

State of Texas
County of Parker

Whereas Lakeshore Drive Baptist Church, being the owners of a certain 5.580 acres tract of land out of the SECTION 1, BLOCK 3, T&P RR CO. SURVEY, ABSTRACT No. 1513, Parker County, Texas; being a portion of those certain tracts conveyed to Lakeshore Drive Baptist Church in Volume 1897, Page 540 and Volume 1522, Page 1120, 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, being further described by metes and bounds as follows:

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 set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the west line of South Lakeshore Drive (60' wide) and the east line of said Lot 1, Block 1, same being the southeast corner of that certain Lot 1, Block 1, Southwest Office Park, according to the plat recorded in Cabinet F, Slide 616, P.R.P.C.T., and the southeast corner of that certain 0.360 acre tract described in Clerk's File No. 202330839, R.P.R.P.C.T., for the northeast and beginning corner of this tract. WHENCE a found 1/2" capped iron rod for the northeast corner of said Lot 1, Block 1 bears N 02°55'39" E 40.06 feet.

THENCE with the west line of said South Lakeshore Drive and the east line of said Lot 1, Block 1, the following:

S 02°55'39" W 475.75 feet, to a point for a corner of this tract.
Southeasterly along the arc of a curve to the left, having a radius of 270.89 feet, an arc length of 110.88 feet, and whose chord bears S 08°48'07" E 110.11 feet, to a found 100D Nail for a corner of this tract.
S 20°31'45" E 63.06 feet, to found 1/2" iron rod, being the northeast corner of that certain Lot 44-A, Block 1, Diamond Oaks Phase 6, according to the plat recorded in Cabinet A, Slide 654, Plat Records, Parker County, Texas, for the southeast corner of said Lot 1, Block 1, and this tract.

THENCE S 89°56'03" W 345.07 feet, with the north line of said Lot 44-A, to a found 1/2" iron rod being the northwest corner of said Lot 44-A, same being an ell corner of Lot 2, Block 1, Southwest Office Park, according to the plat recorded in Cabinet F, Slide 616, P.R.P.C.T., for a corner of this tract.

THENCE N 89°57'04" W 59.70 feet, along the east line of said Lot 2, Block 1, Southwest Office Park, to a found 1/2" iron rod in the east line of that certain tract of land conveyed to SRCT Realty, LLC in Document No. 202305176, Real Property Records, Parker County, Texas, for the southwest corner of said Lot 1, Block 1, and this tract.

THENCE N 00°03'14" W 641.89 feet, with the east line of said SRCT Realty, LLC tract and said east line of Lot 2, Block 1, Southwest Office Park, to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the west line of said Lot 1, Block 1, same being the south line of said Lot 1, Block 1, said Southwest Office Park, for the northwest corner of this tract.

THENCE along the south line of said Lot 1, Block 1, Southwest Office Park the following:

S 89°55'52" E 60.37 feet, to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 89°44'10" E 330.35 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

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

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W2303045-RP
Field Date: July 18, 2023
Preparation Date: November 27, 2023



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.

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 easement. 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, without the necessity at any time procuring permission from anyone.

5) Underground utilities were not located during this survey. Call 811 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.).

7) 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.

8) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only 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.

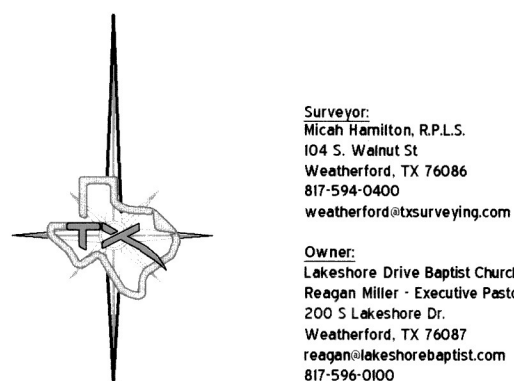
City of Hudson Oaks Notes:

9) All building setback lines shall conform to current zoning ordinances of the City of Hudson Oaks.

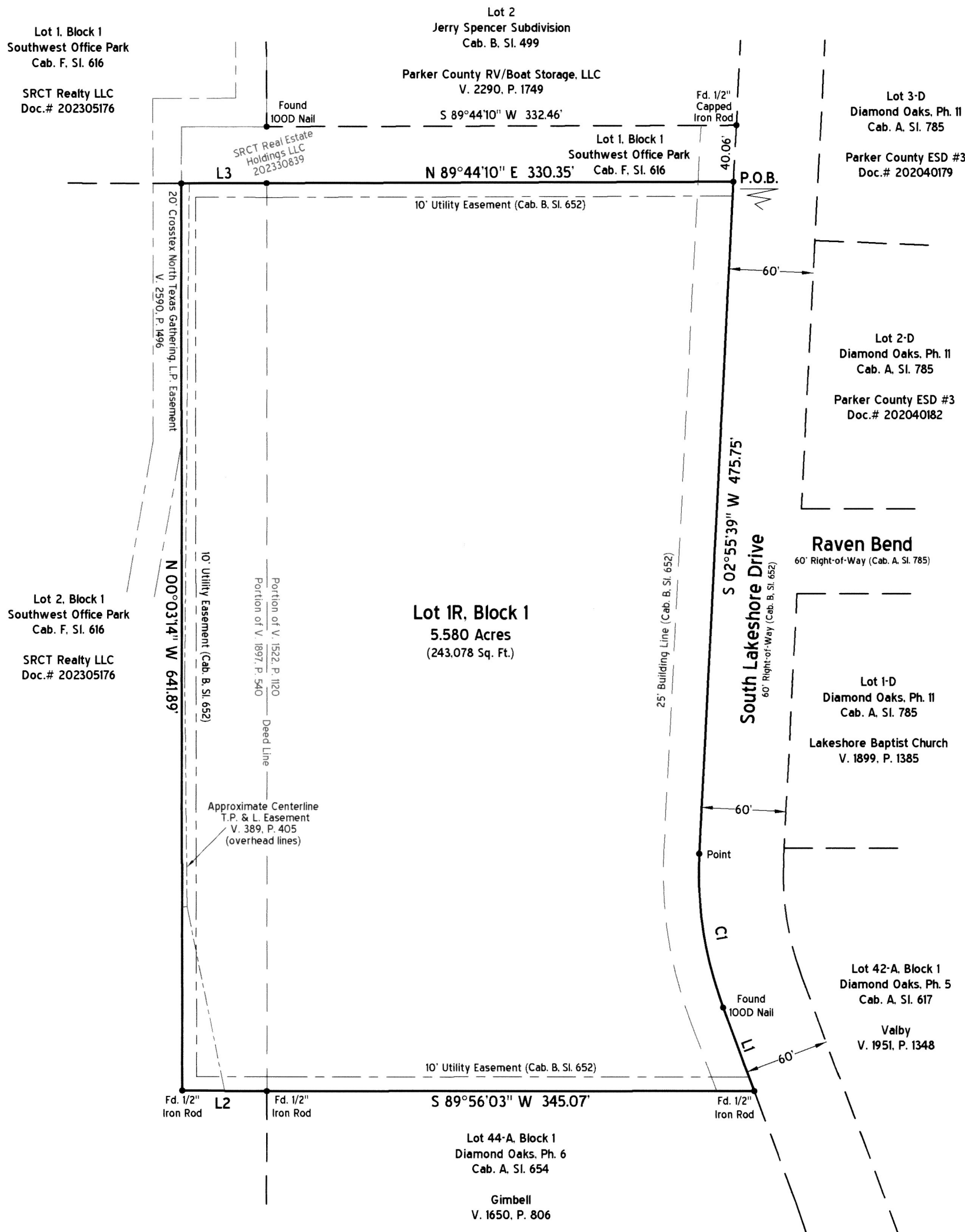
10) The developer does hereby waive all claims for damages against the City of Hudson Oaks occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

11) All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

12) Water and sanitary sewer services to be provided by the City of Hudson Oaks.



1" = 80'

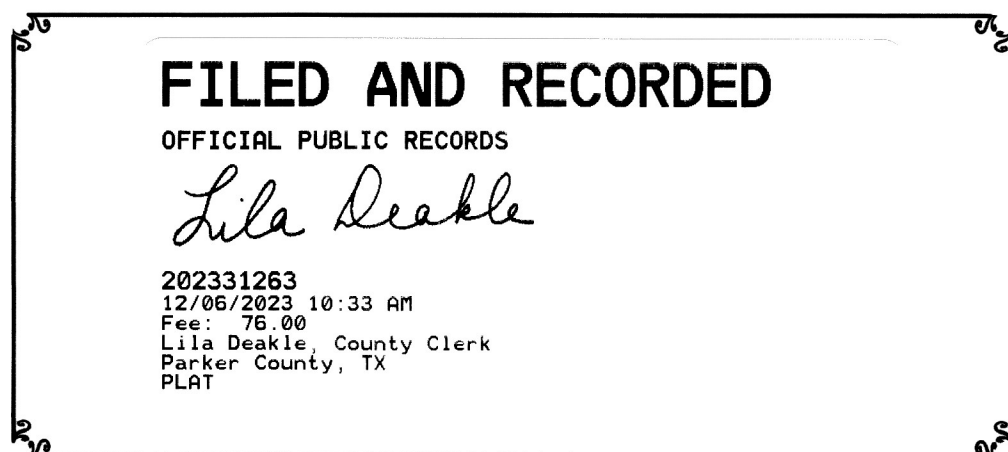


CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	270.89'	110.88'	S 08°48'07" E	110.11'

LINE	BEARING	DISTANCE
L1	S 20°31'45" E	63.06'
L2	N 89°57'04" W	59.70'
L3	S 89°55'52" E	60.37'

Hudson Oaks City Case No. HUD 23015

The purpose of this replat is to reconfigure Lot 1, Block 1, Lakeshore Baptist Church Addition (parcel out the north 40' which is recorded as Lot 1, Block 1, Southwest Office Park, Cab. F, Sl. 616).



Plat Cabinet **F** Slide **624**

Now, Therefore, Know All Men By These Presents:

that 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 Lot 1R, Block 1, Lakeshore Baptist Church Addition, 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 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 utility entities 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.

There are no liens against the property.

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

Witness, my hand, this the **5th** day of **December**, 2023.

By:

Reagan Miller
Lakeshore Drive Baptist Church
Reagan Miller (Executive Pastor)

State of Texas

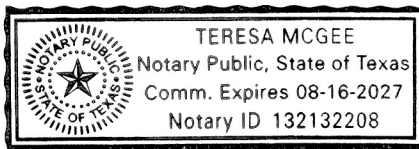
County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared

Reagan Miller, 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 **5th** day of **December**, 2023.

Teresa McGee
Notary Public in and for the State of Texas



I hereby certify that this plat of the Lakeshore Baptist Church Addition, 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 Texas Local Government Code Section 212.0065 and is hereby approved by the City Administrator and the City Secretary of the City of Hudson Oaks, Texas on the **5th** day of **December**, 2023.

Shelly Naor **12/5/2023**
City Administrator Date

Shelly Scayggo **12/5/2023**
City Secretary Date



Final Plat Lot 1R, Block 1 Lakeshore Baptist Church Addition an addition to the City of Hudson Oaks, Parker County, Texas

Being a 5.580 acres tract of land out of the SECTION 1, BLOCK 3, T&P RR CO. SURVEY, ABSTRACT No. 1513, Parker County, Texas; being a portion of those certain tracts conveyed to Lakeshore Drive Baptist Church in Volume 1897, Page 540 and Volume 1522, Page 1120, 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

December 2023

WEATHERFORD BRANCH - 817-594-0400

