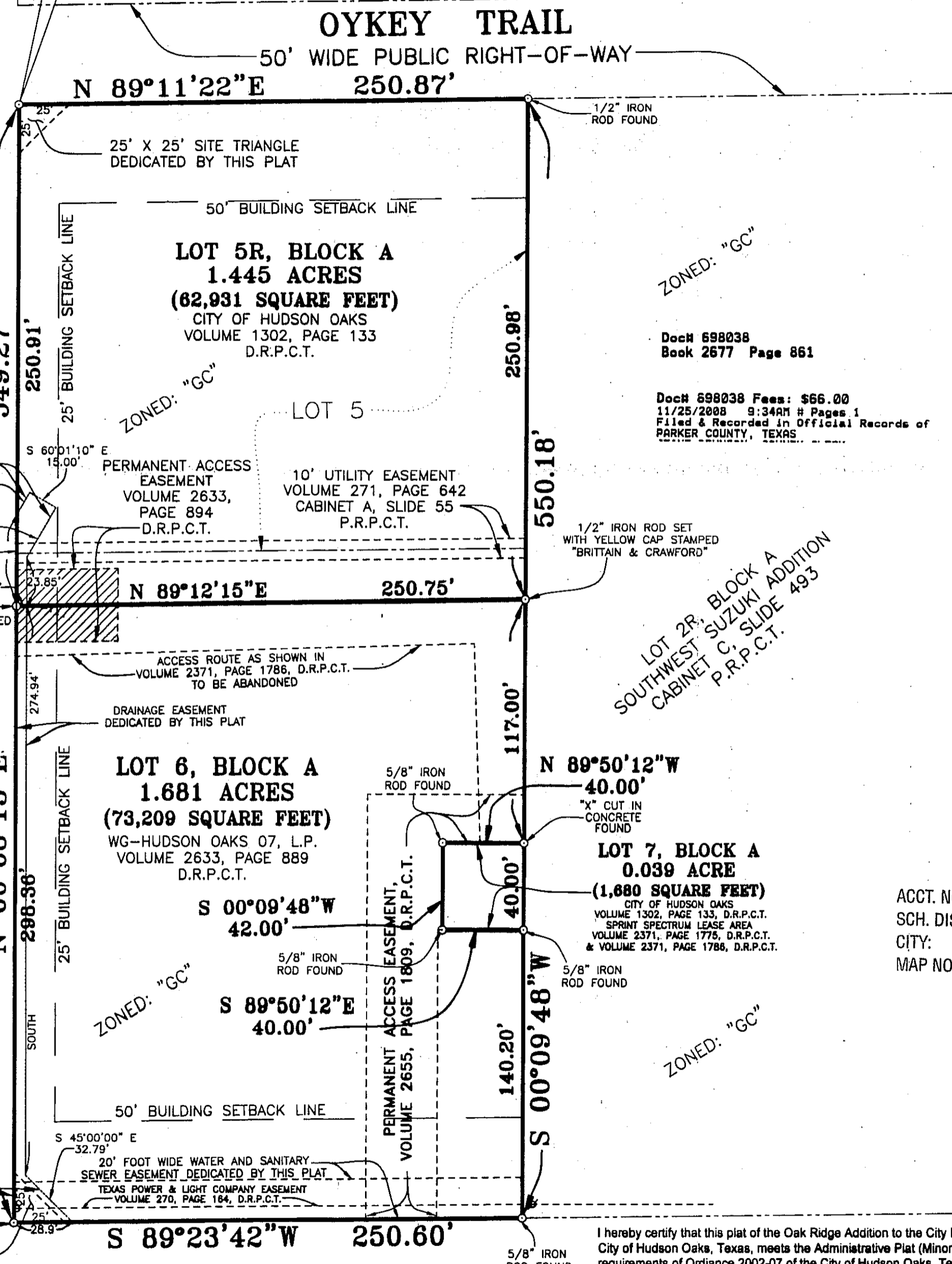
50 0 50 100 150  
GRAPHIC SCALE - FEET

**NOTE**

Any development upon any lot, parcel, tract or replat of the land herein being platted is subject to all subdivision (and zoning, if in City Limits) regulations of the City of Hudson Oaks including, but not limited to, provisions for drainage and storm water control, water well control and sanitary sewer control including any required accompanying easements and appurtenances. Also, before construction or digging, please contact the City of Hudson Oaks, the proper utility company, and/or 1-800-DIG-TESS for locates on existing utility lines.

C755

**POINT OF BEGINNING**  
5/8" IRON ROD FOUND



**FORT WORTH HIGHWAY**  
(U. S. HIGHWAY No. 180)  
162' WIDE PUBLIC RIGHT-OF-WAY

I hereby certify that this plat of the Oak Ridge Addition to the City Limits of the City of Hudson Oaks, Texas, meets the Administrative Plat (Minor Replat) requirements of Ordinance 2002-07 of the City of Hudson Oaks, Texas and the Texas Local Government Code section 212.0065 and is hereby approved by the City Administrator and the City Engineer of the City of Hudson Oaks, Texas on the 24 day of October, 2008.

*[Signature]*  
CITY ADMINISTRATOR  
*[Signature]*  
CITY ENGINEER

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, THE CITY OF HUDSON OAKS and WG-HUDSON OAKS, 07 L.P., acting by and through the undersigned their duly authorized agents, are the sole owners of two tracts of land situated in the DAVID EDDLEMAN SURVEY, Abstract No. 440, Parker County, Texas, according to the deed recorded in Volume 1302, Page 133 and Volume 2633, Page 889 of the Deed Records of Parker County, Texas, and more particularly described as follows:

**LEGAL DESCRIPTION**

BEING 3.165 acres of land comprised of all of Lot 5, Block A, OAK RIDGE ADDITION, a portion of the South 275 feet of Block A, OAK RIDGE ADDITION, an addition to the City of Hudson Oaks, according to the plat recorded in Volume 271, Page 642 and Cabinet "A", Slide 55 of the Plat Records of Parker County, Texas, and including a portion of Highway Boulevard (a former 50 foot wide right-of-way, abandoned and closed by the Commissioners Court of Parker County, Texas, by Volume 1304, Page 1217 of the Deed Records of Parker County, Texas, and Quitclaimed by the City of Hudson Oaks by the Quitclaim deed recorded in Volume 1294, Page 1128 of the Deed Records of Parker County, Texas, and being vacated, abandoned, and quitclaimed by City Ordinance No. 2008-03, as recorded in volume 2633, page 882 of the deed records of Parker County, Texas. Said 3.165 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the Northwest corner of said Lot 5, Block A, and the Northwest corner of said City of Hudson Oaks Tract. Said POINT OF BEGINNING, lying at the intersection of the East right-of-way line of North Oakridge Drive (an 80 foot wide public right-of-way), with the South right-of-way line of Oykey Trail (a 50 foot wide public right-of-way);

THENCE N 89° 11' 22" E 250.87 feet, to a 1/2" iron rod found at the Northeast corner of said City of Hudson Oaks Tract, and the Northwest corner of Lot 2R, Block A, Southwest Suzuki Addition, an addition to the City of Hudson Oaks, according to the plat recorded in Cabinet C, Slide 493 of the Plat Records of Parker County, Texas;

THENCE S 00° 09' 48" W 550.18 feet, to a 5/8" iron rod found at the Southeast corner of said City of Hudson Oaks Tract, and the Southwest corner of said Lot 2R, Block A, Southwest Suzuki Addition, lying in the North right-of-way line of Fort Worth Highway (US Highway No. 180, a 162 foot wide public right-of-way);

THENCE S 89° 23' 42" W 250.60 feet, to a 3/8" iron rod found at the Southwest corner of said City of Hudson Oaks Tract, and lying at the intersection of the North right-of-way line of said Fort Worth Highway, with the East right-of-way line of the aforesaid North Oakridge Drive;

THENCE N 00° 08' 13" E 549.27 feet, along the East right-of-way line of said North Oakridge Drive, and the West boundary line of said City of Hudson Oaks Tract, to the POINT OF BEGINNING, containing 3.165 acres (137,967 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE CITY OF HUDSON OAKS, and WG-HUDSON OAKS 07, L.P., acting by and through the undersigned their duly authorized agent, do hereby adopt this plat designating the hereinabove described real property as Lots 5R, 6, and 7, Block A, OAK RIDGE ADDITION, to the City of Hudson Oaks, Parker County, Texas and it do hereby dedicate to the public use forever the streets, (alleys, parks) and easements shown hereon.

WITNESS MY HAND at \_\_\_\_\_ Parker County, Texas, this the 14th day of Oct, 2008.

CITY OF HUDSON OAK

*[Signature]*  
PAT DEEN, MAYOR

WG-HUDSON OAKS 07, L.P., a Texas limited partnership

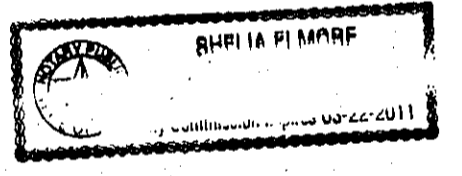
By: The 6000 Camp Bowie, Inc., a Texas Corporation  
General Partner  
*[Signature]*  
MELISSA H. HUFFMAN, Vice President

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a notary public, in the State of Texas, on this day personally appeared PAT DEEN, 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 expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of Oct, 2008.

*[Signature]*  
Notary Public, Parker County, Texas  
My Commission Expires on: \_\_\_\_\_

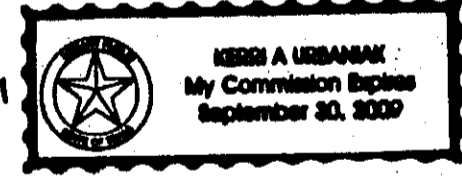


STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a notary public, in the State of Texas, on this day personally appeared MELISSA H. HUFFMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of Oct, 2008.

*[Signature]*  
Notary Public, Parker County, Texas  
My Commission Expires on: 9/29/2009



ACCT. NO.: 15820  
SCH. DIST.: WE  
CITY: HO  
MAP NO.: J.15

**SURVEYOR'S CERTIFICATION**

This is to certify that I, Chris L. Blevins, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

*[Signature]*  
CHRIS L. BLEVINS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 5792



MINOR REPLAT  
**LOTS 5R, 6 & 7, BLOCK A,  
OAK RIDGE ADDITION**  
AN ADDITION TO THE CITY OF  
HUDSON OAKS, PARKER COUNTY, TEXAS  
BEING 3.165 ACRES OF LAND  
LOCATED IN THE  
DAVID EDDLEMAN SURVEY, ABSTRACT No. 440  
PARKER COUNTY, TEXAS

3 LOTS, ZONED GENERAL COMMERCIAL "GC"  
PREPARED: APRIL 23, 2008  
REVISED: AUGUST 07, 2008

LOT TABLE			
LOT #	ACRES	SQ.FT.	ZONING
LOT 5R	1.445	62,931	"GC"
LOT 6	1.681	73,209	"GC"
LOT 7	0.039	1,680	"GC"