

GARDNER
SITE
INSPIRATION
DYKEY TRAIL
WEST VIEW
N OAKRIDGE DRIVE
VICINITY MAP
FORT WORTH HIGHWAY (U.S. HIGHWAY 180)
COUNTY COMMISSIONER PRECINCT 1 DATE 4-21-06
COUNTY COMMISSIONER PRECINCT 2 DATE 4-21-06
COUNTY COMMISSIONER PRECINCT 3 DATE 4-21-06
COUNTY COMMISSIONER PRECINCT 4 DATE 4-21-06
County Judge - ABSENT DATE

APPROVED BY CITY SECRETARY
Sheila Moore 4-21-06
CITY SECRETARY DATE
APPROVED BY CITY ENGINEER
Greg D. Saunders 4/21/2006
CITY ENGINEER DATE

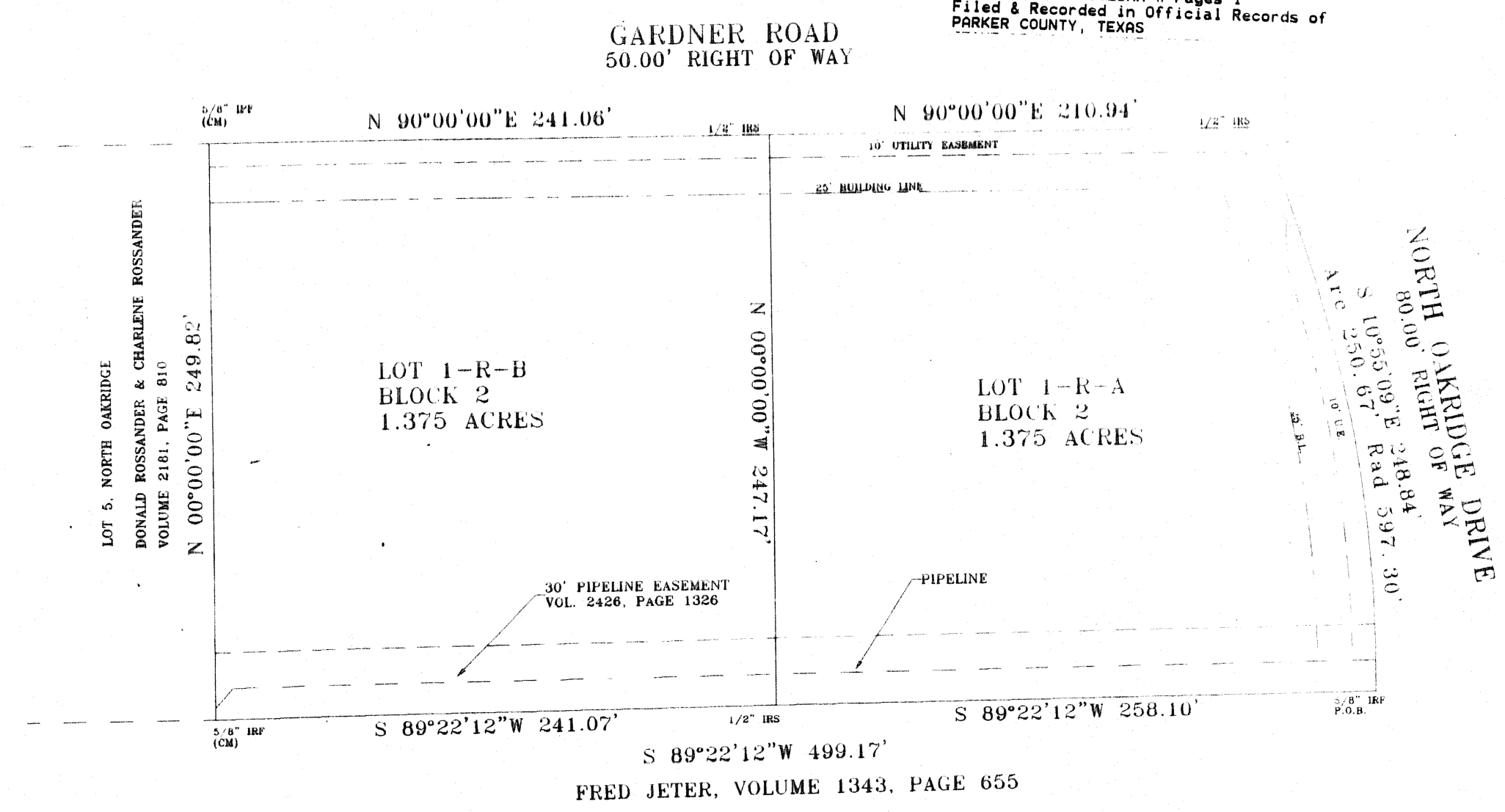
APPROVED BY CITY PLANNING COMMISSION
Not Required
CHAIRMAN, CITY PLANNING COUNCIL
I HEREBY CERTIFY THAT THIS PLAT OF THE NORTH OAKRIDGE ACRES IN THE ETJ OF THE CITY OF HUDSON OAKS, TEXAS, WAS APPROVED BY THE CITY ADMINISTRATOR ON THE _____ DAY OF _____, 2006
CITY ADMINISTRATOR *David Vestal* DATE 4/21/2006

Doc# 595144
Book 2429 Page 1344

LT1-2-595144-1

LT2-2429-1344-1

Doc# 595144 Fees: \$66.00
04/26/2006 10:25AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

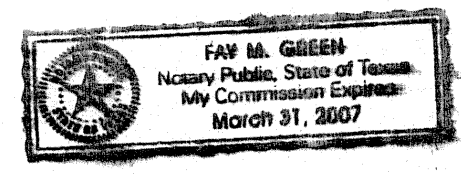


OWNER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF PARKER
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
WHEREAS GARY MOLENBURG BEING THE OWNER OF A PART OF BLOCK 2 NORTH OAKRIDGE ACRES, DEED RECORDS, PARKER COUNTY, TEXAS, BEING SITUATED IN THE J.F. EARNEST SURVEY, ABSTRACT NO. 433
All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas and being a part of Block 2, NORTH OAKRIDGE ACRES ADDITION, a subdivision of a part of the J.F. EARNEST SURVEY, ABSTRACT NUMBER 433, Parker County, Texas and being the same tract of land conveyed to Gary Molenburg by deed recorded in Volume 2423, Page 1826, Deed Records, Parker County, Texas and being more fully described by metes and bounds as follows:
BEGINNING at a 5/8 inch iron rod found in the West line of North Oakridge Drive, same being the most Easterly Southeast corner of said Block 2;
THENCE South 89 degrees 22 minutes 12 seconds West, 499.17 feet to a 5/8 inch iron rod found;
THENCE North, 249.82 feet to a 5/8 inch iron pipe found in the South line of Gardner Road;
THENCE along said South line, East, 452.00 feet to a 1/2 inch iron rod set in the West line of said North Oakridge Drive;
THENCE along said West line and along a curve to the right whose radius is 597.30 feet and whose long chord bears, South 10 degrees 55 minutes 09 seconds East, 248.84 feet and an arc length of 250.67 feet to the POINT OF BEGINNING and containing 2.75 acres of land more or less;

TO BE KNOWN AS LOT 1-R-A & LOT 1-R-B BLOCK 2 NORTH OAKRIDGE ACRES IN THE ETJ OF THE CITY OF HUDSON OAKS AND BEING A REVISION OF PART OF BLOCK 2 NORTH OAKRIDGE ACRES IN THE ETJ OF THE CITY OF HUDSON OAKS SITUATED IN THE J.F. EARNEST SURVEY ABSTRACT NO. 433 THAT GARY MOLENBURG DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS AN ADDITION IN THE ETJ OF THE CITY OF HUDSON OAKS PARKER COUNTY TEXAS AND IT DOES DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON

WITNES MY HAND THIS 21st DAY OF April, 2006
Gary Molenburg
GARY MOLENBURG

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, GARY MOLENBURG ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED
GIVEN UNDER MY HAND AND SEAL ON THIS THE 21st DAY OF April, 2006

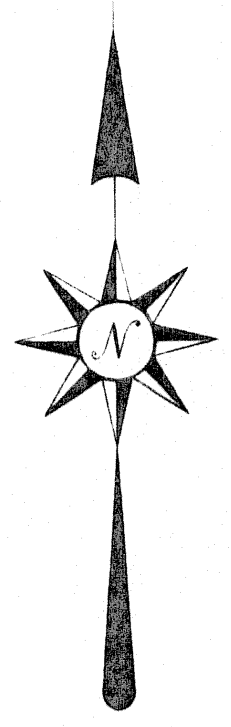
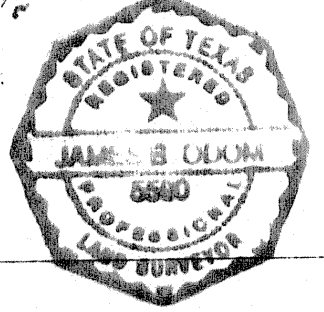


Fay M. Green
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
ACCT. NO.: 15325
SCH. DIST.: WE
CITY: CO
MAP NO.: J-14

ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 480520 0200 B DATED SEPTEMBER 27, 1991

SURVEYORS CERTIFICATION
I, JAMES B. ODOM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION

SURVEYED ON THE GROUND MARCH 20, 2006
James B. Odom
JAMES B. ODOM R.P.L.S. 5590



WARRANTER OF CLAIMS
WE HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS OR NATURAL CONTOURS TO CONFORM TO THE GRADES ESTABLISHED IN THE ADDITION

Gary Molenburg
GARY MOLENBURG

CABINET SLIDE 407
DATE
TABLE TOPS, FEEL RECORDS

OWNER AND DEVELOPER
GARY MOLENBURG
3300 FT WORTH HWY
WEATHERFORD, TX 75086
PHONE 817-613-7800

REPLAT SHOWING
LOTS 1-R-A & LOT 1-R-B
BLOCK 2
NORTH OAKRIDGE ACRES
AN ADDITION IN THE ETJ OF THE CITY OF HUDSON OAKS BEING A REVISION OF PART OF BLOCK 2, NORTH OAKRIDGE ACRES
PARKER COUNTY, TEXAS
SITUATED IN THE J.F. EARNEST SURVEY ABSTRACT NO. 433 PARKER COUNTY, TEXAS

PROJECT NO.	DRAWN BY	APPROVED BY	DATE
	GERALD	GERALD	04/20/06

T.D. DISHEROON
REGISTERED PROFESSIONAL LAND SURVEYOR
6717 CALMONT AVENUE
FORT WORTH, TEXAS 76116
PHONE 817-731-0567 FAX 817-732-2014
EMAIL IS DISHEROON@SBCGLOBAL.NET