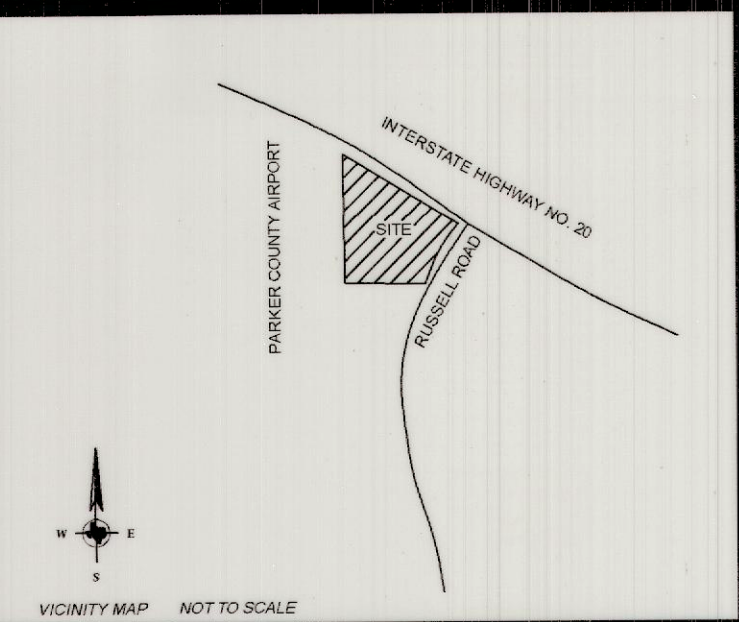




NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0425F DATED APRIL 05, 2019, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF HUDSON OAKS BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.

1/2" IRON ROD CAPPED MIZELL 6165 SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

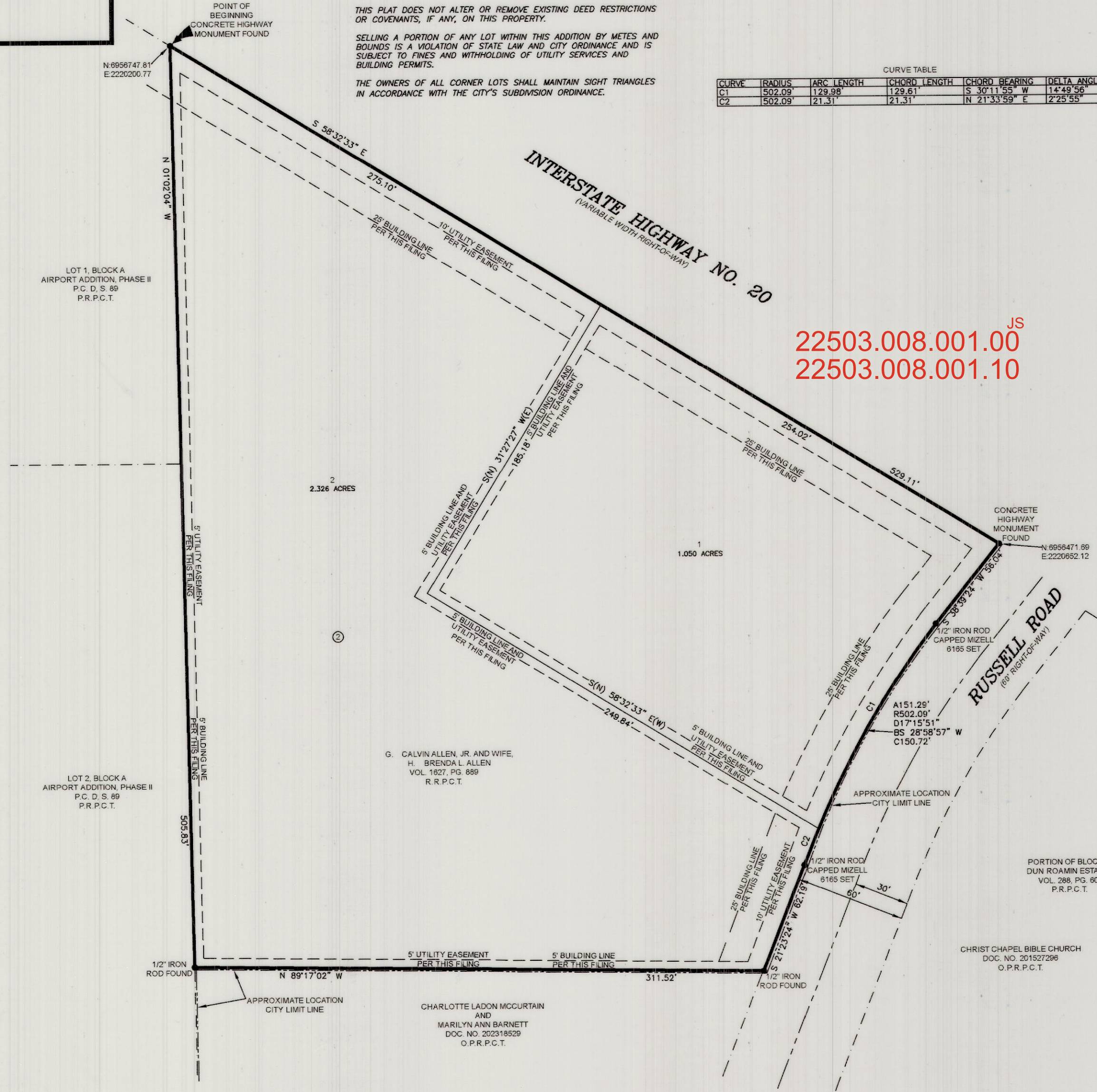
THERE ARE NO LIENS AGAINST THE PROPERTY.

THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

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 OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	502.09	129.98	129.61	S 30°11'55" W	114°49'56"
C2	502.09	121.31	121.31	N 21°33'59" E	225°55'



STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That Calvin Allen Brenda Allen, are the owners of following described real property, to wit:

FIELD NOTES:

3.376 acres, being a portion of Block 2, DUN ROAMIN ESTATES, an Addition to the City of Hudson Oaks, Parker County, Texas, according to the Plat thereof recorded in Volume 288, Page 601, Plat Records, Parker County, Texas, being the tract described in deed to G. Calvin Allen, Jr. and wife, Brenda L. Allen by deed recorded in Volume 1627, Page 889, Real Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a concrete highway monument found in the south line of INTERSTATE HIGHWAY NO. 20 (a variable width Right-of-Way), the northwest corner of said Allen tract, the northeast corner of Lot 1, Block A, AIRPORT ADDITION, PHASE II, an Addition to the City of Hudson Oaks, Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet D, Slide 89, Plat Records, Parker County, Texas;

THENCE S 58°32'33" E, along the common line of said Allen tract and INTERSTATE HIGHWAY NO. 20, 529.11 feet to a concrete highway monument found for the northeast corner of said Allen tract, for the west line of RUSSELL ROAD (a 60' Right-of-Way);

THENCE S 38°39'24" W, along the common line of said Allen tract and RUSSELL ROAD, 56.04 feet to a 1/2" iron rod capped MIZELL 6165 set at the beginning of a curve to the left whose radius is 502.09 feet and whose long chord bears S 28°58'57" W, 150.72 feet;

THENCE along the common line of said Allen tract and RUSSELL ROAD, along said curve, in a southwesterly direction, through a central angle of 171°5'51", a distance of 151.29 feet to a 1/2" iron rod capped MIZELL 6165 set at the end of said curve;

THENCE S 21°23'24" W, along the common line of said Allen tract and RUSSELL ROAD, 62.19 feet to a 1/2" iron rod found, the southeast corner of said Allen tract, for the northeast corner of the tract described in deed to Charlotte Ladon McCurtain and Marilyn Ann Barnett by deed recorded in Document No. 202318529, Official Public Records, Parker County, Texas;

THENCE N 89°17'02" W, along the south line of said Allen tract, 311.52 feet to a 1/2" iron rod found, the southwest corner of said Allen tract, for the northwest corner of said McCurtain and Barnett tract, for the east line of Lot 2, Block A, said AIRPORT ADDITION, PHASE II;

THENCE N 01°02'04" W, along the west line of said Allen tract, passing the northeast corner of said Lot 2, Block A and the southeast corner of said Lot 1, Block A, continuing along the west line of said Allen tract, in all, a distance of 505.83 feet to the POINT OF BEGINNING and containing 3.376 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

We, the undersigned owners of the land shown on this plat, and designated herein as Lots 1 and 2, Block 2, DUN ROAMIN ESTATES, an addition to the City of Hudson Oaks, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lots 1 and 2, Block 1, DUN ROAMIN ESTATES addition have been notified and signed this plat.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

EXECUTED this the 24th day of July, 2025

Calvin Allen
Calvin Allen

Brenda Allen
Brenda Allen

17030
WE
J-15

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Calvin Allen, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS the 24th day of July, 2025

Shelley K. Scazzero
Notary Public, Parker County, Texas
My Commission Expires 8/30/27

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Brenda Allen, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS the 24th day of July, 2025

Shelley K. Scazzero
Notary Public, Parker County, Texas
My Commission Expires 8/30/27

TEXAS GEOSPATIAL
LAND SURVEYING, LLC
P.O. BOX 2598
GLEN ROSE, TX 76043
OFFICE: 817-441-6199
STEPHEN@TXGEO.COM
TBPCLS FIRM NO. 10083300

OWNER/DEVELOPER
G. CALVIN ALLEN, JR.
BRENDA L. ALLEN
3830 E. INTERSTATE 20
HUDSON OAKS, TX 76067
CALVINALLENSADDLES@GMAIL.COM
817-304-0273

P-2025-44



APPROVED: 7/24/25
Shelley K. Scazzero
CITY ADMINISTRATOR

ATTEST:
Shelley K. Scazzero
CITY SECRETARY

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202520062
07/28/2025 10:17 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



This is to certify that I, Stephen Mizell, 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 correct[ly] represents that survey made by me.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Stephen Mizell
STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND MAY 22, 2025
REVISED JULY 16, 2025 (CITY COMMENTS)
REVISED JULY 21, 2025 (CITY COMMENTS)

G-146

Final Plat
Lots 1 and 2, Block 2,
DUN ROAMIN ESTATES,
an Addition to the City of Hudson Oaks,
Parker County, Texas,
being a replat of a portion of
Block 2,
DUN ROAMIN ESTATES,
an Addition to the City of Hudson Oaks,
Parker County, Texas, according to the Plat
thereof recorded in Volume 288, Page 601,
Plat Records, Parker County, Texas.