

C-201

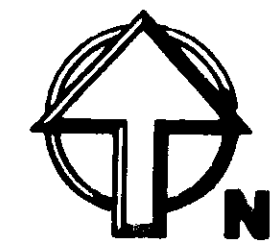
J. RIDER SURVEY
ABSTRACT NO. 2503

PARKER COUNTY
(WEATHERFORD ETJ)

HIGHLAND PARK ADDITION
CABINET A, PAGE 31
P.R.P.C.T.

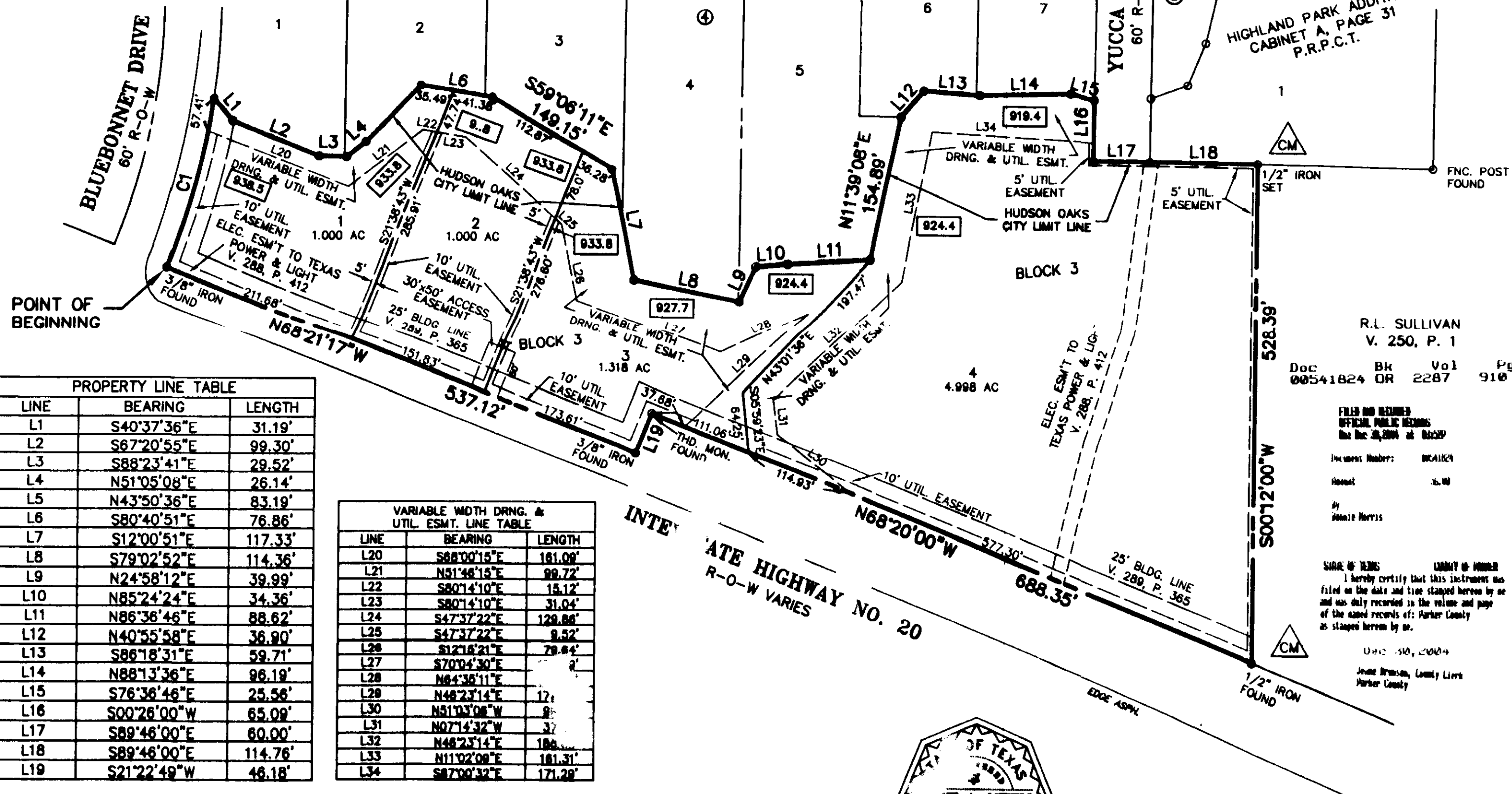
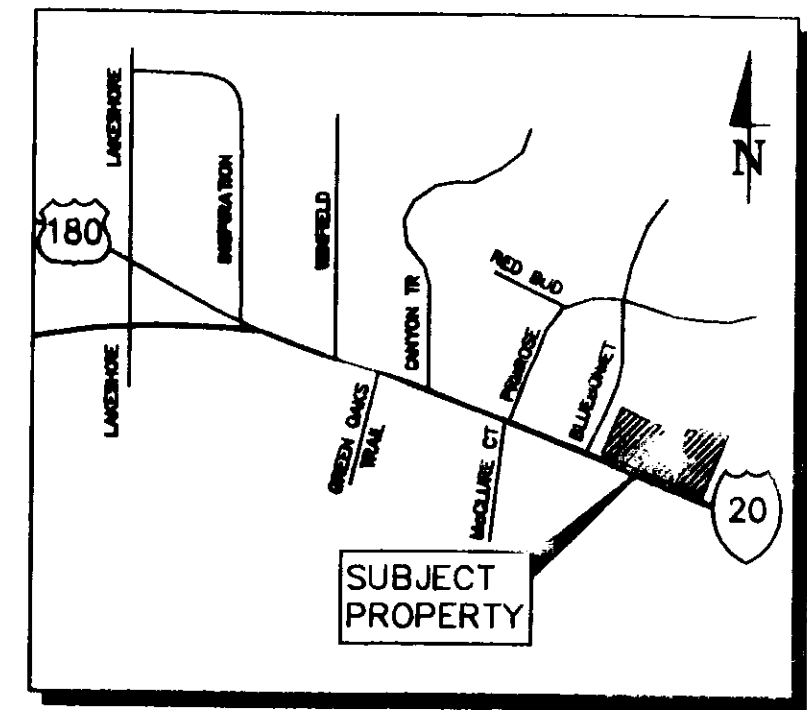
PARKER COUNTY
(WEATHERFORD ETJ)

HIGHLAND PARK ADDITION
CABINET A, PAGE 31
P.R.P.C.T.



GRAPHIC SCALE: 1 IN = 100 FT
100 0 100 200

LOCATION MAP



| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S40°37'36"E | 31.19' |
| L2 | S67°20'55"E | 99.30' |
| L3 | S88°23'41"E | 29.52' |
| L4 | N51°05'08"E | 26.14' |
| L5 | N43°50'36"E | 83.19' |
| L6 | S80°40'51"E | 76.86' |
| L7 | S12°00'51"E | 117.33' |
| L8 | S79°02'52"E | 114.36' |
| L9 | N24°58'12"E | 39.99' |
| L10 | N85°24'24"E | 34.36' |
| L11 | N86°36'46"E | 88.62' |
| L12 | N40°55'58"E | 36.90' |
| L13 | S86°18'31"E | 59.71' |
| L14 | N88°13'36"E | 96.19' |
| L15 | S76°36'46"E | 25.56' |
| L16 | S00°28'00"W | 65.09' |
| L17 | S89°46'00"E | 60.00' |
| L18 | S89°46'00"E | 114.76' |
| L19 | S21°22'49"W | 46.18' |

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L20 | S88°00'15"E | 181.08' |
| L21 | N81°46'18"E | 99.72' |
| L22 | S80°14'10"E | 15.12' |
| L23 | S80°14'10"E | 31.04' |
| L24 | S47°37'22"E | 128.88' |
| L25 | S47°37'22"E | 9.52' |
| L26 | S12°16'21"E | 79.84' |
| L27 | S70°04'30"E | 2' |
| L28 | N84°36'11"E | 2' |
| L29 | N48°23'14"E | 17' |
| L30 | N51°03'08"W | 8' |
| L31 | N07°14'32"W | 3' |
| L32 | N48°23'14"E | 186' |
| L33 | N11°02'08"E | 181.31' |
| L34 | S87°00'32"E | 171.28' |

| CURVE | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD |
|-------|---------|-----------|---------|---------------|---------|
| C1 | 771.94' | 13°50'15" | 186.43' | N14°52'56"E | 185.98' |

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.

CM DENOTES MONUMENTS USED FOR BASIS OF BEARING.
BASIS OF BEARING IS THE EASTERN LINE OF BLOCK 3 HIGHLAND PARK ADDITION ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 31, PLAT RECORDS, PARKER COUNTY, TEXAS

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.

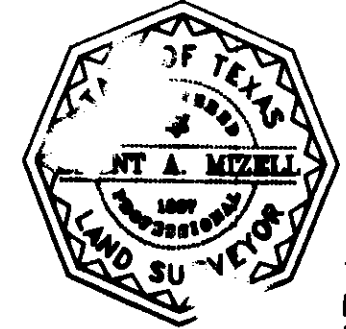
CITY OF HUDSON OAKS, TEXAS
PLAT APPROVAL

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

APPROVED BY CITY PLANNING & ZONING COMMISSION
BY: *[Signature]* DATE: 12-7-04

APPROVED BY CITY COUNCIL
I HEREBY CERTIFY THAT THIS PLAT OF THE HIGHLAND PARK ADDITION TO THE CITY LIMITS OF THE CITY OF HUDSON OAKS, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF HUDSON OAKS, TEXAS ON THE 16TH DAY OF December, 2004.

BY: *[Signature]* DATE: 12-16-04
BY: *[Signature]* DATE: 12-16-04
BY: *[Signature]* DATE: 12-9-04



THIS IS TO CERTIFY THAT I, BRENT A. MIZELL, 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]
BRENT A. MIZELL, RPLS #1987
DATE: 12-22-04

SURVEYOR:
MIZELL LAND SURVEYING, INC.
117 JOHN STREET
ALEDO, TEXAS 76008
817.441.6199

OWNER/DEVELOPER:
PATRICK SULLIVAN
7508 RAVENSWOOD ROAD
GRANBURY, TEXAS 76049
817.279.9560

R.L. SULLIVAN
V. 250, P. 1
Doc 00541824 Bk OR 2287 Pg 916
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
ON THE 28TH DAY OF OCTOBER
Instrument Number: 00541824
Sheet: 36 of 36
By: Annie Morris
Date: 10/28/04
Janel Brown, County Clerk
Parker County

- NOTE:
- 1/2" IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES.
 - BUILDING LINES SET AS REQUIRED BY ZONING ORDINANCE AT TIME OF FINAL PLATTING, PROPERTY ZONED "RC", RESTRICTED COMMERCIAL.
 - 000.0 DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.
 - THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 480520 0205 C, DATED 01/03/97.

FINAL PLAT
**LOTS 1-4, BLOCK 3
HIGHLAND PARK
ADDITION**

BEING A REPLAT OF BLOCK 3 HIGHLAND PARK ADDITION ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 31 P.R.P.C.T. HUDSON OAKS, PARKER COUNTY, TEXAS

PREPARED NOVEMBER 8, 2004
4 LOTS - 8.316 ACRES
SHEET 1 OF 2

SD Engineering, Inc.
Site Development Engineering
PO Box 1357 Aledo, TX 76008-1357
(817) 441-6400 Fax (817) 441-6085
www.sd-engineering.com