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By
Leann Franklin

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of Parker County
as stamped herein by me.

Aug 14, 2003

JENIFER LORRAINE WALKER
NOTARY PUBLIC
PARKER COUNTY

FINAL PLAT CIERRA PIPE ADDITION

AN ADDITION TO THE CITY OF HUDSON OAKS,
TEXAS, PARKER COUNTY, TEXAS BEING 7.716
ACRES SITUATED IN THE DAVID EDDLEMAN
SURVEY, ABSTRACT No. 440, PARKER COUNTY,
TEXAS

ACCT. NO.: 11185
SCH. DIST.: WE
CITY: HO
MAP NO.: J-15
ALL OF: Z0440-007-000-00

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, CIERRA PIPE, INC. acting by and through the undersigned, its duly authorized officer being the DAVID EDDLEMAN SURVEY, Acres situated in and being a portion of the DAVID EDDLEMAN SURVEY, ABSTRACT No. 440, Parker County, Texas and being all that certain Lot, Tract or Parcel of land conveyed to Cierra Pipe Incorporated by deed recorded in Volume 1590, Page 1172, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the west right of way line of North Oakridge Drive, said iron being called by deed to be S 00°23'51" W, 1334.12 feet and N 89°49'57" E, 500.0 feet from the northwest corner of said David Eddleman Survey;
THENCE S 89°49'57" W, 499.99 feet to an iron rod found;
THENCE North, 839.42 feet to a 8 inch oak tree;
THENCE S 89°57'16" E, 282.36 feet to an iron rod found;
THENCE S 00°16'15" E, 381.20 feet to an iron rod set;
THENCE S 89°57'16" E, 213.67 feet to an iron rod set in the west right of way line of said North Oakridge Drive;
THENCE S 00°16'15" E, with the west right of way line of said North Oakridge Drive, 456.37 feet to the POINT OF BEGINNING and containing 7.716 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, CIERRA PIPE, INC. acting by and through the undersigned, its duly authorized officer do hereby adopt this plat designating the hereinabove described real property as CIERRA PIPE ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, TEXAS, PARKER COUNTY, TEXAS BEING 7.716 ACRES SITUATED IN THE DAVID EDDLEMAN SURVEY, ABSTRACT No. 440, PARKER COUNTY, TEXAS does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Hudson Oaks, Parker County, Texas this 25th day of July, 2003.
Bobby Kanz
Bobby Kanz, President

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Bobby Kanz, 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 25th day of July, 2003.
Jennifer Lorraine Walker
Notary Public in and for the State of Texas



STATE OF TEXAS)
COUNTY OF PARKER) **NONE**
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.

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 ___ day of _____, 2003.
Notary Public in and for the State of Texas

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.
Registered Professional Land Surveyor, No. 2074
May, 2003



NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS

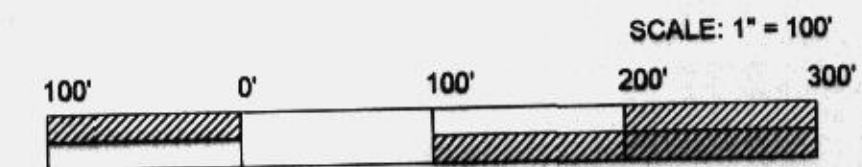
NOTE:
TBM: RANDOM SET EAST SIDE OAKRIDGE DRIVE ACCROSS FROM ENTRANCE TO SITE
ELEVATION = 1034.47

NOTE:
NEAREST SANITARY SEWER IS IN THE NORTH LINE OF HIGHWAY No. 80 APPROXIMATELY 300 FEET SOUTH

NOTE:
ALL IRON RODS SET ARE 1/2" UNLESS OTHERWISE NOTED

NOTE:
ZONING IS "GC" GENERAL COMMERCIAL

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48020 D200 B EFFECTIVE DATE: SEPTEMBER 22, 1981 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



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

FRED W. BANKHEAD
VOLUME 1343, PAGE 655



LOT 1, BLOCK 1
7.716 ACRES

NORTH OAKRIDGE DRIVE
(60.0 ROW)

TEXAS BANK
VOLUME 1708, PAGE 1224

LOT 2, BLOCK 1
JETER SUBDIVISION
PLAT CABINET B, SLIDE 785

DEVELOPER:
Cierra Pipe, Inc.
Bobby Kanz
201 Oakridge Drive
Hudson Oak, TX 76086
817-594-6378

PLAT C-36