

PC C-496

GRAPHIC SCALE

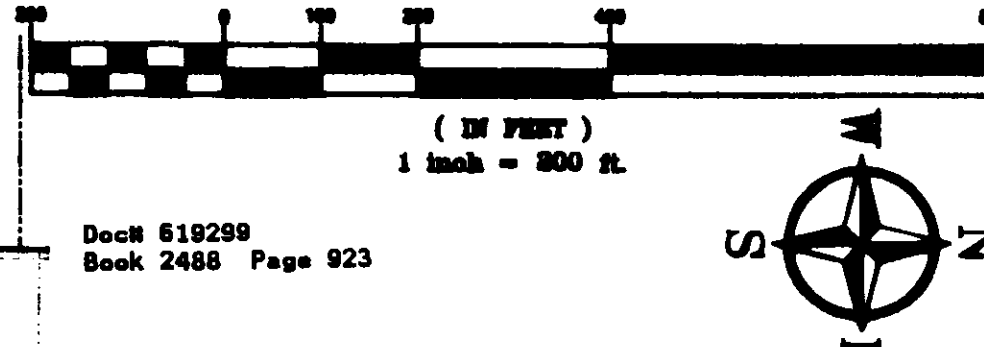
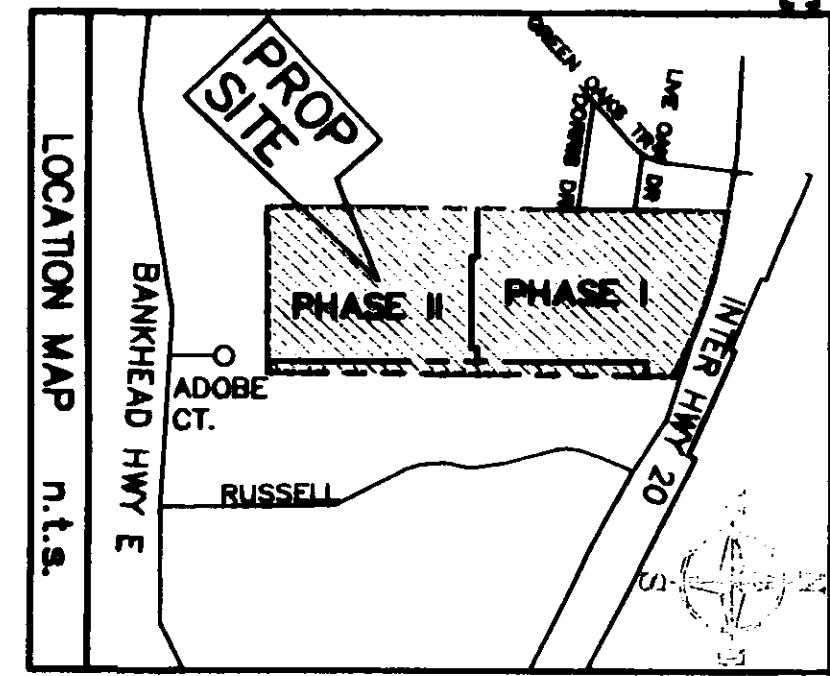


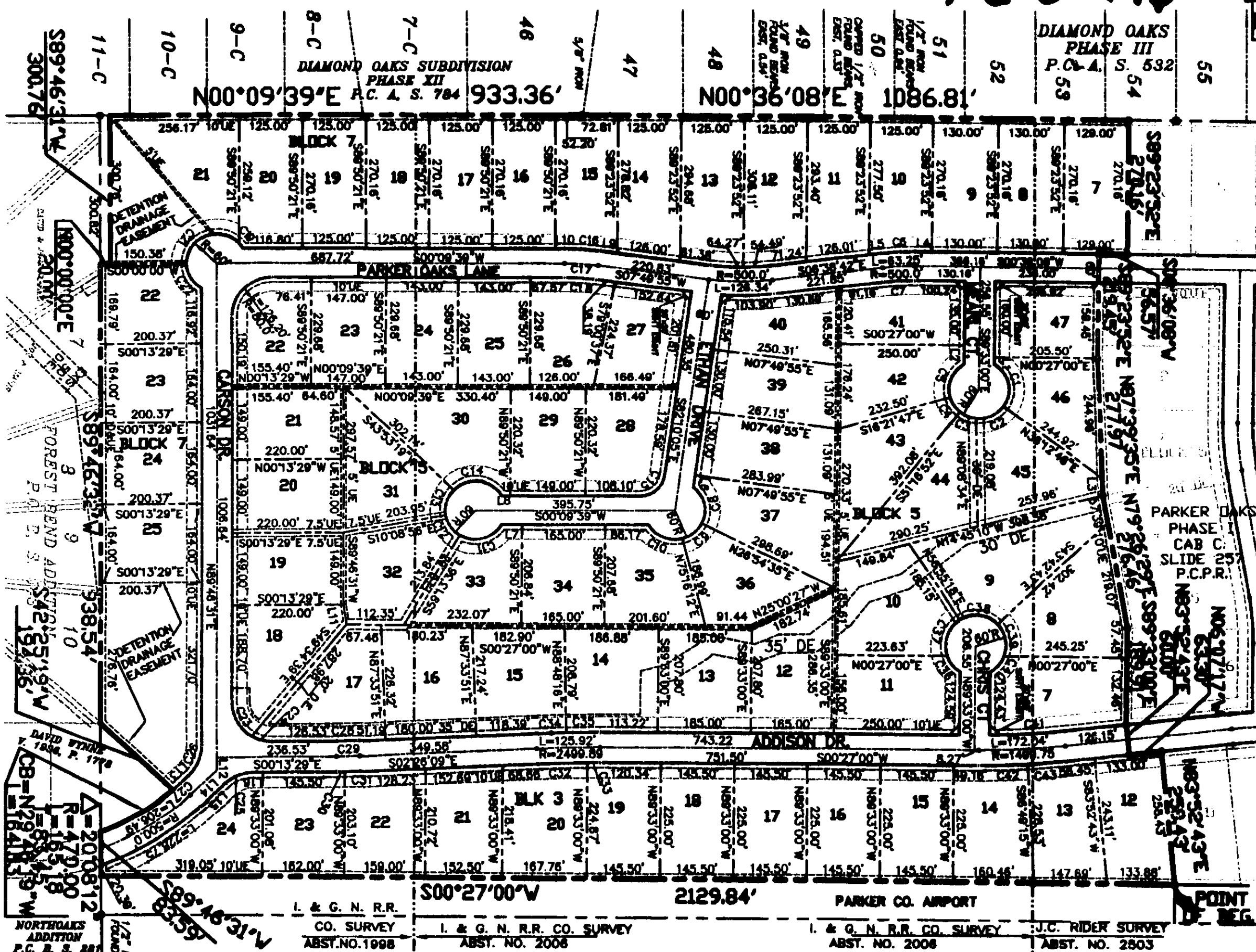
Table with columns: BLOCK NO., LOT NO., AREA, ZONING. Lists lots 3-24 for blocks 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT. Lists curves C1 through C22.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT. Lists curves C23 through C43.

Table with columns: BLOCK NO., LOT NO., AREA, ZONING. Lists lots 7-25 for blocks 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25.



- 1. 73 RESIDENTIAL LOTS
2. MINIMUM LOT WIDTH 100' - EXCEPT ALONG CULDESACS
3. MINIMUM LOT DEPTH 200' - EXCEPT AS SHOWN ON PLAT
4. MINIMUM LOT SIZE - .75 ACRES (32,670 sf)
5. BUILDING SETBACK LINES PER CITY ORDINANCE
6. WATER WILL BE CONNECTED TO THE CITY'S DISTRIBUTION SYSTEM
7. SANITARY SEWER WILL BE ON-SITE HOMEOWNER AERATION SYSTEMS
8. 1/2" IRON CAPPED "STEVENS SURVEYING" SET UPON COMPLETION OF CONSTRUCTION.
9. 10' UE ON BACK OF ALL LOTS OR AS NOTED ON PLAT.
10' UE ON STREET ROW ON FRONT OF ALL LOTS AS NOTED ON PLAT.

NOTES: 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.

OWNER: PARKER OAKS, L.P., 600 N PEARL, SUITE 1900 DALLAS TEXAS, 75201
DEVELOPER: HLM DEVELOPMENT COMPANY, L.L.C. PO BOX 150855 FORT WORTH, TEXAS 76108
ENGINEER: GORDON S. SWIFT CONSULTING ENGINEERS, INC. GORDON S. SWIFT, P.E. - #23395
SURVEYOR: STEVENS LAND SURVEYING, INC. 7300-B WEATHERFORD HWY. FORT WORTH, TEXAS 76116

APPROVED BY CITY PLANNING & ZONING COMMISSION:
CHAIRMAN, CITY PLANNING AND ZONING COMMISSION
APPROVED BY CITY COUNCIL:
I, HEREBY CERTIFY THAT THIS PLAT OF PARKER OAKS, AN ADDITION TO THE CITY LIMITS OF THE CITY OF HUDSON OAKS, TEXAS WAS APPROVED BY THE CITY COUNCIL OF HUDSON OAKS, TEXAS, ON THE 15 DAY OF November 2006

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY SUPERVISION.
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8596 6395
DATE: 10/31/06

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L16.

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: 480620 0205C
DATE: JANUARY 3, 1997



ACCT. NO: 16055
SCH. DIST: WEAAL
CITY:
MAP NO: 205

FINAL PLAT OF PARKER OAKS PHASE II

LOTS 12-24, BLOCK 3
LOTS 7-47, BLOCK 5
LOTS 7-25, BLOCK 7

Being 71.095 acres in the J.C. RIDER SURVEY, Abst. No. 2503 I.&G.N. RR CO. SURVEY ABST. NO. 2006 I.&G.N. RR CO. SURVEY ABST. NO. 1998 City of Hudson Oaks Parker County, Texas.



GORDON S. SWIFT