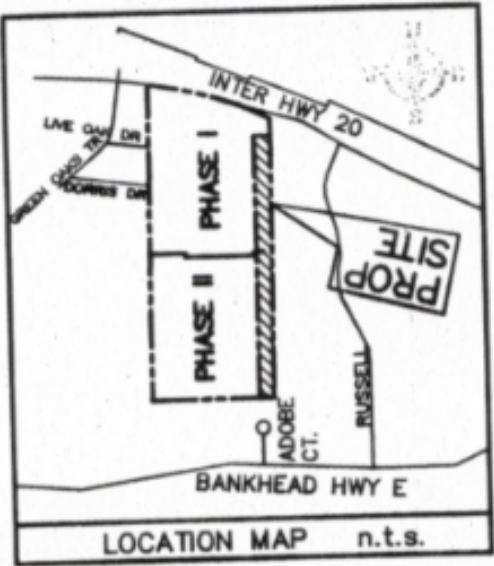


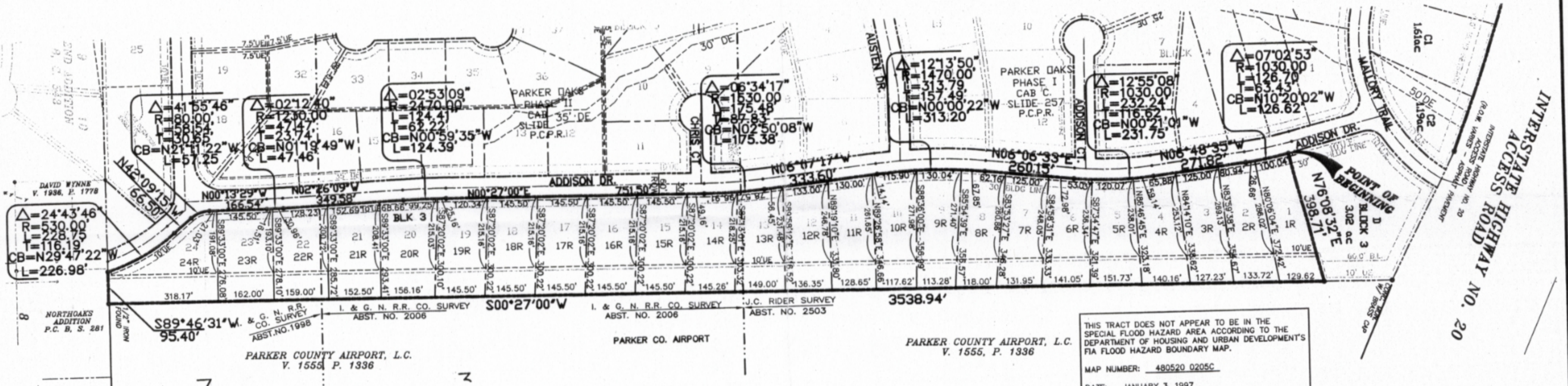
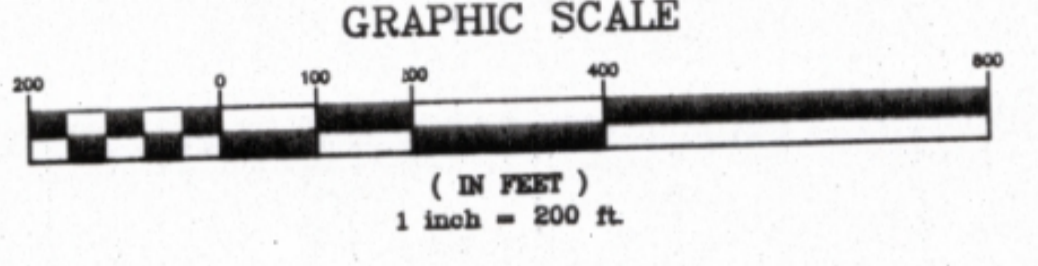
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BLOCK NO.	LOT NO.	AREA	ZONING
3	1R	1.0 AC	SF-1AP
3	2R	1.0 AC	SF-1AP
3	3R	1.0 AC	SF-1AP
3	4R	1.0 AC	SF-1AP
3	5R	1.0 AC	SF-1AP
3	6R	1.0 AC	SF-1AP
3	7R	1.0 AC	SF-1AP
3	8R	1.0 AC	SF-1AP
3	9R	1.0 AC	SF-1AP
3	10R	1.0 AC	SF-1AP
3	11R	1.0 AC	SF-1AP

BLOCK NO.	LOT NO.	AREA	ZONING
3	12R	1.0 AC	SF-1AP
3	13R	1.0 AC	SF-1AP
3	14R	1.0 AC	SF-1AP
3	15R	1.0 AC	SF-1AP
3	16R	1.0 AC	SF-1AP
3	17R	1.0 AC	SF-1AP
3	18R	1.0 AC	SF-1AP
3	19R	1.0 AC	SF-1AP
3	20R	1.0 AC	SF-1AP
3	21R	1.01 AC	SF-1AP
3	22R	1.03 AC	SF-1AP
3	23R	1.03 AC	SF-1AP
3	24R	1.37 AC	SF-1AP



- 24 RESIDENTIAL LOTS
- MINIMUM LOT WIDTH 100' - EXCEPT ALONG CULDESACS
- MINIMUM LOT DEPTH 200' - EXCEPT AS SHOWN ON PLAT
- MINIMUM LOT SIZE - 1.0 ACRES (43,560 sf)
- BUILDING SETBACK LINES PER CITY ORDINANCE
FRONT BLDG LINE - 30'
SIDE YARD ADJACENT TO STREET - 30'
SIDE YARD BLDG LINE - 15'
REAR YARD BLDG LINE - 30'
- WATER WILL BE CONNECTED TO THE CITY'S DISTRIBUTION SYSTEM
- SANITARY SEWER WILL BE ON-SITE HOMEOWNER AERATION SYSTEMS APPROVED BY THE CITY OF HUDSON OAKS
- 1/2" IRON SET
- 10' UE ON BACK OF ALL LOTS OR AS NOTED ON PLAT.
10' UE ON STREET ROW ON FRONT OF ALL LOTS AS NOTED ON PLAT.
- EXIST ZONING SF-32; PROP ZONING SF1 AIRPARK (SF-1AP)

NOTES: ANY DEVELOPMENT UPON ANY LOT, PARCEL OR REPLAT OF THE LAND HEREIN BEING PLATTED IS SUBJECT TO ALL SUBDIVISION (AND ZONING, IF IN CITY LIMITS) REGULATIONS OF THE CITY OF HUDSON OAKS INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR DRAINAGE AND STORM WATER CONTROL, WATER WELL CONTROL AND SANITARY SEWER CONTROL INCLUDING ANY REQUIRED ACCOMPANYING EASEMENTS AND APPURTENANCES. ALSO, BEFORE CONSTRUCTION OR DIGGING, PLEASE CONTACT THE CITY OF HUDSON OAKS, THE PROPER UTILITY COMPANY, AND/OR 1-800-DIG-TESS FOR LOCATES ON EXISTING UTILITY LINES.

OWNER: PARKER OAKS, L.P.,
600 N PEARL, SUITE 1900
DALLAS TEXAS, 75201
PHONE: 214-758-8050

DEVELOPER: HLM DEVELOPMENT COMPANY, L.L.C.
PO BOX 150855
FORT WORTH, TEXAS 76108
PHONE: 817-626-2600
FAX: 817-626-2668

ENGINEER: GORDON S. SWIFT CONSULTING ENGINEERS, INC
GORDON S. SWIFT, P.E. - #23395
900 MONROE STREET, SUITE 404
FORT WORTH, TEXAS 76102
PHONE: 817-335-6464
FAX: 817-335-6467
EMAIL: PDIXON@SWIFTENG.COM

SURVEYOR: STEVENS LAND SURVEYING, INC.
7300-B WEATHERFORD HWY.
FORT WORTH, TEXAS 76116
ANDREW E. STEVENS
TEXAS REGISTRATION NO. 5395
817-696-9775, FAX: 817-696-9780
EMAIL: STEVENS@SURVEYING@SBCGLOBAL.NET

I HEREBY CERTIFY THAT THIS PLAT OF PARKER OAKS ADDITION TO THE CITY LIMITS OF HUDSON OAKS, TEXAS, MEETS THE ADMINISTRATIVE PLAT (MINOR REPLAT) 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 3 DAY OF December, 2007.

R. Hume 12/31/07
CITY ADMINISTRATOR DATE

Greg D. Saunders 11/30/2007
CITY ENGINEER DATE

THIS IS TO CERTIFY THAT I, ANDREW E STEVENS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Andrew E. Stevens
ANDREW E STEVENS

TEXAS R.P.L.S. NUMBER 5395
DATE: 11/27/07



THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.

MAP NUMBER: 480520 0205C
DATE: JANUARY 3, 1997

FINAL PLAT
FOR
LOTS 1R Thru 24R, BLOCK 3
PARKER OAKS
PHASE I and II
BEING A REPLAT OF
LOTS 1 Thru 11, BLOCK 3
CABINET C, SLIDE 257
PARKER OAKS, PHASE I
LOTS 12 Thru 24, BLOCK 3
CABINET C, SLIDE 496
PARKER OAKS, PHASE II

City of Hudson Oaks
Parker County, Texas.
Being 24.57 acres in the
I & G N. RR CO SURVEY, Abst. No. 1998
I & G N. RR Co. Survey, Abst. No. 2006
J.C. Rider Survey, Abst. No. 2503
NOVEMBER 2007

PLAT FILED IN CAB _____ SLIDE _____ DATE: _____
GORDON S. SWIFT 1 of 2
CONSULTING ENGINEER, INC.