

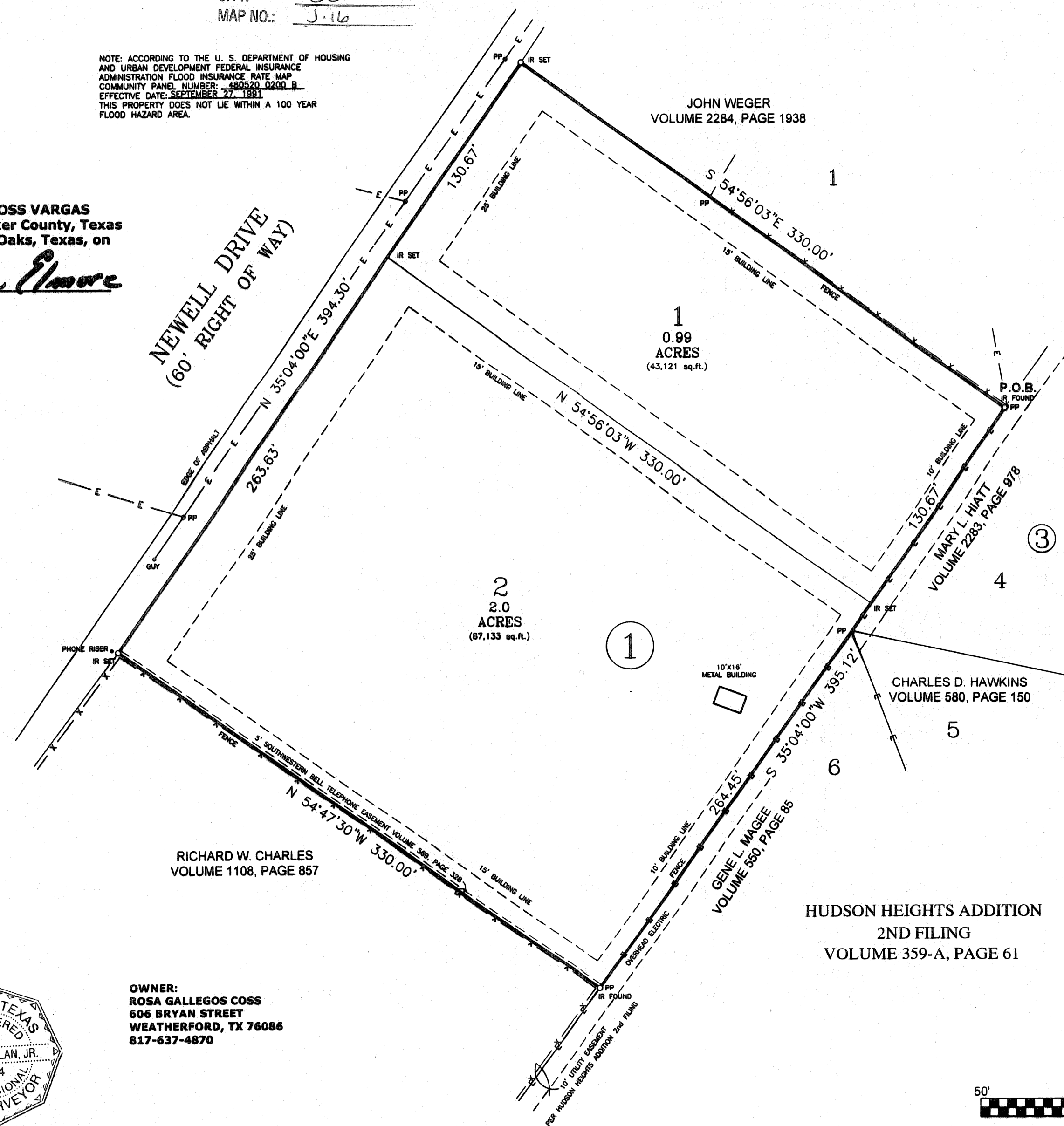
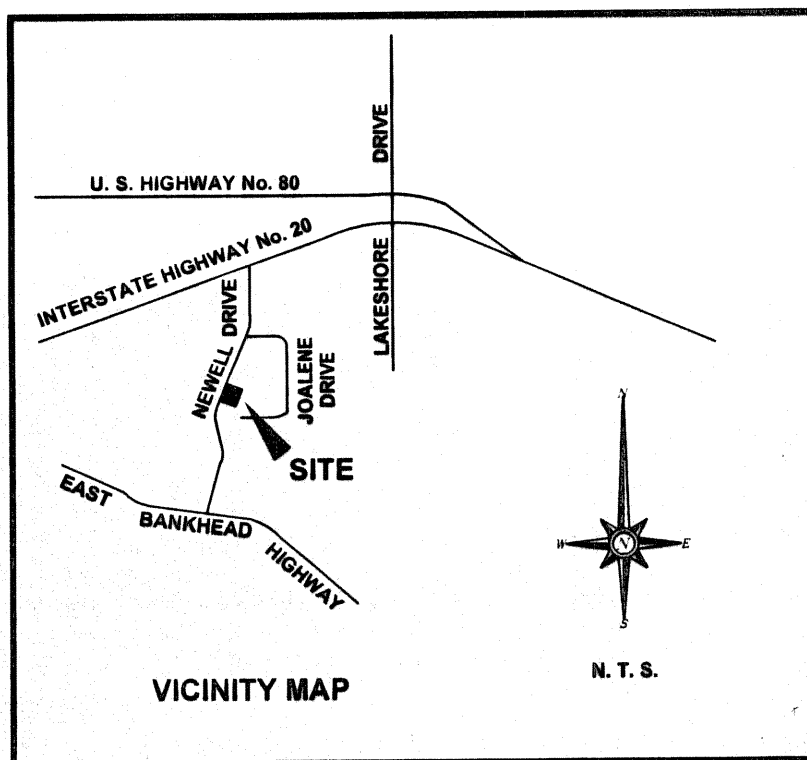
C 540

FINAL PLAT  
LOTS 1 & 2, BLOCK 1  
COSS VARGAS ADDITION  
AN ADDITION TO THE CITY OF HUDSON OAKS  
PARKER COUNTY, TEXAS

Being 2.990 Acres situated in and being a portion  
of the T & P RR Company Survey No. 1, Block 3, Abstract  
No. 1513, Parker County, Texas, an addition to the City of  
Hudson Oaks, Parker County, Texas

ACCT. NO: 11450  
SCH. DIST: WVE  
CITY: CO  
MAP NO.: J-16

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT FEDERAL INSURANCE  
ADMINISTRATION FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL NUMBER: 480520 0200 B  
EFFECTIVE DATE: SEPTEMBER 27, 1991  
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR  
FLOOD HAZARD AREA.



APPROVED BY THE CITY COUNCIL:  
We hereby certify that this plat of Lots 1 & 2, Block 1, COSS VARGAS  
ADDITION, an addition to the City of Hudson Oaks, Parker County, Texas  
was approved by the City Council of the City of Hudson Oaks, Texas, on  
this 14th day of November, 2006.  
*Patricia* Mayor  
*Shelva Elmore* City Secretary

APPROVED BY THE CITY ENGINEER:  
*Greg D. Saunders* 2/22/2007  
City Engineer Date

APPROVED BY THE CITY PLANNING COMMISSION:  
*Phillip Hoy*  
Chairman, Planning & Zoning  
November 14, 2006  
Commission Date

THIS is to certify that I, David Harlan Jr., a Registered  
Public Land Surveyor of the State of Texas, have platted  
the above 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 under my supervision.



OWNER:  
ROSA GALLEGOS COSS  
606 BRYAN STREET  
WEATHERFORD, TX 76086  
817-637-4870

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
July, 2006

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, ROSA MARIA GALLEGOS COSS being the sole owner of 2.990  
Acres situated in and being a portion of the T & P RR COMPANY SURVEY  
No. 1, BLOCK 3, ABSTRACT No. 1513, Parker County, Texas and being more  
particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the southeast corner of Lot 1, Block 3,  
Hudson Heights Addition, 2nd Filing, an addition to the City of Hudson Oaks,  
Parker County, Texas, according to the plat recorded in Volume 359-A,  
Page 61, Plat Records, Parker County, Texas;  
THENCE S 35°04'00" W, 395.12 feet to an iron rod found;  
THENCE N 54°47'30" W, 330.0 feet to an iron rod set in the southeast  
right of way line of Newell Drive, as it exist;  
THENCE N 35°04'00" E, with the southeast right of way line of said  
Newell Drive, 394.30 feet to an iron rod set;  
THENCE S 54°56'03" E, 330.0 feet to the POINT OF BEGINNING and  
containing 2.990 acres (130254 square feet) of land.

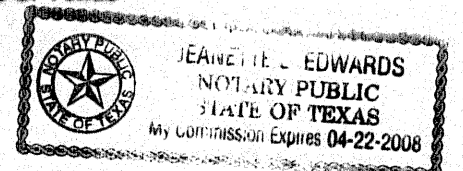
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, ROSA MARIA GALLEGOS COSS, does hereby adopt this plat  
designating the hereinabove described real property as LOTS 1 & 2,  
BLOCK 1, COSS VARGAS ADDITION, AN ADDITION TO THE CITY OF HUDSON  
OAKS, PARKER COUNTY, TEXAS, Being 2.990 Acres situated in and  
being a portion of the T & P RR COMPANY SURVEY No. 1, BLOCK 3,  
ABSTRACT No. 1513, Parker County, Texas, an addition to the City of  
Hudson Oaks, Parker County, Texas and do hereby dedicate to the public's  
use forever the street, (alleys, parks) and easements shown therein.

WITNESS our hands at Hudson Oaks, Parker  
County, Texas this 21 day of January, 2007.  
*Rosa Maria Gallegos Coss*  
Rosa Maria Gallegos Coss

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day  
personally appeared Rosa Maria Gallegos Coss  
known to me by the person whose name is subscribed to the above  
and foregoing instrument, and acknowledged to me that he executed  
the same for the purposes and consideration expressed and in  
the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on  
this the 21 day of January, 2007  
*Jeanette L. Edwards*  
Notary Public in and for the State of Texas



STATE OF TEXAS )  
COUNTY OF PARKER )

The undersigned, as lien holder on the acreage subdivided  
according to this plat, hereby consents to such subdivision  
and joins in the dedication of the streets and easements.

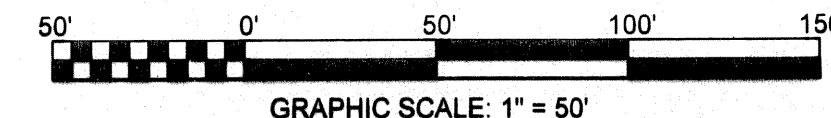
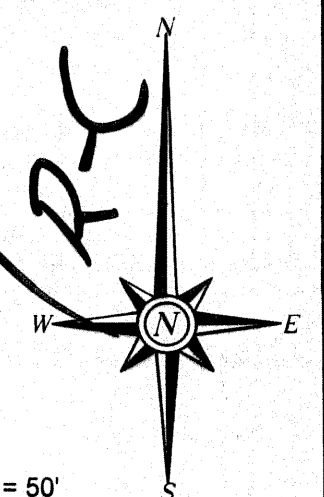
TITLE \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day  
personally appeared \_\_\_\_\_  
known to me by the person whose name is subscribed to the  
above and foregoing instrument, and acknowledged to me that  
he executed the same for the purposes and consideration  
expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on  
this the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Notary Public in and for the State of Texas



SCALE: 1" = 50'  
HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833