

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
CI	350.00'	101.38'	N 82°19'12" W	101.03'

201918557 PLAT Total Pages: 1

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, CITY OF HUDSON OAKS, A TEXAS MUNICIPAL CORPORATION, BEING THE SOLE OWNER(S) OF A 3.27 ACRES TRACT OF LAND, BEING ALL OF THOSE CERTAIN LOTS 9 AND 10, OAKRIDGE ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN VOLUME 263, PAGE 627, DEED RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF DOC. NO. 201628387 AND A PORTION OF THAT CERTAIN TRACT AS RECORDED IN DOC. NO. 201809048 OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GASS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, (GRID)

BEGINNING AT A FOUND 1/2" IRON ROD IN THE NORTH LINE OF INSPIRATION DRIVE, AT THE SOUTHWEST CORNER OF SAID LOT 10, BEING THE SOUTHWEST CORNER OF LOT 10 OF SAID OAKRIDGE ADDITION, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 00°36'24" W 350.14 FEET ALONG THE COMMON LINE OF SAID LOTS 10 AND 11 TO A FOUND 1/2" CAPPED IRON ROD AT THE NORTH COMMON CORNER OF SAID LOTS 10 AND 11 IN THE SOUTH LINE OF LOT 1 LAKESHORE HILLS ESTATES, V. 276, P. 637, D.R.P.C.T., FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°33'13" E 398.37 FEET ALONG THE SOUTH LINE OF SAID LAKESHORE HILLS ESTATES, TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) IN THE SOUTH LINE OF LOT 3 OF SAID LAKESHORE HILLS ESTATES, BEING THE NORTHEAST CORNER OF SAID LOT 9 AND THE NORTHWEST CORNER OF LOT 8 OF SAID OAKRIDGE ADDITION, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°50'57" E 364.04 FEET ALONG THE COMMON LINE OF SAID LOTS 8 AND 9 TO A FOUND 3/8" IRON ROD IN THE NORTH LINE OF SAID INSPIRATION DRIVE, AT THE SOUTHWEST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF SAID LOT 9, FOR THE SOUTHWEST CORNER OF THIS TRACT, BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND WHOSE CHORD BEARS N 82°19'12" W 101.03 FEET

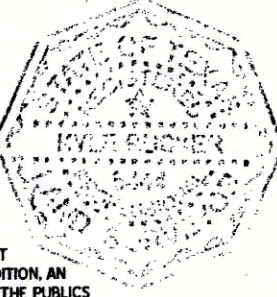
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 101.38 FEET, AND ALONG THE NORTH LINE OF SAID INSPIRATION DRIVE TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 89°28'44" W 299.93 FEET ALONG THE NORTH LINE OF SAID INSPIRATION DRIVE TO THE POINT OF BEGINNING.

**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

*Kyle Rucker*  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444  
TEXAS SURVEYING, INC., 104 S. WALNUT ST., WEATHERFORD, TX, 76086.  
JN030338P - JUNE 2019



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CITY OF HUDSON OAKS, A TEXAS MUNICIPAL CORPORATION, DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 9R AND 10R, OAKRIDGE ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON.

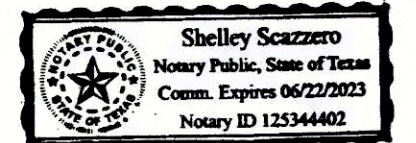
*Patrick Lawler*  
OWNER/DEVELOPER  
7/23/19  
DATE

STATE OF TEXAS  
COUNTY OF PARKER

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

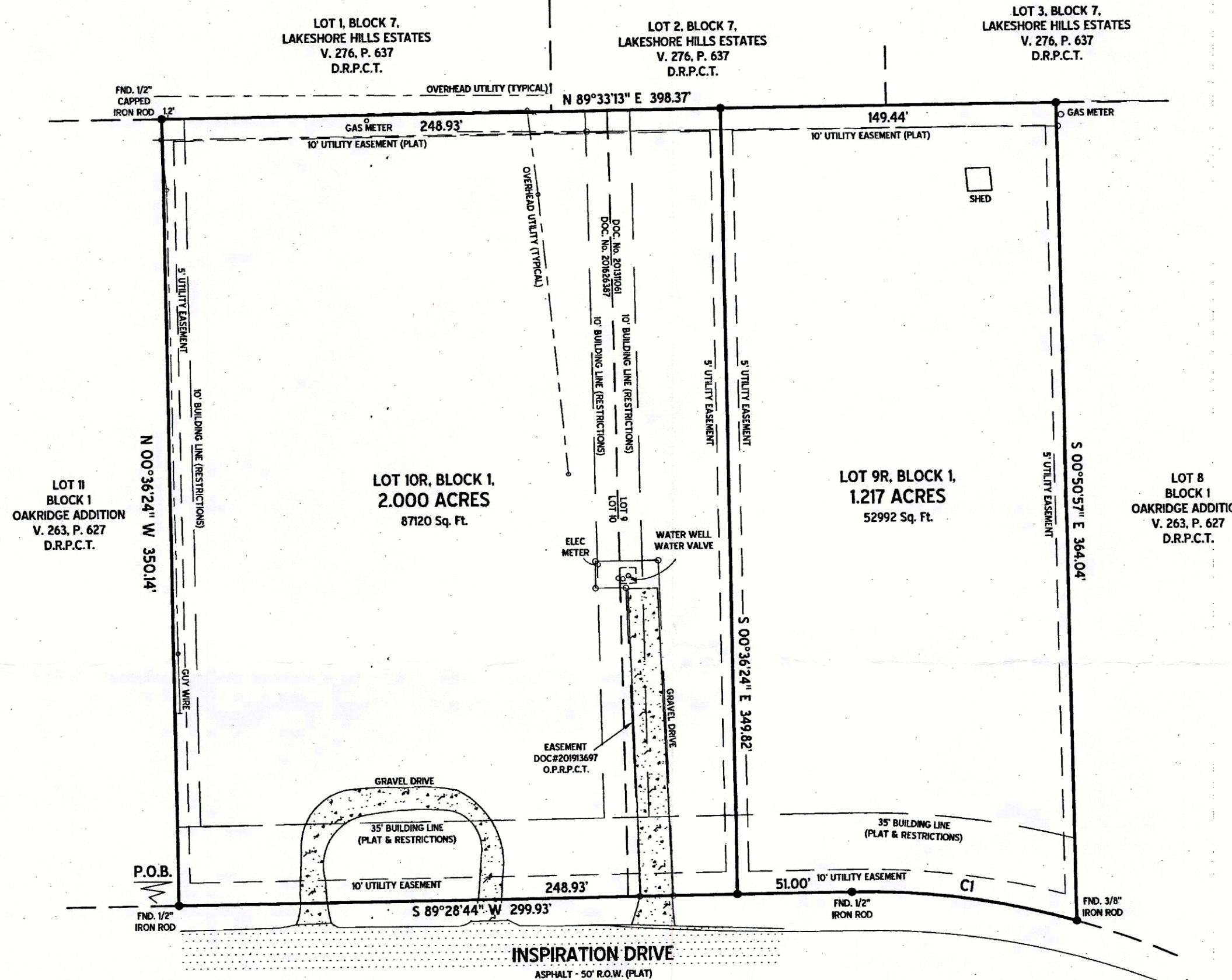
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 23 DAY OF July, 2019.

*Shelley Scazzero*  
NOTARY PUBLIC AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 06/22/2023



**NOTES**

1. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
2. PARKER COUNTY AND THE PARKER COUNTY COMMISSIONER'S COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.
3. ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.
4. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
5. 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.
6. 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.
7. THE CURRENT AND/OR FUTURE OWNERS OF ANY PORTION OF THIS SUBDIVISION, WITH THIS PLAT PRESENTS, A WAIVER OF CLAIM FOR DAMAGES AGAINST THE CITY OF HUDSON OAKS 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.
8. THE PURPOSE OF THIS REPLAT IS TO RELOCATE THE COMMON PROPERTY LINE BETWEEN LOTS 9 AND 10 AS SHOWN HEREON.
9. IMPROVEMENTS SHOWN HEREON ARE EXISTING AS OF THE DATE OF THIS SURVEY.
10. BUILDING SET BACKS AND UTILITY EASEMENTS SUBJECT TO CURRENT ZONING DISTRICTS AS SET FORTH BY THE CURRENT CITY OF HUDSON OAKS ZONING ORDINANCES
11. THE CONSTRUCTION AND OPERATION OF UNDERGROUND PETROLEUM AND CHEMICAL STORAGE TANKS AND LIQUID TRANSMISSION PIPELINES, STOCK PENS, FEEDLOTS, DUMP GROUNDS, PRIVIES, CESSPOOLS, SEPTIC TANK OR SEWAGE TREATMENT DRAINFIELDS, IMPROPERLY CONSTRUCTED WATER WELLS OF ANY DEPTH, AND ALL OTHER CONSTRUCTION OR OPERATION THAT COULD CREATE AN UNSANITARY CONDITION WITHIN, UPON, OR ACROSS THE PROPERTY ARE PROHIBITED WITHIN 150 FEET OF THE PUBLIC WATER SUPPLY WELL. THE CONSTRUCTION OF TILE OR CONCRETE SANITARY SEWERS, SEWER APPURTENANCES, SEPTIC TANKS, STORM SEWERS, FARMING, RANCHING, LIVESTOCK, AND CEMETERIES IS SPECIFICALLY PROHIBITED WITHIN A 50-FOOT RADIUS OF THE PUBLIC WATER SUPPLY WELL. THE CONSTRUCTION OF HOMES OR BUILDINGS IS PERMITTED WITHIN ONE HUNDRED AND FIFTY FEET OF THE PUBLIC WATER SUPPLY WELL AS LONG AS IT DOES NOT CREATE AN UNSANITARY CONDITION.



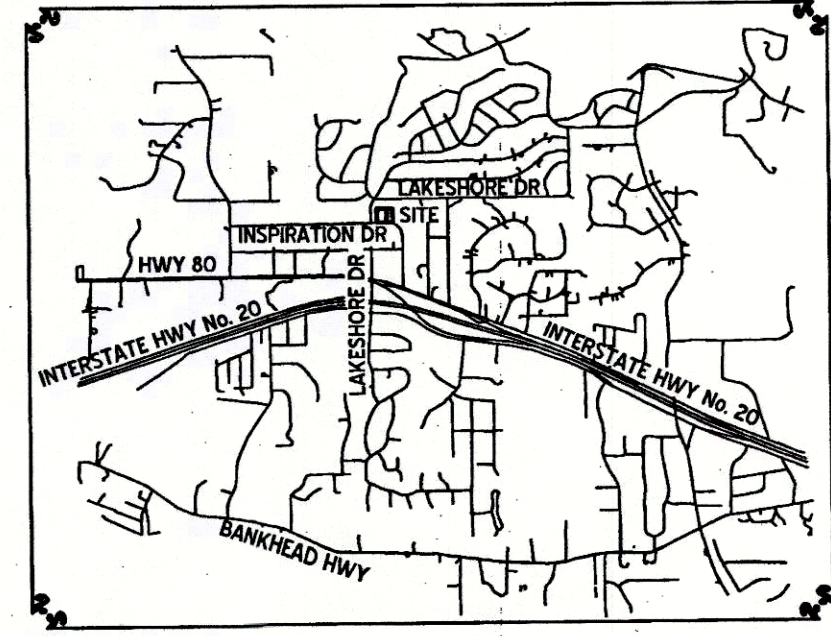
AT THE TIME OF THIS PLAT, THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.  
MAP NUMBER: 48367C0300E  
DATE: SEPTEMBER 26, 2008

**SURVEYOR:**  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST.  
WEATHERFORD, TX, 76086  
817-594-0400  
Info@txsurveying.com

**OWNER/DEVELOPER:**  
CITY OF HUDSON OAKS  
210 HUDSON OAKS  
HUDSON OAKS, TX 76087

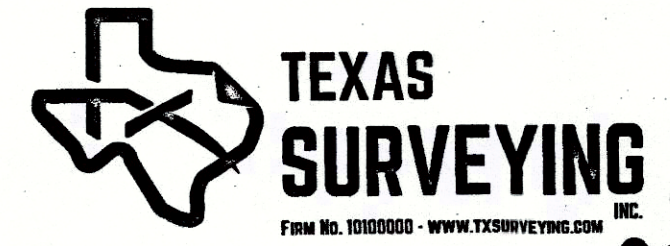
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
201918557  
07/24/2019 08:33 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

APPROVED BY THE CITY OF HUDSON OAKS  
*Patrick Lawler* 7/23/19  
CITY ADMINISTRATOR DATE  
*Shelley Scazzero* 7/23/19  
CITY SECRETARY DATE



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

**LOTS 9R AND 10R, BLOCK 1, OAKRIDGE ADDITION**  
BEING A 3.217 ACRES TRACT OF LAND; BEING A REPLAT OF THOSE CERTAIN LOTS 9 AND 10, BLOCK 1, OAKRIDGE ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS  
JULY 2019



PLAT CAB. E, SLIDE 339

15820.001.010.00 15820.001.007.10