

D-449

Whereas, John and Paige Gasowski, acting by and through the undersigned, it's duly authorized agent, are the owners of the following tract of land:

7.988 acres situated in the I & G N RR CO SURVEY, Abst. No. 1998 and the A.L.G. HART SURVEY, Abst. No. 663, Parker County, Texas being those certain tracts of land described in deed to John Gasowski and Paige Gasowski recorded in 201425479 and 201514665, Official Records, Parker County, Texas, said 7.988 acres being more particularly described as follows:

Beginning at a 1/2" iron found in the north line of BANKHEAD Hwy. at the southwest corner of that certain tract of land described in deed to Thurman McDougle and wife Lola B. McDougle by deed recorded in Volume 1509, Page 885, Real Records, Parker County, Texas and the southeast corner of said Gasowski (201514665) tract;

THENCE Along the north line of said BANKHEAD Hwy., as follows:  
South 88 degrees 09 minutes 24 seconds West, 177.36 feet to a 1/2" iron found;  
North 88 degrees 47 minutes 43 seconds West, 219.28 feet to a 1/2" iron found;  
North 87 degrees 09 minutes 08 seconds West, 208.66 feet to an "X" cut in the top of a rock column found at the southwest corner of said Gasowski (201425479) tract and the most southerly southwest corner of FOREST BEND ADDITION, on addition to the City of Weatherford, Parker County, Texas according to the plat recorded in Plat Cabinet B, Slides 543, Plat Records, Parker County, Texas;

THENCE North 00 degrees 14 minutes 08 seconds West along the common line of said Gasowski (201425479) tract and FOREST BEND ADDITION, 561.79 feet to a 1/2" iron found at the northwest corner of said Gasowski (201425479) tract;

THENCE North 89 degrees 17 minutes 40 seconds East, continuing along the common line of said Gasowski (201425479) tract and FOREST BEND ADDITION, passing the northwest corner of said Gasowski (201514665) tract and continuing along said Gasowski (201415885) tract and FOREST BEND ADDITION, 604.54 feet to a 1/2" iron found at the northeast corner of said Gasowski tract and the most northerly southeast corner of said FOREST BEND ADDITION at the southwest corner of that certain tract of land described in deed to Daniel E. Small and wife Vera Merle Small by deed recorded in Volume 1539, Page 1783, Real Records, Parker County, Texas and the northwest corner of that certain tract of land described in deed to A. Brian Mclemore and Berta Mclemore by deed recorded in Volume 1783, Page 2036, Real Records, Parker County, Texas;

THENCE South 00 degrees 16 minutes 08 seconds East, along the common line of said Gasowski (201514665) and Mclemore tracts passing the southwest corner of said Mclemore tract and the northwest and southwest corners of that certain tract of land described in deed to Gregory M. Holloway and wife Loucyndia Mae Holloway by deed recorded in Volume 1688, Page 849, Real Records, Parker County, Texas and passing the northwest corner of said McDougle tract, in all, 578.51 feet to the POINT OF BEGINNING and containing 7.988 acres of land.

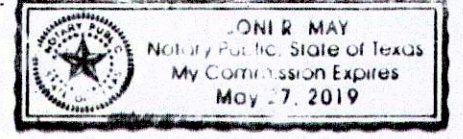
STATE OF TEXAS  
COUNTY OF Parker

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1, GASOWSKI ADDITION addition to the City of Hudson Oaks, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all rights-of-way, streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in Lot 1, GASOWSKI ADDITION have been notified and signed this plat. There are no liens against the property.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required.

Owner for Gasowski Addition, Lot 1  
executed this the 31<sup>st</sup> day of August, 2015.

By: John Gasowski

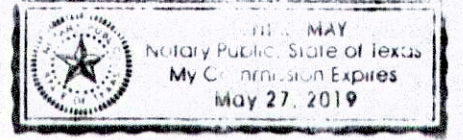


STATE OF TEXAS  
COUNTY OF PARKER

Before me the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared John Gasowski known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 31<sup>st</sup> day of August, 2015.

By: Joni R. May  
Notary Public in and for the State of Texas

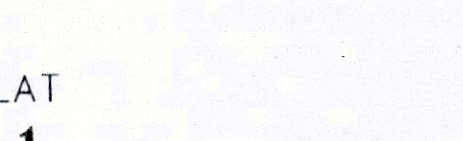


STATE OF TEXAS  
COUNTY OF PARKER

Before me the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Paige Gasowski known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 31<sup>st</sup> day of August, 2015.

By: Paige Gasowski  
Notary Public in and for the State of Texas

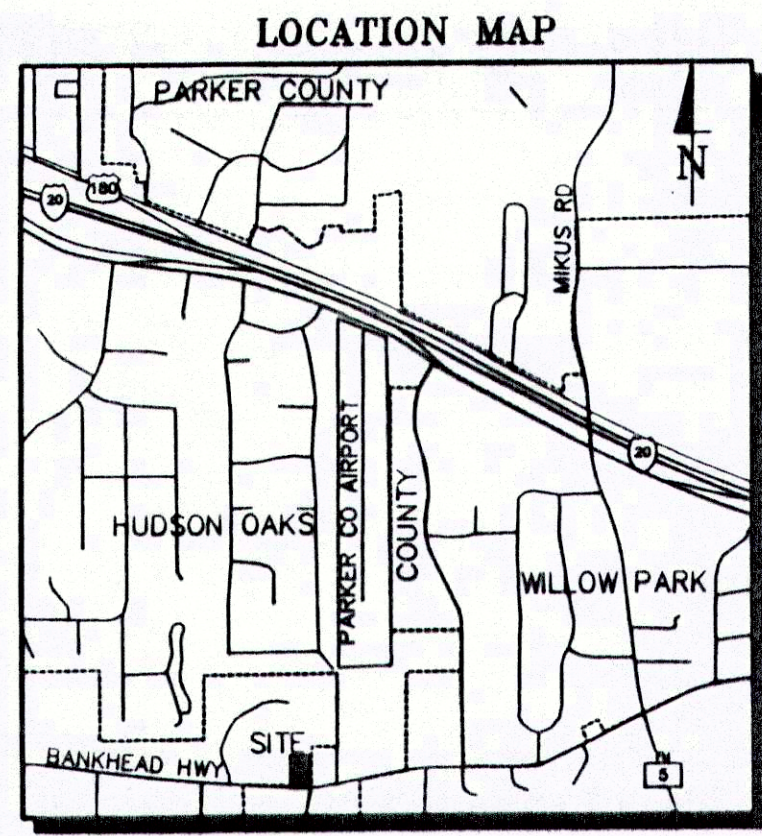
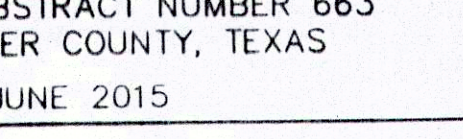


STATE OF TEXAS  
COUNTY OF PARKER

Before me the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared John Gasowski known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 31<sup>st</sup> day of August, 2015.

By: Joni R. May  
Notary Public in and for the State of Texas



NOTE: 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, CONTACT THE CITY OF HUDSON OAKS, THE PROPER UTILITY COMPANY AND CALL 1-800-DIG-TESS FOR LOCATES ON EXISTING UTILITY LINES.

SELLING A PORTION OF AN LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

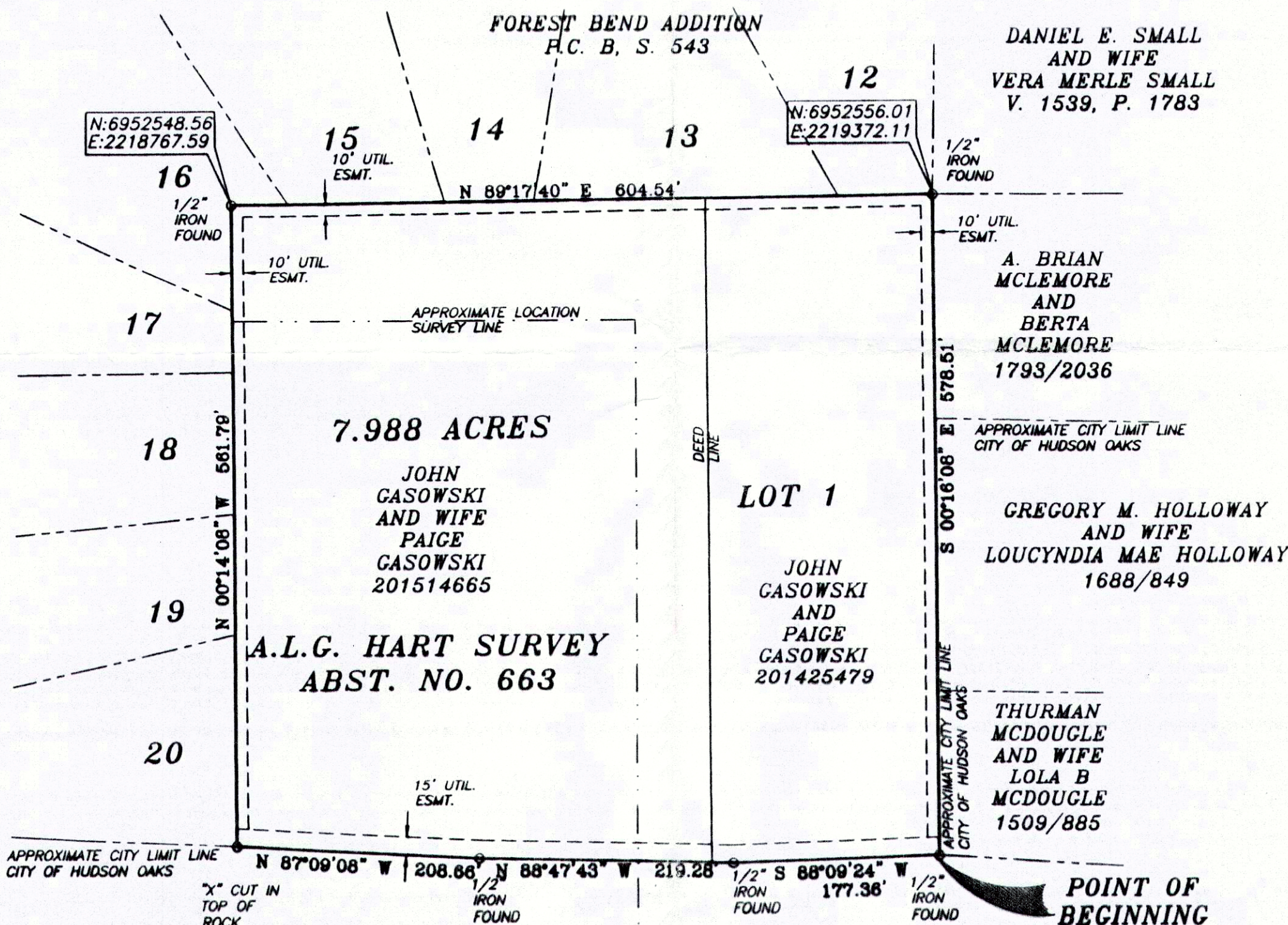
UTILITY EASEMENTS  
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF HUDSON OAKS, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS 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.

THIS LOT TO BE SERVED BY PRIVATE WATER WELL AND SEPTIC SYSTEM.

Waivers. 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.

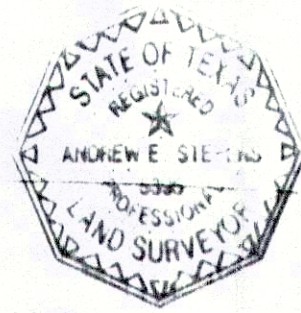
Notes: According to the Federal Insurance Administration Flood Insurance Rate map Community Panel Number 48367C0425E dated September 26, 2008 this property does not lie within a 100 year flood hazard area.

This property lies within the City of Hudson Oaks ETJ.  
City limit line determined by others.



OWNER  
JOHN AND PAIGE GASOWSKI  
169 FOREST BEND LANE  
WEATHERFORD, TEXAS 76087  
817-613-7223  
paigegasowski@sbcglobal.net

This is to certify that I, Andrew E. Stevens, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 correct[ly] represents that survey made by me.



Andrew E. Stevens, Surveyor  
Texas R.P.L.S. No. 5395  
Date: 8/28/2015  
(seal)

I & GN RR CO. SURVEY  
ABST. NO. 1998

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
ACCT. NO: 12692  
SCH. DIST: AL  
CITY: K-16  
MAP NO:  
201518514  
09/01/2015 02:54 PM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLHT

Stevens Land Surveying, PLLC  
P.O. Box 26951  
Fort Worth, Texas 76126  
817-698-9775  
astevens5395@sbcglobal.net  
firm registration #10194023

FINAL PLAT  
Lot 1  
GASOWSKI ADDITION  
BEING 7.988 ACRES OF LAND SITUATED IN THE I&GN RR SURVEY, ABSTRACT NUMBER 1998 AND THE A.L.G. HART SURVEY, ABSTRACT NUMBER 663 HUDSON OAKS, PARKER COUNTY, TEXAS  
PREPARED JUNE 2015

20663.006.000.00  
21998.055.000.00  
21998.055.002.00