

NOTICE: 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.

The final plat shall contain a waiver of claim for damages against the City 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.

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: 48367 C 0300 E

DATE: SEPTEMBER 26, 2008

STATE OF TEXAS
COUNTY OF PARKER

201618376 PLAT Total Pages: 1

I hereby certify that the above and foregoing plat of Lot 1, Block 1, Victory Shops @ Hudson Oaks, an addition to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks on the 18th day of February, 2016.

Shelley Scarpino 8/11/16
City Secretary Date

Whereas _____, acting by and through the undersigned, its duly authorized agent, is (are) the lien holder(s) of the property described hereon, does (do) hereby ratify all dedications and provisions of this plat as shown.

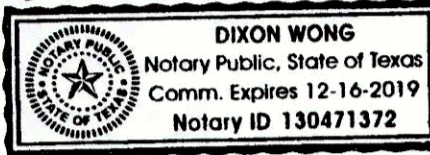
Name of authorized agent, title, Lien holder

Before me, the undersigned authority, on this day personally Appeared Tony Rami, known to me to be the person whose name is subscribed to the foregoing Instrument, and acknowledged to me that he executed the same For the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said _____

Given upon my hand and seal of office this 4 day of Aug, 2016

Notary Public in and for the State of Texas

My Commission Expires: _____



This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Parker County, Texas within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Hudson Oaks.

WITNESS OUR HAND, this 9th day of August, 2016.

Recommended for final approval:

[Signature] 8/9/2016
Chairman Date
Planning & Zoning Commission

Attest:

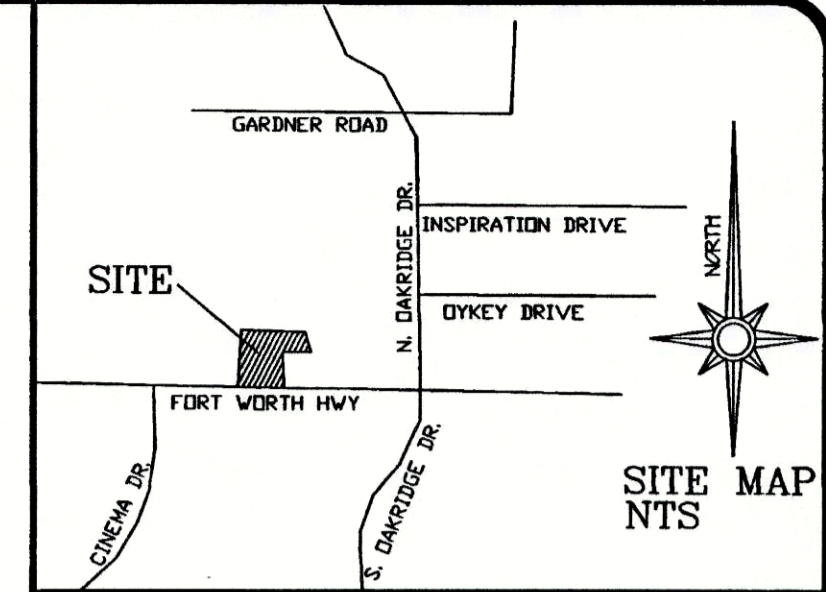
Shelley Scarpino 8/9/16
City Secretary Date

Approved:

[Signature] 8-11-16
Mayor, City of Hudson Oaks, Texas Date

Attest:

Shelley Scarpino 8/11/16
City Secretary Date



STATE OF TEXAS
COUNTY OF PARKER

Whereas, VICTORY SHOPS @ HUDSON OAKS, LLC. (Doc #201518452 & Doc #201518474), acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in and being all of Lot 2, Block 1, JETER'S SUBDIVISION, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 785, Plat Records, and 0.92 Acres situated in and being a portion of the BETTIE L. BLEDSOE SURVEY, ABSTRACT No. 2688 in the City of Hudson Oaks, Parker County, Texas, and more particularly described as follows:

BEGINNING at an iron rod found in the north right of way line of Fort Worth Highway, U.S. Highway No. 80, said iron being the southeast corner of said Lot 2, Jeter's Subdivision;

THENCE with the north line of said Fort Worth Highway the following courses and distances;

N 89°49'46" W, 99.78 feet to an iron rod found at the southwest corner of said

Lot 2;

S 88°47'42" W, 135.08 feet to an iron rod found;

THENCE N 00°46'26" E, 296.86 feet to an iron rod found;

THENCE N 88°47'42" E, 135.08 feet to an iron rod found at the northwest corner of said

Lot 2;

THENCE with the line of said Lot 2 the following courses and distances;

S 89°44'03" E, 198.43 feet to an iron rod found;

S 00°59'34" W, 97.36 feet to an "X" found;

N 89°19'12" W, 97.82 feet to an iron rod found;

S 00°54'17" W, 200.05 feet to the POINT OF BEGINNING and containing 1.82 acres

(79,283 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, VICTORY SHOPS @ HUDSON OAKS, LLC., by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK 1, VICTORY SHOPS @ HUDSON OAKS, AN ADDITION IN THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, Being all of Lot 2, Block 1, Jeter's Subdivision and 0.92 acres situated in a being a portion of the Bettie L. Bledsoe Survey, Abstract No. 2688, in the City of Hudson Oaks, Parker County, Texas and we do hereby dedicate the rights-of-way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my hand at Hudson Oaks, Parker County, Texas this 4th day of August, 2016

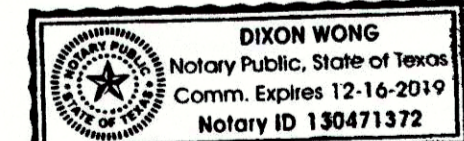
[Signature]
Agent

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Tony Rami, of Victory Shops @ Hudson Oaks, LLC., known to me to be the person subscribed to the above and foregoing instrument, and acknowledged to me that he/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 UNDER MY HAND SEAL OF OFFICE on this the 4th day of August, 2016.

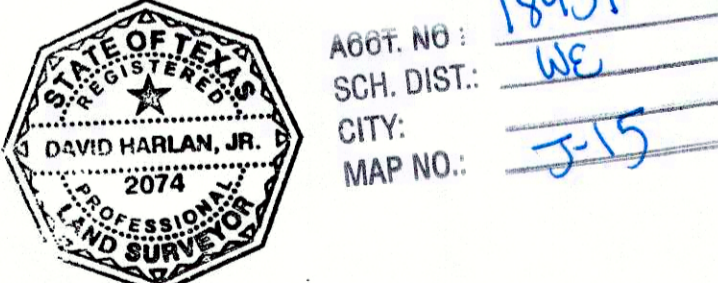
[Signature]
Notary Public in and for the State of Texas



2R
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
[Signature]
201618376
08/17/2016 11:40 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

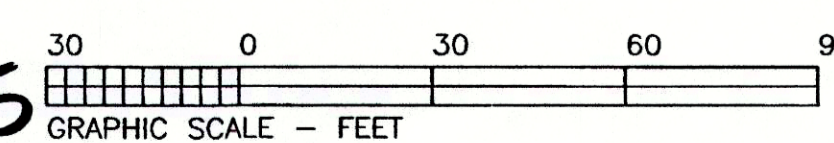
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
DECEMBER, 2015



AGGT. NO: 18931
SCH. DIST: WE
CITY: J-15
MAP NO: _____

FINAL PLAT
LOT 1, BLOCK 1
VICTORY SHOPS @ HUDSON OAKS
AN ADDITION IN THE CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS

Being all of Lot 2, Block 1, Jeter's Subdivision and 0.92 acres situated in a being a portion of the Bettie L. Bledsoe Survey, Abstract No. 2688 in the City of Hudson Oaks, Parker County, Texas
FEBRUARY 03, 2016



SCALE: 1" = 30'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

HARLANLAND@YAHOO.COM

15392PLAT

THE DURANT GRANTOR TRUST, et al
VOLUME 2353, PAGE 1235

STATE PLANE COORDINATES
N= 6959626.785 NAD 83
E= 2210459.823

CIERRA PIPE, INC.
VOLUME 1590, PAGE 1154

LOT 1
1.82 ACRES
(79283 SF)

VICTORY SHOPS @ HUDSON OAKS, LLC
DOC# 201518474

VICTORY SHOPS @ HUDSON OAKS, LLC
DOC# 201518452

JETER'S SUBDIVISION
LAT CABINET B, SLIDE 785

OWNER/DEVELOPER:
Contact person: Logan McWhorter
817-562-3350
Logan.mcwhorter@pelotonland.com
Victory Shops @ Hudson Oaks, LLC.
825 W. Royal Lane Suite 250
Irving, TX 75039

CA1 L=20.52' R=34.0'
N 72°38'20" W 20.21'
CA2 L=24.07' R=40.0'
N 72°35'08" W 23.71'
CA3 L=31.42' R=20.0'
N 45°10'28" E 28.28'
CA6 L=16.09' R=10.0'
S 45°51'47" E 14.41'

FORT WORTH HIGHWAY
(U S HIGHWAY No. 80; VARIABLE WIDTH)

STATE PLANE COORDINATES
N= 6959329.952 NAD 83
E= 2210455.822

Cabinet/Instrument# D 595 Slide

14015.001.002.00
22688.002.001.00