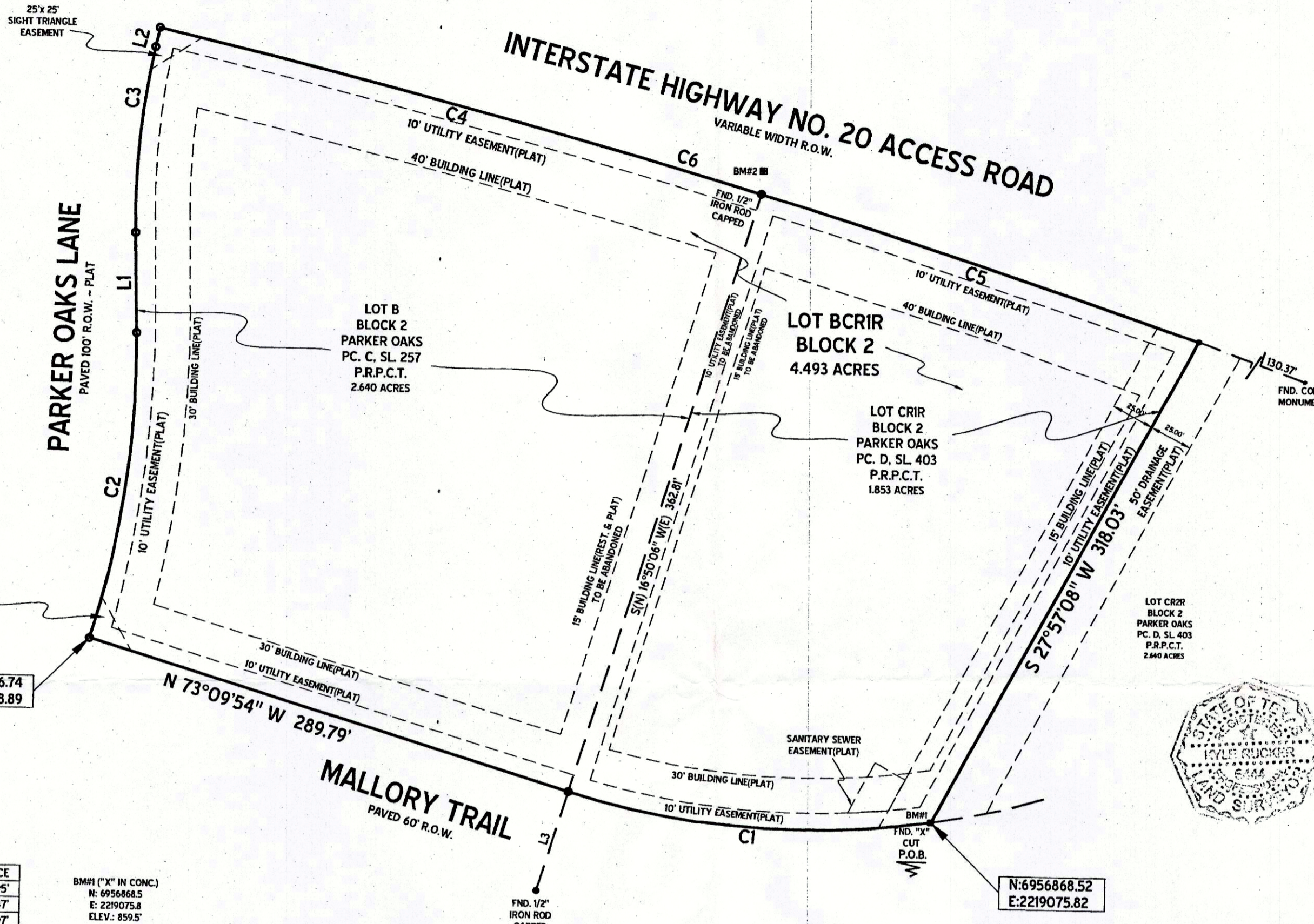


NOTES

1. THESE LOTS ARE CURRENTLY ZONED GENERAL COMMERCIAL.
2. 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.
3. PARKER COUNTY AND THE PARKER COUNTY COMMISSIONER'S COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.
4. ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.
5. 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.
6. 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.
7. 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.
8. 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.
9. THE PURPOSE OF THIS REPLAT IS TO COMBINE THE TWO SUBJECT LOTS INTO 1 AND REMOVE THE ORIGINAL SETBACKS AND UTILITY EASEMENTS AS SHOWN.
10. IMPROVEMENTS SHOWN HEREON ARE EXISTING AS OF THE DATE OF THIS SURVEY.
11. NORTHINGS AND EASTINGS SHOWN HEREON ARE CORRELATED TO TEXAS STATE PLANE NAD83, NORTH CENTRAL ZONE 4202.
12. THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.



LINE	BEARING	DISTANCE
L1	N 01°41'06" W	57.95'
L2	N 12°03'59" E	11.47'
L3	S 16°50'06" W	59.97'

BM#1 ("X" IN CONC.)
 N: 6956868.5
 E: 2219075.8
 ELEV.: 859.5'

BM#2 (FND. 1/2" IRON ROD)
 N: 6957243.3
 E: 2218972.3
 ELEV.: 978.8'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	470.00'	211.84'	210.05'	N 86°05'52" W	25°49'26"
C2	550.00'	178.87'	178.08'	N 07°37'55" E	18°38'01"
C3	450.00'	108.00'	107.74'	N 05°11'26" E	13°45'03"
C4	5578.58'	359.76'	359.70'	S 75°34'25" E	3°41'42"
C5	5578.58'	266.09'	266.06'	S 72°21'38" E	2°43'59"
C6	5578.58'	625.85'	625.52'	S 74°12'27" E	6°25'35"

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201821229
 08/22/2018 11:20 AM
 Fee: 78.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

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

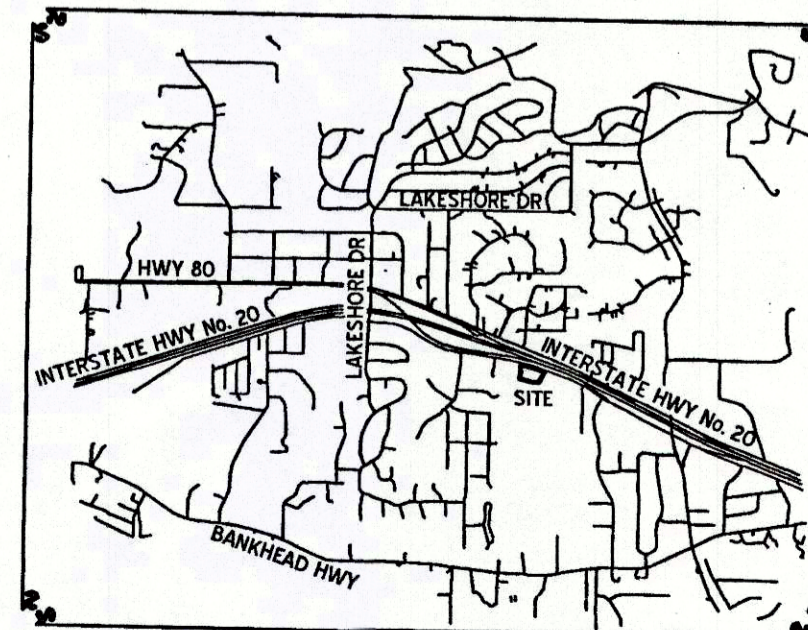
OWNER/DEVELOPER:
 COMO PARKER ESTATES, LLC
 6644 WHISPERING WOODS CT.
 PLANO, TEXAS 75024
 214-543-6425
 bbaker@team.txdlink.com

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

APPROVED BY THE CITY OF HUDSON OAKS

Shelly Sargeant 8/20/18
 CITY ADMINISTRATOR
Shelly Sargeant 8/20/18
 CITY SECRETARY



STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, COMO PARKER ESTATES, LLC & PARKER OAKS, LP, BEING THE SOLE OWNER(S) OF A 4.493 ACRES TRACT OF LAND BEING ALL OF THOSE CERTAIN LOTS B & CRIR, BLOCK 2, PARKER OAKS, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, ACCORDING TO THE PLATS AS RECORDED IN PLAT CABINET C, SLIDE 257, PLAT RECORDS, PARKER COUNTY, TEXAS AND PLAT CABINET D, SLIDE 403, PLAT RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "X CUT" IN CONCRETE IN THE NORTH LINE OF MALLORY TRAIL (A PAVED 60' RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID "X CUT" BEING THE SOUTHEAST CORNER OF LOT CRIR, BLOCK 2, PARKER OAKS, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 403, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID "X CUT" ALSO BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 470.00 FEET AND A CHORD WHICH BEARS N 86°05'52" W 210.05 FEET.

THENCE ALONG THE NORTH LINE OF SAID MALLORY TRAIL AND CURVE TO THE RIGHT AN ARC DISTANCE OF 211.84 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE N 73°09'54" W 289.79 FEET ALONG THE NORTH LINE OF SAID MALLORY TRAIL TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) AT THE INTERSECTION OF THE NORTH LINE OF SAID MALLORY TRAIL AND THE EAST RIGHT-OF-WAY OF PARKER OAKS LANE (A PAVED 100' RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID IRON ROD BEING IN A CURVE TO LEFT WITH A RADIUS OF 550.00 FEET AND A CHORD WHICH BEARS N 07°37'55" E 178.08 FEET.

THENCE ALONG THE EAST LINE OF SAID PARKER OAKS LANE AND CURVE TO THE LEFT AN ARC DISTANCE OF 178.87 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE N 01°41'06" W 57.95 FEET ALONG THE EAST LINE OF SAID PARKER OAKS LANE TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) AT THE INTERSECTION OF THE EAST LINE OF SAID PARKER OAKS LANE AND THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 20 ACCESS ROAD (A PAVED VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF THIS TRACT, SAID IRON ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 450.00 FEET AND A CHORD WHICH BEARS N 05°11'26" E 13°45'03" FEET.

THENCE ALONG THE SOUTH LINE OF SAID INTERSTATE HIGHWAY NO. 20 ACCESS ROAD AND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 625.85 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 27°57'08" W 318.03 FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID)

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT 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.
 JN61027P - MAY 2008

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT COMO PARKER ESTATES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT BCRIR, BLOCK 2, PARKER OAKS, 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.

William H. Baker 8-7-18
 COMO PARKER ESTATES, LLC. DATE
 PRESIDING MEMBER

STATE OF TEXAS
 County of Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *William H. Baker* 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 7 DAY of August, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 7/15/20

JOSHUA J. ANDERSON
 Notary Public, State of Texas
 Comm. Expires 07-15-2020
 Notary ID 130741161

ACCT. NO.: 16055
 SCH. DIST.: WE
 CITY: J-15
 MAP NO.: South

FINAL PLAT
LOT BCRIR, BLOCK 2, PARKER OAKS
 BEING A 4.493 ACRES REPLAT OF LOT B, BLOCK 2, PARKER OAKS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET C, SLIDE 257, AND LOT CRIR, BLOCK 2, PARKER OAKS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 403, PLAT RECORDS, PARKER COUNTY, TEXAS
 JUNE 2018

TEXAS SURVEYING
 INC.
 FIRM NO. 10100000 - WWW.TXSURVEYING.COM

E 142

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