

REPLAT
LOTS 1R-1 & 1R-2, BLOCK 4, OAKRIDGE ADDITION
A REPLAT OF LOT 1R, OAKRIDGE ADDITION
AN ADDITION TO THE CITY OF HUDSON OAKS
IN THE D. EDDLEMAN SURVEY, ABSTRACT No. 440
PARKER COUNTY, TEXAS

APPROVED BY THE CITY COUNCIL:
 We hereby certify that this plat of LOTS 1R-1 & 1R-2, BLOCK 4, OAKRIDGE ADDITION, A REPLAT OF LOT 1R, OAKRIDGE ADDITION (REPLAT), AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS was approved by the City Council of the City of Hudson Oaks, Texas, on this 16 day of December, 2004.

Mayor [Signature] City Secretary [Signature]

APPROVED BY THE CITY ENGINEER: [Signature] Date 12-9-04

APPROVED BY THE CITY PLANNING COMMISSION: [Signature] Date 12-9-04
 Vice Chairman, Planning & Zoning

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.

Doc 00541822 Bk DR Vol 2287 Pg 904

FILED FOR RECORDS
 OFFICIAL PUBLIC RECORDS
 THIS DEC 22, 2004 AT 09:40

Dec 30, 2004

ACCT. NO.: 15802
 SCH. DIST.: None
 CITY: None
 MAP NO.: None

THIS is to certify that I, David Harlan, Jr., a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision for 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. NOVEMBER, 2004
 Registered Professional Land Surveyor, No. 2074



STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, A. B. Price and Martha Price are the sole owners of a 2.56 Acre Tract of land situated in and being all of Lot 1R, Block 4, OAKRIDGE ADDITION, a Replat of a portion of Block 4, Oakridge Addition, an addition to the City of Hudson Oaks, Parker County, Texas, as recorded in Plat Cabinet B, Slide 340, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the east right of way line of Elm Street at the northwest corner of said Lot 3, said iron being N 00°10'35" W, 325.0 feet from the intersection of the north right of way line of Fort Worth Highway, U. S. Highway No. 80 and the east right of way line of said Elm Street;
 THENCE N 89°50' E, on or about a fence line, 529.29 feet to a large nail found at the northeast corner of said Lot 1R, Oakridge Addition Replat;
 THENCE S 00°07'34" E, with the east line of said Lot 1R, 325.0 feet to an iron rod set in the north right of way line of said Fort Worth Highway;
 THENCE S 89°50' W, with the north right of way line of said Fort Worth Highway, 150.15 feet to a steel post;
 THENCE N 00°12'37" E, on or about a fence line, 175.00 feet to an iron rod found;
 THENCE S 89°47'11" W, on or about a fence line, 140.87 feet to a cross tie post;
 THENCE S 00°17'35" E, on or about a fence line, 25.25 feet to an iron rod set;
 THENCE N 89°58'51" W, on or about a fence line, 238.41 feet to a pipe found in the east right of way line of said Elm Street;
 THENCE N 00°10'35" W, with the east right of way line of said Elm Street, 174.44 feet to the POINT OF BEGINNING and containing 2.56 acres (111517 square feet) of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: THAT A. B. Price and Martha Price do hereby adopt this plat designating the hereinabove described real property as LOTS 1R-1 and 1R-2, BLOCK 4, OAKRIDGE ADDITION, A REPLAT OF LOT 1R, OAKRIDGE ADDITION (REPLAT), PARKER COUNTY, TEXAS and we do hereby dedicate to the public's use forever the streets, (alleys, park) and easements shown therein.

WITNESS our hands at _____, Parker County, Texas this 16 day of December, 2004.

A. B. Price Martha Price
 A. B. Price Martha Price

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared A. B. Price, 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 SEAL OF OFFICE on this the 16 day of Dec, 2004.

[Signature]
 Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Martha Price, 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 SEAL OF OFFICE on this the 16 day of Dec, 2004.

[Signature]
 Notary Public in and for the State of Texas

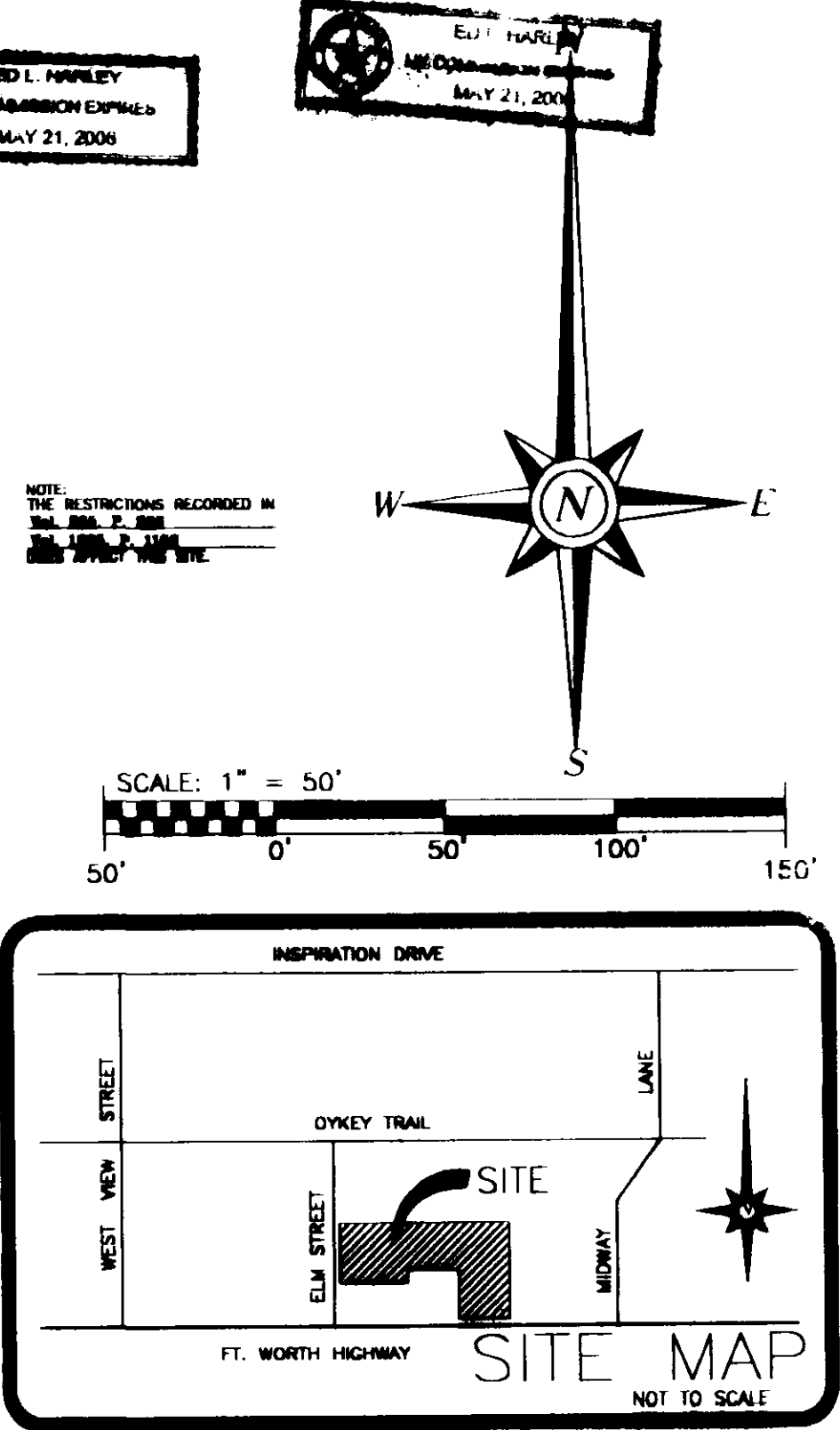
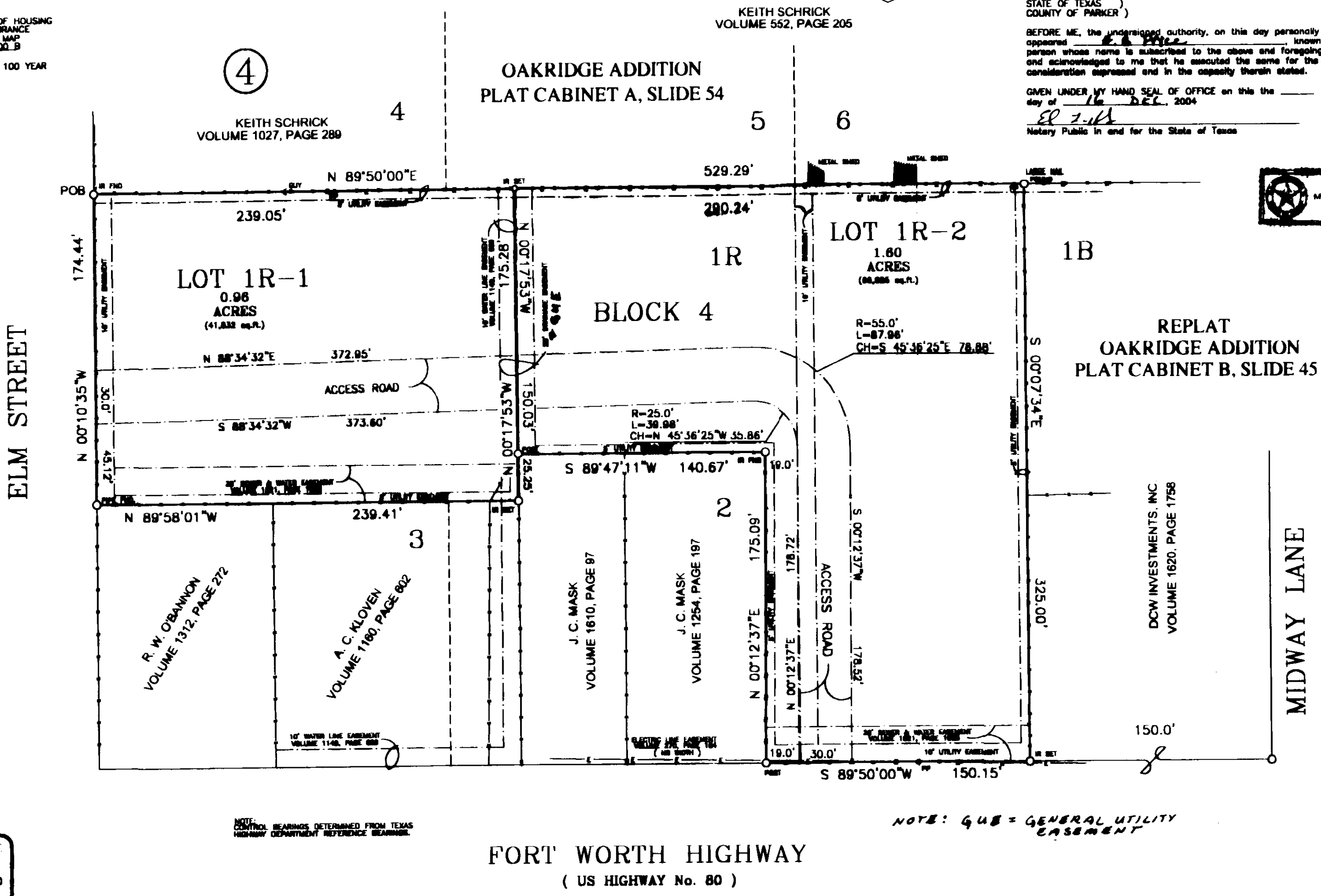
NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48052D 0200 B EFFECTIVE DATE: SEPTEMBER 22, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: THERE IS NO PHYSICAL EVIDENCE ON THE GROUND OF THE EASEMENT(S) RECORDED IN VOL. 1187, PAGE 189 APPROVING THIS SITE.

NOTE: THE ZONING OF THE SUBJECT PROPERTY IS GC GENERAL COMMERCIAL.

OWNER:
 A. B. PRICE
 203 CAMMILL ROAD
 WEATHERFORD, TEXAS 76086
 817-564-5640

HARLAN LAND SURVEYING, INC.
 215 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)566-0700-(817)566-0880
 FAX: METRO(817) 341-2833



NOTE: CONTROL BEARINGS DETERMINED FROM TEXAS HIGHWAY DEPARTMENT REFERENCE BEARINGS.

FORT WORTH HIGHWAY
 (US HIGHWAY No. 80)

NOTE: GUB = GENERAL UTILITY EASEMENT