

FLOOD NOTE

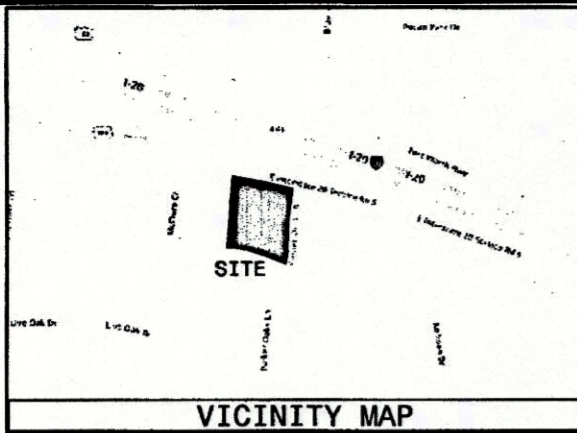
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, AND INCORPORATED AREAS, ACCORDING TO COMMUNITY PANEL NUMBER 48367C0300E, MAP REVISED SEPTEMBER 26, 2008

OWNER

COMO PARKER ESTATES, LLC.
95 PARKER OAKS LANE
HUDSON OAKS, TEXAS, 76087
855-698-5465

SURVEYOR

BRITTAIN & CRAWFORD, LLC.
3908 SOUTH FREEWAY
FORT WORTH, TEXAS, 76110
817-926-0211



201921814 PLAT Total Pages: 1

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926-0211 - FAX 817-926-4347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: info@brittain-crawford.com
Firm Certification #10019000

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, COMO PARKER ESTATES, LLC., acting by and through the undersigned, their duly authorized agent, is the sole owner of a tract of land situated in the J.C. RIDER SURVEY, Abstract No. 2503, County of Parker, according to the deed recorded in County Clerk's File No. 201916422, Deed Records, Parker County, Texas, and more particularly described as follows:

LEGAL DESCRIPTION

BEING 3.243 acres of land located in the J.C. RIDER SURVEY, Abstract No. 2503, Hudson Oaks, Parker County, Texas, and being all of Lot A, Block 1, Parker Oaks, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Cabinet A, Slide 257, of the Plat Records of Parker County, Texas, conveyed to Como Parker Estates, LLC, by the deed recorded in County Clerk's File No. 201916422, of the Deed Records of Parker County, Texas, and a 30-foot wide strip of land formerly dedicated as Mallory Trail on the aforesaid Plat of Lot A, Block 1, Parker Oaks, being vacated by Hudson Oaks City Ordinance No. 2019-09, and said 30-foot wide strip of land subsequently conveyed to Como Parker Estates, LLC, by the deed recorded in County Clerk's File No. 201920023, of the Deed Records of Parker County, Texas. Said 3.243 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 aforesaid Lot A, Block 1, and said POINT OF BEGINNING also lying in the South right-of-way line of Interstate Highway No. 20;

THENCE SOUTHEASTERLY 407.32 feet, along the South right-of-way line of said Interstate Highway No. 20 and the North boundary line of said Lot A, with a curve to the right, having a radius of 5678.58 feet, a central angle of 04° 11' 00", and a chord bearing S 80° 33' 12" E 407.23 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northeast corner of said Lot A, Block 1, also lying at the intersection of the West right-of-way line of Parker Oaks Lane (a 100 foot wide public right-of-way);

THENCE along the East boundary line of said Lot A and the West right-of-way line of said Parker Oaks Lane, as follows:

- 1. S 12° 04' 20" W 11.47 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the left;
2. SOUTHERLY 132.00 feet, along said curve to the left, having a radius of 550.00 feet, a central angle of 13° 49' 04", and a chord bearing S 05° 14' 48" W 131.68 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the end of said curve;
3. S 01° 40' 44" E 57.95 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the right;
4. SOUTHERLY 146.55 feet, along said curve to the right, having a radius of 450.00 feet, a central angle of 18° 39' 34", and a chord bearing S 07° 39' 03" W 145.90 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the original Southeast corner of said Lot A, lying in the former North right-of-way line of aforesaid Mallory Trail;

THENCE S 01° 37' 01" W 31.09 feet, continuing along the West right-of-way line of said Parker Oaks Lane, to a 1/2" iron rod marked "Brittain & Crawford" set at the intersection of the centerline of aforesaid Mallory Trail;

THENCE along the centerline of said Mallory Trail, as follows:

- 1. N 73° 10' 32" W 157.68 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the left;
2. NORTHWESTERLY 221.02 feet, along said curve to the left, having a radius of 800.00 feet, a central angle of 15° 47' 14", and a chord bearing N 81° 05' 25" W 220.32 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the end of said curve, lying in the East boundary line of Block 2, Green Oaks Estates, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Volume 359A, Page 58, of the Plat Records of Parker County, Texas;

THENCE N 00° 01' 47" W 363.04 feet, along the East boundary line of said Block 2, Green Oaks Estates and the West boundary line of aforesaid Lot A, Block 1, Parker Oaks, to the POINT OF BEGINNING containing 3.243 acres (141,303 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That COMO PARKER ESTATES, LLC, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as LOT A-R, BLOCK 1, PARKER OAKS, 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.

WITNESS MY (OUR) HAND(S) at Hudson Oaks, Parker County, Texas, this 20th day of August, 2019.

COMO PARKER ESTATES, LLC

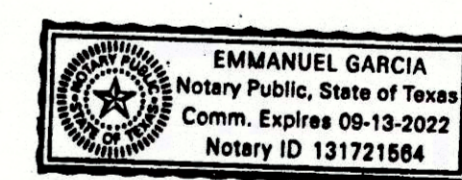
William Baker
By: WILLIAM BAKER, CEO

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM BAKER, CEO, of Como Parker Estates, LLC, a corporation known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said corporation.

Given upon my hand and seal of office this 20th day of August, 2019.

Emmanuel Garcia
Notary Public in and for the State of Texas
My Commission Expires: 9-13-22



STATE OF TEXAS
COUNTY OF PARKER

THIS is to certify that I, JAMES L. BRITTAIN, a Registered Professional Land Surveyor of the State of Texas, have plotted 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.

James L. Brittain
Registered Professional
Land Surveyor
State of Texas No. 1674
Date: 8-12-19



REPLAT
LOT A-R, BLOCK 1
PARKER OAKS

BEING A REPLAT OF LOT A, BLOCK 1, AND A PORTION OF THE VACATED RIGHT-OF-WAY OF MALLORY TRAIL, PARKER OAKS, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 257, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.
3.243 ACRES / 141,303 SQ.FT.

PREPARED: JULY, 2019

(DOC) H:\SA\PARKER\K\PARKER\REPLAT LOT A-R BLK 1-7-22-2019.DWG SIN.FIN.=

- 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 COMMISSIONERS COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.
3. ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED BRITTAIN & CRAWFORD) UNLESS OTHERWISE NOTED.
4. 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.
5. 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.
6. 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.
7. THE PURPOSE OF THIS REPLAT IS TO INCORPORATE THE VACATED RIGHT-OF-WAY OF MALLORY TRAIL INTO LOT A, BLOCK 1.
8. IMPROVEMENTS SHOWN HEREON ARE EXISTING AS OF THE DATE OF THIS SURVEY.
9. BUILDING SET BACKS AND UTILITY EASEMENTS SUBJECT TO CURRENT ZONING DISTRICTS AS SET FORTH BY THE CURRENT CITY OF HUDSON OAKS ZONING ORDINANCES.
10. THE CONSTRUCTION AND OPERATION OF UNDERGROUND PETROLEUM AND CHEMICAL STORAGE TANKS AND LIQUID TRANSMISSION PIPELINES, STOCK PENS, FEEDLOTS, DUMP GROUNDS, PILES, 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.

RED OAK COURT

INTERSTATE HIGHWAY No. 20
VARIABLE WIDTH HIGHWAY RIGHT-OF-WAY
EAST BOUND SERVICE ROAD

LOT A-R, BLOCK 1
3.243 ACRES / 141,303 SQ.FT.

PARKER OAKS LANE

Delta = 04°11'00"
R = 5578.58'
L = 407.32'
LC = S 80°33'12"E
407.23'

Delta = 13°45'04"
R = 550.00'
L = 132.00'
LC = S 05°11'48"W
131.68'

Delta = 18°39'34"
R = 450.00'
L = 146.55'
LC = S 07°39'03"W
145.90'

Delta = 15°49'14"
R = 800.00'
L = 221.02'
LC = N 81°05'25"W
220.32'

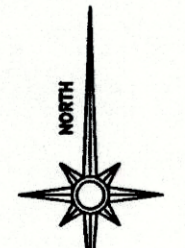
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle

201921814
08/22/2019 10:36 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CAB. E SLIDE 356

APPROVED BY THE CITY OF HUDSON OAKS
CITY ADMINISTRATOR: DATE
8-13-19
CITY SECRETARY: DATE
8-13-19
for Shelley Scuzzero



SCALE 1" = 60'

BEARING BASIS NOTE
THE BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS (NAD 83) FOR THE TEXAS NORTH CENTRAL ZONE (4202) ESTABLISHED USING GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE SYSTEMS.

PROPERTY CORNER NOTE
1/2" IRON ROD SET WITH CAP MARKED "BRITTAIN & CRAWFORD"

16055
WJE
J-15
SWE

16055-001-00A-00 ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.: