Whereas SRCT Realty LLC and Lakeshore Drive Baptist Church, being the owners of a certain 30.293 acres tract of land out of the SECTION 1, BLOCK 3, T&P RR CO. SURVEY, ABSTRACT No. 1513, Parker County, Texas; being all of that certain 29.933 acre tract conveyed to SRCT Realty LLC in Document #202305176, Real Property Records, Parker County, Texas; and a 0.360 acre portion of Lot 1, Block 1, Lakeshore Baptist Church Addition, according to the plat recorded in Plat Cabinet B, Slide 652, Plat Records, Parker County, Texas, same being a portion of those tracts conveyed to Lakeshore Drive Baptist Church in Volume 1522, Page 1120 and Volume 1897, Page 540, R.P.R.P.C.T., being further

The following Bearings, Distances, and/or Areas derived from GNSS 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" iron rod, in the south line of Interstate Highway 20 Frontage Road (Variable Width Right-of-Way), being the northwest corner of Lot 1, Jerry Spencer Subdivision, according to the plat recorded in Plat Cabinet B, Slide 499, Plat Records, Parker County, Texas and the northeast corner of said Doc.#202305176, for the northeast and beginning corner of this tract.

THENCE S 00°09'51" E, with the east line of said Doc.#202305176, at 390.38 feet passing a found 1/2" capped iron rod, being the southwest corner of said Lot 1, in total 708.51 feet, to a found 100D nail, in the north line of said Lot 1, Block 1, Lakeshore Baptist Church Addition, being

THENCE N 89°44'10" E 332.46 feet, to a found 1/2" capped iron rod in the west line of South Lakeshore Drive (60' Right-of-Way), being the northeast corner of said Lot 1, Block 1, for the most easterly northeast corner of this tract.

THENCE S 02°55'39" W 40.06 feet, with the east line of said Lot 1, Block 1 and the west line of said South Lakeshore Drive, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", for the most easterly corner of the herein described tract

THENCE S 89°44'10" W 330.35 feet, over and across said Lot 1, Block 1, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS

THENCE N 89°55'52" W 60.37 feet, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", in the common line of said Lot 1, Block 1 and said Doc.#202305176 tract, for an ell corner of this tract.

THENCE S 00°03'14" E 641.89 feet, with the east line of said Doc.#202305176 and west line of said Lot 1, Block 1, to a found 1/2" iron rod, being the southwest corner of said Lot 1, Block 1, for an ell corner of this tract.

THENCE S 89°57'04" E 59.70 feet, to a found 1/2" iron rod, being the northwest corner of Lot 44-A, Block 1, Diamond Oaks Addition, Phase 6, according to the plat recorded in Plat Cabinet A, Slide 654, P.R.P.C.T., for an ell corner of this trac

THENCE S 00°10'21" W 479.89 feet, with the east line of said Doc.#202305176 and the west line of said Diamond Oaks, Phase 6, to a found 1/2" iron rod, being the northeast corner of Lot 15R, Block 4, Hidden Oaks Addition, Phase II, according to the plat recorded in Plat Cab. B, SI. 47, P.R.P.C.T., for the southeast corner of said Doc.#202305176 and this tract.

THENCE S 83°47'15" W. with the south line of said Doc.#202305176, at 260.28 feet, passing a found 1/2" iron rod, being the northwest corner of said Lot 15R, Block 4, in total 701.04 feet, to a 3" steel fence post, in the east line of Lot 3IR, Block 3, HUDSON HEIGHTS ADDITION, 2ND FILING, according to the plat recorded in V. 359, P. 63, P.R.P.C.T., for the southwest corner of said Doc.#202305176 and this tract.

THENCE N 00°03'07" W, with the west line of said Doc.#202305176, at 278.74 feet, passing a found 1/2" iron rod, being the northeast corner of said Lot 3IR, Block 3, at 685.87 feet, passing a found 1/2" iron rod, being the northeast corner of Lot 32R, Block 3, said HUDSON HEIGHTS

ADDITION, 2ND FILING, at 1424.10 feet, passing a found 3/4" iron pipe, being the southeast corner of Lot 60, Block 3, HUDSON HEIGHTS ADDITION, 3RD FILING, according to the plat recorded in V. 359, P. 82, P.R.P.C.T., at 1513.38 feet, passing a found 3/4" iron pipe, being the northeast corner of said Lot 60, Block 3, in total 1880.66 feet, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC". in the south line of said Interstate Highway 20 Frontage Road, being the northeast corner of Tract C of said HUDSON HEIGHTS ADDITION, 3RD FILING, for the northwest corner of said Doc.#202305176 and this tract. WHENCE a found 1/2" iron rod being a corner of said Tract C

THENCE along the arc of a curve to the left, having a radius of 5478.92 feet, an arc length of 21.20 feet, and whose chord bears N 78°36'19" E 21.20 feet, to a found 5/8" iron rod, for a corner of this tract.

THENCE N 68°39'27" E 298.37 feet, with the south line of said Interstate Highway 20 Frontage Road, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.

THENCE along the arc of a curve to the right, having a radius of 928.82 feet, an arc length of 325.03 feet, and whose chord bears S 85°18'59" E 323.37 feet, to a found 5/8" capped iron rod, for a corner of this tract.

THENCE S 74°49'12" E 79.85 feet, with the south line of said Interstate Highway 20 Frontage Road, to the POINT OF BEGINNING.

#### Surveyor's Certificate

Know All Men By These Presents:

Preparation Date: November 13, 2023

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner ints shown thereon as "set" were properly placed under my personal supervision

Kyle Rucker Registered Professional Land Surveyor No. 6444 Texas Surveying, Inc. - Weatherford Branch 104 S. Walnut St. Weatherford, TX 76086 weatherford@txsurveying.com - 817-594-0400 Project ID: W2303045-P Field Date: July 18, 2023

AP EGISTER ET REGISTERED T **KYLE RUCKER** POFESSIONE O SURVE

### Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2008 and 48367C0425F, dated April 05, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. (Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"), unless otherwise noted, and all easement corners are points.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

4) Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Hudson Oaks's use thereof. The City of Hudson Oaks and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said. ement. The City of Hudson Oaks and public utility entities shall at all times have the full right of ingress and egress to or fror respective easements, without the necessity at any time procuring permission from anyone.

5) Underground utilities were not located during this survey. Call 8II and/or Utility Providers before excavation or construction 6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

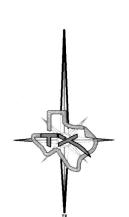
No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made or for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

### City of Hudson Oaks Notes:

8) Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines and withholding of utilities and building permits.

10) The developer does hereby waive all claims for damages against the City of Hudson Oaks occasioned by the establishment or grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

1) All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this pla 12) Water and sanitary sewer services to be provided by the City of Hudson Oaks.

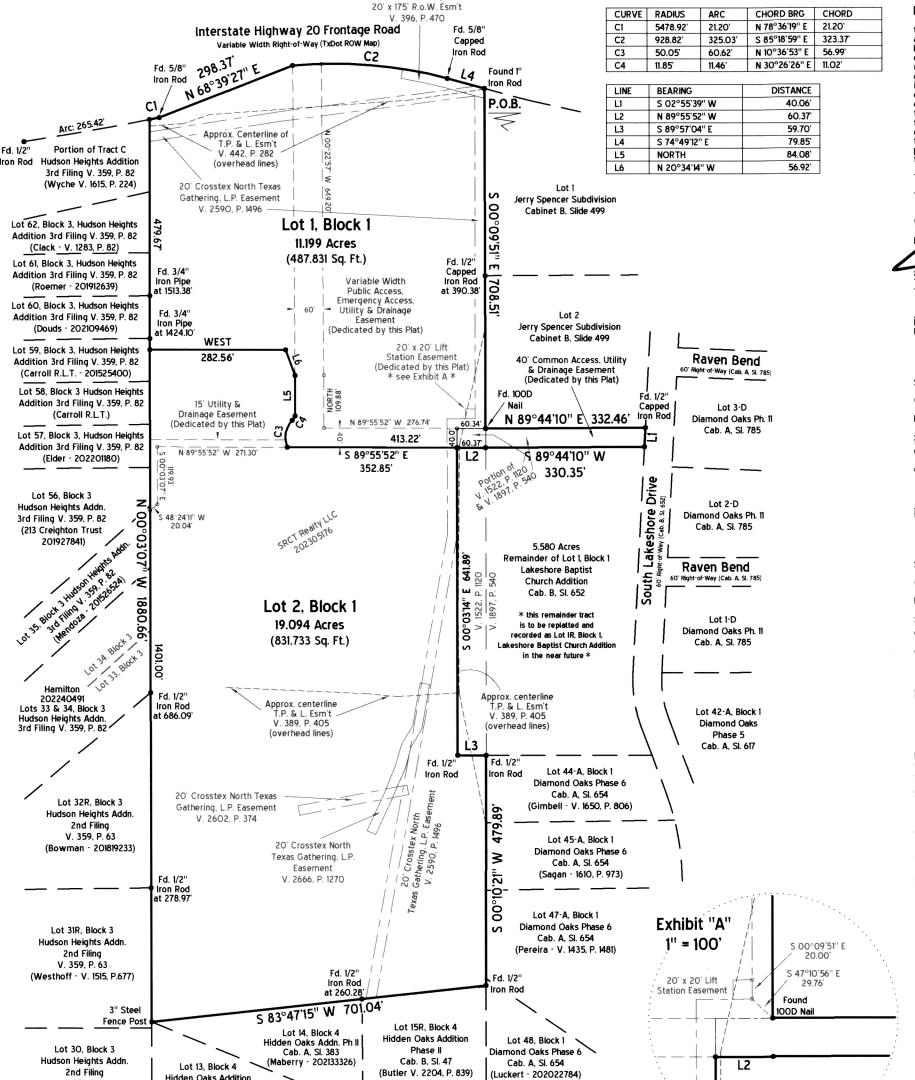


Surveyor: Kvle Rucker, R.P.L.S. 104 S. Walnut St Owner 1: SRCT Realty, LLC 3000 Fort Worth Hwy Weatherford, TX 76087

akeshore Drive Baptist Church Reagan Miller (Executive Pastor) 200 S. Lakeshore Dr Weatherford, TX 76087

1" = 200'





Approximate Location Southwestern Gas Pipeline, Inc

# Hudson Oaks City Case No. HUD 23015

Cab. A, Sl. 383

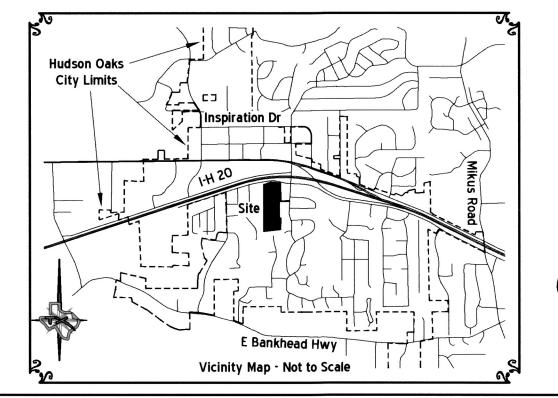
(Maberry - 202133326)



Lila Deakle

V. 359, P. 61

202330277 11/22/2023 09:22 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, TX



### 202330277 PLAT Total Pages: 1 [1] [1] 《中国工作》(1915年)(1915年)(1916年))(1916年)(1916年)(1916年)(1916年)(1916年))(1916年)(1916年))(1916年)(1916年))(1916年)(1916年)(1916年))(1916年))(1916年))(1916年)(1916

Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that SRCT Realty, LLC and Lakeshore Drive Baptist Church, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1 and 2, Block 1, Southwest Office Park, an addition to the City of Hudson Oaks, Parker County, Texas, and do(es) hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. the streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Hudson Oaks, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Hudson Oaks's use thereof. The City of Hudson Oaks and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Hudson Oaks and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Hudson Oaks, Texas

day of November

County of <u>Parker</u>

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 17th day of November 2023.



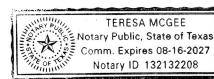
State of Texas County of Parker

J-15

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Refore me, the undersigned authority, a notary public in and for the state of reads, on and say, personally, a notary public in and for the state of reads, on the subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 21st day of Novembur





I hereby certify that this plat of the Southwest Office Park, an addition to the city limits of the City of Hudson Oaks, Texas meets the administrative plat (minor plat) requirements of the City of Hudson Oaks Code of Ordinance and the \_\_\_ day of \_\_\_\_\_\_, 2023.

14384.001.001.00 21513.004.000.00

## 21513.004.000.50 Final Plat Lots 1 and 2, Block 1 Southwest Office Park

SEAL

an addition to the City of Hudson Oaks, Parker County, Texas

Being a 30.293 acres tract situated in the SECTION 1, BLOCK 3, T&P RR CO. SURVEY, ABSTRACT No. 1513, Parker County, Texas; being of all of that certain tract conveyed to SRCT Realty LLC in Document #202305176, Real Property Records, Parker County, Texas; and a portion of Lot 1, Block 1, Lakeshore Baptist Church Addition, according to the plat recorded in Plat Cabinet B, Slide 652, Plat Records, Parker County, Texas.

## November 2023



