

C-569

MINOR REPLAT  
LOT 3R, BLOCK 4  
OAKRIDGE ADDITION  
AN ADDITION TO THE CITY OF HUDSON OAKS  
PARKER COUNTY, TEXAS  
BEING A REPLAT OF A PORTION OF LOT 3, BLOCK 4  
OAKRIDGE ADDITION  
AN ADDITION TO THE CITY OF HUDSON OAKS  
PARKER COUNTY, TEXAS

Doc# 641359  
Book 2542 Page 1768

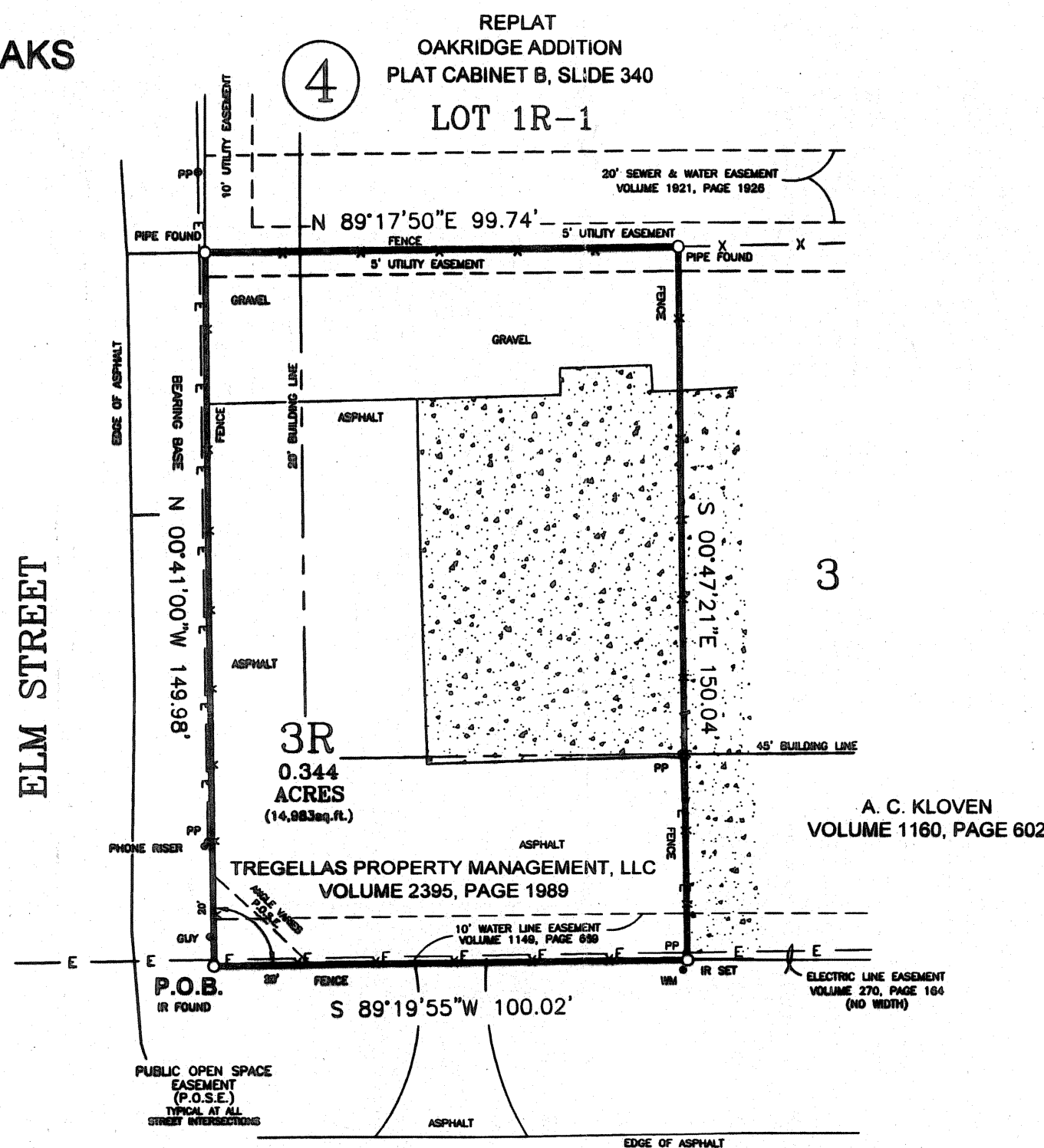
Doc# 641359 Fees: \$66.00  
05/31/2007 10:29AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

ACCT. NO.: 15820  
SCH. DIST.: WE  
CITY: HO  
MAP NO.: J.15

I hereby certify that this plat of the Lot 3R, Block 4, Oakridge Addition to the City Limits of the City of Hudson Oaks, Texas, meets the Administrative Plat (Minor Plat) requirements of Ordinance 2002-07 of the City of Hudson Oaks, Texas and the Texas Local Government Code section 212.0065 and is hereby approved by the City Administrator and the City Engineer of the City of Hudson Oaks, Texas on the 29 day of May, 2007

*R. Hanner* 5/29/2007  
City Administrator Date

*Bryce D. Saunders* 5/23/2007  
City Engineer Date



REPLAT  
OAKRIDGE ADDITION  
PLAT CABINET B, SLIDE 340  
LOT 1R-1

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, TREGELLAS PROPERTY MANAGEMENT, LLC, a Texas Limited Liability Company, acting by and through its duly authorized agent, being the sole owner of a 0.344 Acre Tract of land being situated in and being a portion of LOT 3, BLOCK 4, OAKRIDGE ADDITION, an addition to the City of Hudson Oaks, Parker County, Texas, recorded in Plat Cabinet A, Slide 54, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the intersection of the north boundary line of Fort Worth Highway, U. S. Highway No. 80, and the east line of Elm Street, as it exist;  
THENCE N 00°41'00"W, with the east line of said Elm Street, 149.98 feet to a pipe found, said pipe being the northwest corner of said Lot 3;  
THENCE N 89°17'50"W, with the north line of said Lot 3, on or about a fence, 99.74 feet to a pipe found;  
THENCE S 00°47'21"E, on or about a fence, 150.04 feet to an iron rod set in the north boundary line of said Fort Worth Highway;  
THENCE N 89°19'55"W, with the north boundary line of said Fort Worth Highway, 100.02 feet to the POINT OF BEGINNING and containing 0.344 acres (14,983 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT TREGELLAS PROPERTY MANAGEMENT, LLC, a Texas Limited Liability Company, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOT 3R, BLOCK 4, OAKRIDGE ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, Being a replat of Lot 3, Block 4, Oakridge Addition, 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, Tx, Parker County, Texas this 22 day of May, 2007.

*Chad Tregellas*  
Chad Tregellas

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared Chad Tregellas, 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 22 day of May, 2007.

*Jeanette L. Edwards*  
Notary Public in and for the State of Texas

JEANETTE L. EDWARDS  
NOTARY PUBLIC  
STATE OF TEXAS  
My Commission Expires 04-22-2008

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.

*R.W.O. Bannor*

\*\*NOTE  
THE ZONING OF THE SUBJECT  
PROPERTY IS "GC" GENERAL  
COMMERCIAL

FORT WORTH HIGHWAY  
(US HIGHWAY No. 80)

OWNER:  
TREGELLAS PROPERTY MANAGEMENT, LLC  
CHAD TREGELLAS  
PO BOX 1841  
SPRINGTOWN, TEXAS 76082  
817-980-2350

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared *R.W.O. Bannor*, 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 SEAL OF OFFICE on this the 17<sup>th</sup> day of May, 2007

*John Quintanilla*  
Notary Public in and for the State of Texas

JOHN QUINTANILLA  
Notary Public State of Texas  
Commission Expires  
MARCH 6, 2011

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

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

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

*David Harlan, Jr.*  
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
APRIL, 2007

