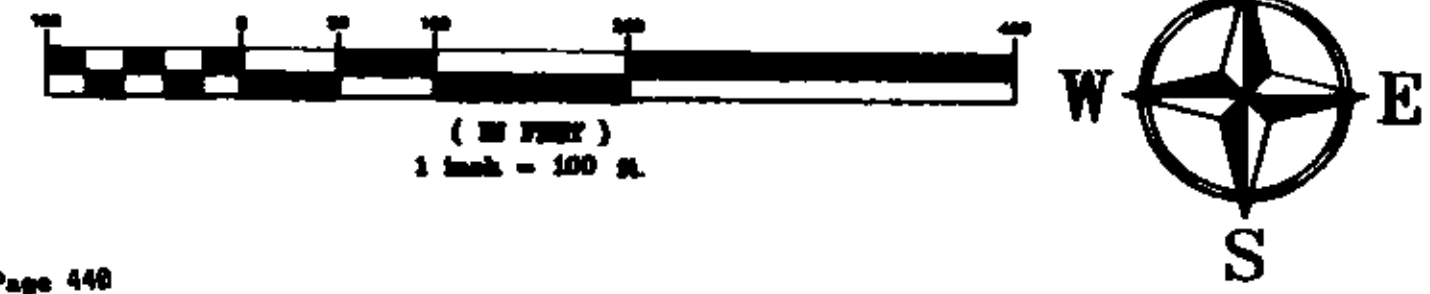


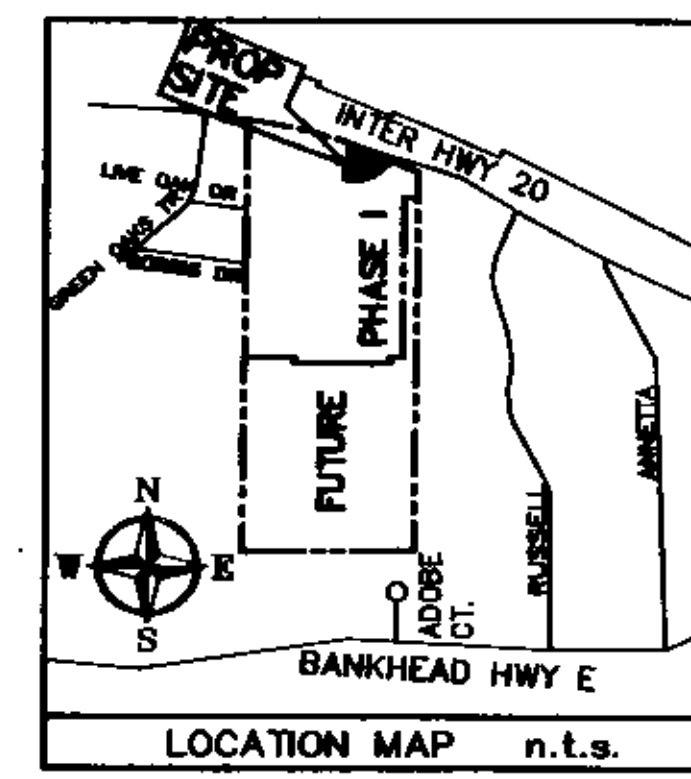
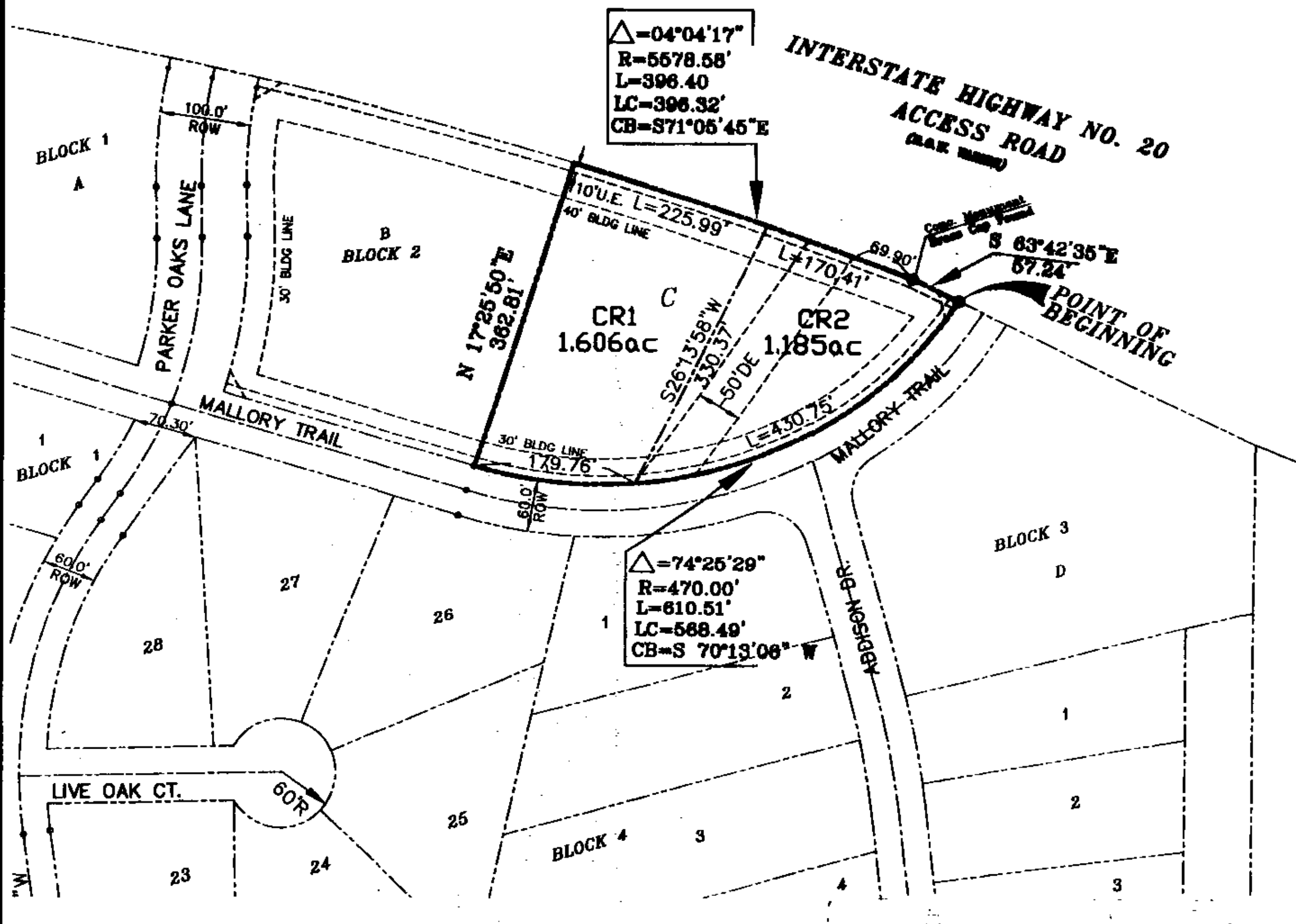
C-455

GRAPHIC SCALE



Doc# 587722
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THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.
MAP NUMBER: 480820 0000C
DATE: JANUARY 3, 1987



BENCH MARK ELEV: 983.00
BRASS MONUMENT SET IN ROCK OUTCROPPING AT THE NORTHEAST CORNER OF PARKER COUNTY AIRPORT.

NOTES: ANY DEVELOPMENT UPON ANY LOT, PARCEL, TRACT 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 1-800-892-7888 FOR LOCATES ON EXISTING UTILITY LINES.

- 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 CAPPED "STEVENS SURVEYING" SET UPON COMPLETION OF CONSTRUCTION
- 10' UE ON BACK OF ALL LOTS AS NOTED ON PLAT.
10' UE ON STREET ROW ON FRONT OF ALL LOTS AS NOTED ON PLAT.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUDSON OAKS, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUDSON OAKS, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

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: 817-335-8484
FAX: 817-335-8487
EMAIL: PDXONG@SWIFTENG.COM

SURVEYOR: STEVENS LAND SURVEYING
7300-B WEATHERFORD HWY.
FORT WORTH, TEXAS 76116
ANDREW E. STEVENS
TEXAS REGISTRATION NO. 5395
817-896-9775 . FAX: 817-696-9780
EMAIL: STEVENS@SURVEYING@SBCGLOBAL.NET

APPROVED BY ADMINISTRATIVE STAFF

[Signature]
CITY ADMINISTRATOR

[Signature]
DATE

[Signature]
CITY ENGINEER

[Signature]
DATE

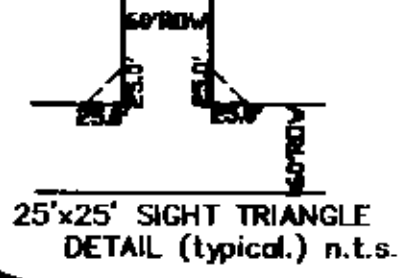
THIS IS TO CERTIFY THAT I, ANDREW E STEVENS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY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

[Signature]
ANDREW E STEVENS

TEXAS R.P.L.S. NUMBER 5395
DATE: JUNE 16, 2006

SIGHT TRIANGLE EASEMENT RESTRICTION

NO STRUCTURE, OBJECT OR PLANT MATERIAL OF ANY KIND MAY OBSTRUCT A MOTORIST'S VISION, WITHIN ANY PORTION OF A S.T.E.R. SHOWN ON THIS PLAT, BEGINNING 2 FT. (24") ABOVE THE TOP OF PAVEMENT TO A HEIGHT OF 11FT. ABOVE SAID POINT, EXCEPT AS ELSEWHERE ALLOWED HEREIN. SUCH OBSTRUCTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, FENCES, WALLS, SIGNS, BANNERS, STRUCTURES, TREES, SHRUBS, MOTOR VEHICLES, STATUARY AND OTHER SIMILAR OBJECTS.



PLAT FILED IN CAB SLIDE DATE:

GORDON S. SWIFT

ACCT. NO: 16055
SCH. DIST: N/A
CITY: CO
MAP NO: L-16

MINOR REPLAT
FOR
LOTS CR1 & CR2, BLOCK 2
PARKER OAKS
BEING A REPLAT OF
LOT C, BLOCK 2
City of Hudson Oaks
Parker County, Texas.
Being 2.791 acres in the
J.C. RIDER SURVEY,
Abat. No. 2503