

NOTICE: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits.

The final plat shall contain a waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

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: 48367 C 0300 E

DATE: SEPTEMBER 26, 2016

GAS LINE EASEMENT TABLE

G1	S 00°39'04"E	4.11'
G2	N 89°16'48"E	24.50'
G3	S 00°39'04"E	233.30'
G4	S 89°28'14"W	24.50'
G5	S 89°28'14"W	53.10'
G6	S 88°51'24"W	10.00'
G7	N 00°39'04"W	53.21'
G8	S 89°28'14"W	10.00'
G9	N 00°39'04"W	10.00'
G10	N 89°28'14"E	34.50'
G11	N 00°39'04"W	213.27'
G12	S 89°16'48"W	24.50'
G13	N 00°39'04"W	14.12'
G14	N 89°21'06"E	10.00'

OWNER/DEVELOPER:
Jerry's Warranty Company
C/O John E Westhoff, Trustee
1250 Santa Fe Drive
Weatherford, Texas 76086
817-594-0271

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

STATE OF TEXAS)
COUNTY OF PARKER)
201617275 PLAT Total Pages: 1

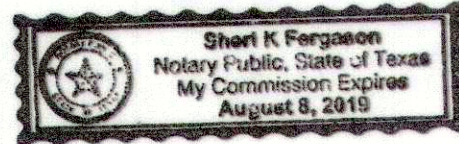
Whereas Pat Hamilton, acting by and through the undersigned, its duly authorized agent, is (are) the lien holder(s) of the property described hereon, does (do) hereby ratify all dedications and provisions of this plat as shown.

Name of authorized agent, title, Lien holder
Pat Hamilton

Before me, the undersigned authority, on this day personally appeared Pat Hamilton, known to me to be the person whose name is subscribed to the foregoing Instrument, and acknowledged to me that he executed the same For the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said Pat Hamilton.

Given upon my hand and seal of office this 3 day of August, 2016

Notary Public in and for the State of Texas Shari K. Ferguson
My Commission Expires: 8-8-19



THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the 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.
Registered Professional Land Surveyor, No. 2074
AUGUST, 2016



STATE OF TEXAS)
COUNTY OF PARKER)
Whereas, JERRY'S WARRANTY COMPANY (Doc #201503467), acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in and being all of Lot 1, Block A, AUTO SALES ADDITION, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 353, Plat Records, Parker County, Texas, and more particularly described as follows:

BEGINNING at an iron rod found in the north right of way line of Fort Worth Highway, U S. Highway No. 80, said iron being the southeast corner of said Lot 1 and the southwest corner of Lot 2 said Auto Sales Addition;

THENCE S 89°17'45" W, with the north line of said Fort Worth Highway 500.57 feet to an iron rod found at the southwest corner of said Lot 1 in the ease right of way line of Thompson Trail;

THENCE N 00°37'10" W, with the east right of way line of said Thompson Trail, 549.96 feet to an iron rod found in the south right of way line of Oakley Street;
THENCE N 89°21'06" E, with the south right of way line of said Oakley Street, 550.46 feet to an iron rod found at the northeast corner of said lot 1 and the northwest corner of said Lot 2;

THENCE with the common line of said Lot 1 and said Lot 2 the following courses and distances:
S 00°37'52" E, 290.16 feet to an iron rod set;
S 88°51'24" W, 50.00 feet to an "X" cut;
S 00°37'52" E, 258.88 feet to the POINT OF BEGINNING and containing 6.64 acres (289,565 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JERRY'S WARRANTY COMPANY, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as the AMENDED PLAT OF LOT 1, BLOCK A, AUTO SALES ADDITION, AN ADDITION IN THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, Being all of Lot 1, Block A, Auto Sales Addition, in the City of Hudson Oaks, Parker County, Texas and we do hereby dedicate the rights-of-way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my hand and seal of office in Hudson Oaks, Parker County, Texas this 3 day of August, 2016

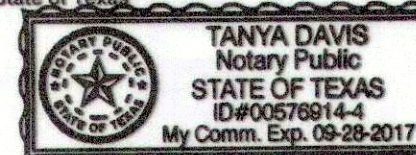
Jerry Durant
Jerry Durant

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Durant, of Jerry's Warranty Company, known to me to be the person subscribed to the above and foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the 3 day of August, 2016.

Tanya Davis
Notary Public in and for the State of Texas

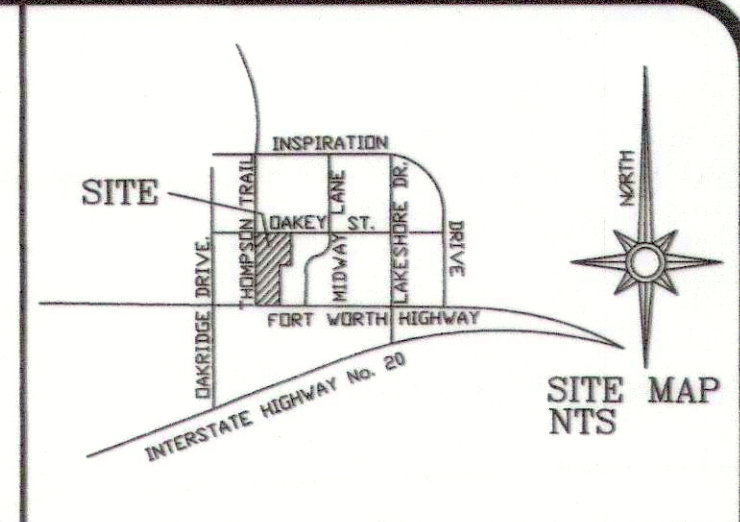
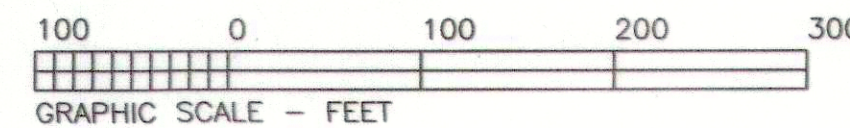


REASON FOR AMENDING: TO REDUCE THE 45' COMMON ACCESS, DRAINAGE & UTILITY EASEMENT (RECORDED IN DOC# 201520117) LOCATED IN THE NORTH EAST PORTION OF LOT 1, BLOCK A TO A 30' COMMON ACCESS, DRAINAGE & UTILITY EASEMENT AND RELOCATE AN EXISTING GAS LINE EASEMENT

ACCT. NO.: 10021023
SCH. DIST.: WE WE
CITY: J-15 H15
MAP NO.:

AMENDED PLAT
LOT 1, BLOCK A, AUTO SALES ADDITION
AN ADDITION TO THE CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS
ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT CABINET D, SLIDE 353
PLAT RECORDS, PARKER COUNTY, TEXAS

Cabinet/Instrument# D, Slide 581



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

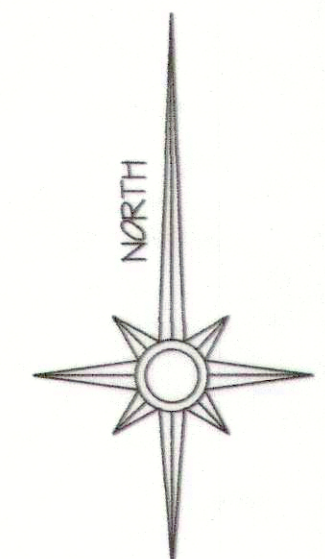
201617275
08/04/2016 10:13 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

I hereby certify that the above and foregoing plat of AMENDED PLAT OF LOT 1, BLOCK A, AUTO SALES ADDITION to the City of Hudson Oaks, Texas, was approved by the City Administrator of the City of Hudson Oaks on the 3 day of August, 2016.

Shelley Scarpese 8/3/16
City Secretary Date

Approved: [Signature] 8-9-16
City Administrator Date

Attest:
Shelley Scarpese 8/3/16
City Secretary Date



SCALE: 1" = 50'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

harlanland@yahoo.com

10286.00A.001.00

16259PLAT