202410977 PLAT Total Pages: 1

# REPLAT

### LOT 1R, BLOCK 6, OAKRIDGE ADDITION BEING A 1.410 ACRES REPLAT OF LOTS 1-A, 1-B, & 1-C, BLOCK 6, OAKRIDGE ADDITION, AS RECORDED IN VOLUME 361-A, PAGE 34, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS

1.410 ACRES OF LAND LOCATED IN THE DAVID EDDLEMAN SURVEY, ABSTRACT 440. BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS RECORDED IN DOCUMENT Nos. 202405572, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD IN THE WEST LINE OF MIDWAY LANE AT THE SOUTHEAST CORNER OF LOT 12-C, BLOCK 6, OAKRIDGE ADDITION, AS RECORDED IN VOLUME 361-A, PAGE 34, OFFICIAL PLAT RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. WHENCE A FOUND 7/8 INCH IRON ROD IN THE SOUTH LINE OF INSPIRATION DRIVE, THE WEST LINE OF MIDWAY LANE AND AT THE NORTHEAST CORNER OF LOT 12-B, BLOCK 6 OF SAID OAKRIDGE ADDITION BEARS

THENCE ALONG THE WEST LINE OF SAID MIDWAY LANE, S 00°42'20" E - 272.52 FEET TO AN "X-CUT" SET IN CONCRETE IN THE NORTH LINE OF A CALLED 0.025 ACRES TRACT OF LAND AS DESCRIBED IN DOCUMENT 201622067 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID "X-CUT" BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 54.50 FEET AND A CHORD WHICH BEARS \$ 48°31'23" W 38.27 FEET.

THENCE ALONG THE NORTH LINE OF SAID CALLED 0.025 ACRES TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES:

- ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 39.10 FEET TO AN "X\_CUT" SET IN CONCRETE. S 71°28'34" W 24.22 FEET TO AN "X-CUT" SET IN CONCRETE IN A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS S 76°49'05" W 10.27 FEET.
- ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 10.27 FEET TO AN "X-CUT" SET IN CONCRETE. S 79°45'44" W 22.53 FEET TO AN "X-CUT" SET IN CONCRETE IN A CURVE TO THE RIGHT WITH A RADIUS OF 10.00 FEET AND A CHORD WHICH BEARS S 81°34'51" W 6.35 FEET

THENCE ALONG THE NORTH LINE OF SAID OAKEY TRAIL, S 89°52'31" W - 109.42 FEET TO A 1/2" INCH IRON SET W/ PLASTIC CAP MARKED "JRP 5959" AT THE SOUTHEAST CORNER OF LOT 2-B, BLOCK 6 OF SAID OAKRIDGE ADDITION FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE EAST LINE OF SAID LOT 2-B, BLOCK 6, N 00°42'20" W - 312.64 FEET TO A 1/2" INCH IRON SET W/ PLASTIC CAP MARKED "JRP 5959" AT THE SOUTHEAST CORNER OF LOT 11-B, THE SOUTHWEST CORNER OF SAID LOT 12-B, AND THE NORTHEAST CORNER OF SAID LOT 2-B, BLOCK 6 OF SAID OAKRIDGE ADDITION FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE SOUTH LINE OF SAID LOT 12-B, BLOCK 6, N 89°52'31" E - 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.410 ACRES OF LAND.

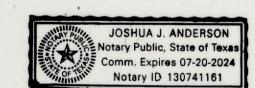
COUNTY OF PARKER ()

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN

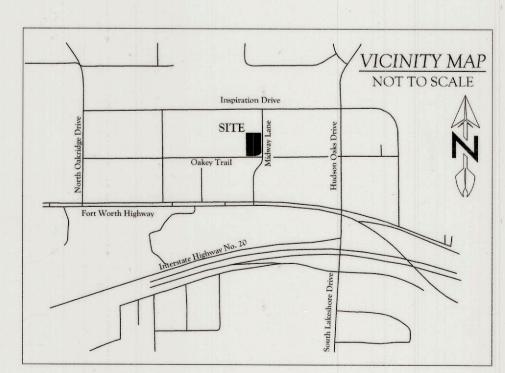
THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIONED AUTHORITY ON THIS DAY PERSONALLY
APPEARED AUTHORITY ON THIS DAY PERSONALLY
KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Oakey Trail



CABINET F, SLIDE 103

\*PLATTING NOTES\*

1) THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT1-A, LOT 1-B, & LOT 1-C, BLOCK 6, OAKRIDGE ADDITION INTO A SINGLE LOT (A) 2) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF

2) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

3) THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE. 4) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

\*FLOODPLAIN NOTE\*  $\overline{\text{SUBJECT TRACT IS SHOWN IN ZONES "X"}}$  AS SHOWN ON FEMA FIRM No. 48367C0300E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

\*TITLE COMMITMENT NOTE\*
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

\*SPECIAL NOTE\*
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

O = "X-CUT" SET IN CONCRETE UNLESS OTHERWISE NOTED.

15820.006.001.20

15820.006.001.00

## FILED AND RECORDED

Lila Deable

202410977 05/01/2024 10:36 AM Fee: 100.00 Lila Deakle, County Clerk Parker County, TX PLAT

#### OWNER/DEVELOPER(S)

B3 Investments, LLC Brad Baker 6510 FM Hwy. 920 Weatherford, Tx 76088 Phone No. 817-994-1487 bbaker@dgbglass.com

#### **SURVEYOR**

Justin Rene Parenteau, RPLS State of Texas License No. 59 140 Hackberry Pointe Drive Weatherford, Texas 76087 Phone No. 361-813-1888 justin@noctuamaps.com

\*SURVEYORS NOTES\*

1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION

2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US

SURVEY FEET (GRID) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES. 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A

CURRENT TITLE SEARCH MAY DISCLOSE. 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:

Texas Board of Professional Engineers and Land Su 1917 S. Interstate 35 Austin, Texas 78741

Website: http://pels.texas.gov Email: info@pels.texas.gov Phone: 512-440-7723

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 05, 2024 ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILIT FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

STATE OF TEXAS LICENSE No. 5959 40 HACKBERRY POINTE DRIVE WEATHERFORD, TEXAS 76087 PHONE No. 361-813-1888

