

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.

I hereby certify that the above and foregoing plat of LIVE OAK addition to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks on the 24 day of March, 2016.

Shelley Scarpere 4/1/16
City Secretary Date

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Parker County, Texas within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Hudson Oaks.

WITNESS OUR HAND, this 1st day of April, 2016.

Recommended for final approval:

[Signature] 4/1/2016
Chairman Date
Planning & Zoning Commission

Attest:

Shelley Scarpere 4/1/2016
City Secretary Date

Approval:

[Signature] 4/1/16
Mayor, City of Hudson Oaks, Texas Date

Attest:

Shelley Scarpere 4/1/16
City Secretary Date

OWNER/DEVELOPER:
Kathy Plowman Williams, Trustee
3118 Fort Worth Highway
Weatherford, TX 76087
Attn: Bekah Pettit
rpettit@jerryweatherford.com
817-597-1203

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.

There are no liens against the property.

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, KATHY PLOWMAN WILLIAMS, TRUSTEE OF THE DURANT GRANTOR TRUST A ND B are the sole owner of 2.81 Acres situated in and being all of Lot 4R, Block 1, GRIDIRON LAND COMPANY ADDITION, an addition in the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 505, Parker County, Texas and a portion of a 17.0 Acre Tract situated in the BETTIE L. BLEDSOE SURVEY, ABSTRACT No. 2688, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from an iron rod found in the north right of line of Fort Worth Highway (U. S. Highway 180), at the southwest corner of Lot 2, Block 1, Jeter Subdivision, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 785, Plat Records, Parker County, Texas; THENCE with the north right of way line of said Fort Worth Highway the following courses and distances;
N 89°49'46" W, 99.78 feet to an iron rod found;
S 88°47'42" W, 135.08 feet to an iron rod found and POINT OF BEGINNING;

THENCE continuing with the north right of way line of said Fort Worth Highway the following courses and distances:

S 88°47'42" W, 211.23 feet to an iron rod found;
S 89°18'41" W, 111.90 feet to a bolt found in the east right of way line of Cinema Drive;
THENCE with the east right of way line of said Cinema Drive the following courses and distances;
N 03°09'24" W, 116.11 feet to an iron rod set;
N 00°41'19" W, 233.64 feet to an iron rod set;

THENCE N 89°23'56" E, 471.65 feet to an iron rod set in the west line of Cierra Pipe Addition, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 56, Plat Records, Parker County, Texas;

THENCE S 00°20'31" W, with the west line of said Cierra Pipe Addition, 49.27 feet to an iron rod found at the northwest corner of said Lot 2, Jeter Subdivision at the northeast corner of a tract of land described by deed to Victory Shops @ Hudson Oaks, LLC., recorded in Doc #201518474, Official Records, Parker County, Texas;

THENCE with the line of said Victory Shops @ Hudson Oaks the following courses and distances;
S 88°53'29" W, 135.08 feet to an iron rod found;
S 00°46'21" W, 296.86 feet to the POINT OF BEGINNING and containing 2.81 acres (1,22,420 square feet) of land.

Kathy Plowman Williams
Kathy Plowman Williams, Trustee

STATE OF TEXAS)
COUNTY OF PARKER)

I (we) the undersigned owners of the land shown on this plat, and designating herein as LIVE OAK to the City of Hudson Oaks, Texas, and whose name hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourse, 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 the LIVE OAK addition have been notified and signed this plat.

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

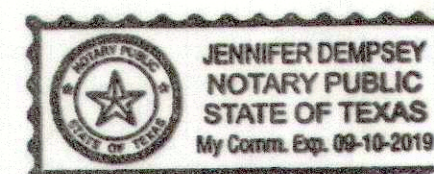
Kathy Plowman Williams

STATE OF TEXAS)
COUNTY OF PARKER) *Kathy Plowman Williams

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 30th day of March, 2016

Jennifer Dempsey
Notary Public in and for the State of Texas
Jennifer Dempsey
My Commission Expires On: 9/10/2019



ACCT. NO.: 14589
SCH. DIST.: WE
CITY: CHO
MAP NO.: 315

BETTIE L. BLEDSOE SURVEY
ABSTRACT No. 2688
TIMBES HILLTOP PROPERTIES
VOLUME 2430, PAGE 314

CIERRA PIPE ADDITION
PLAT CABINET C, SLIDE 56

LOT 3R

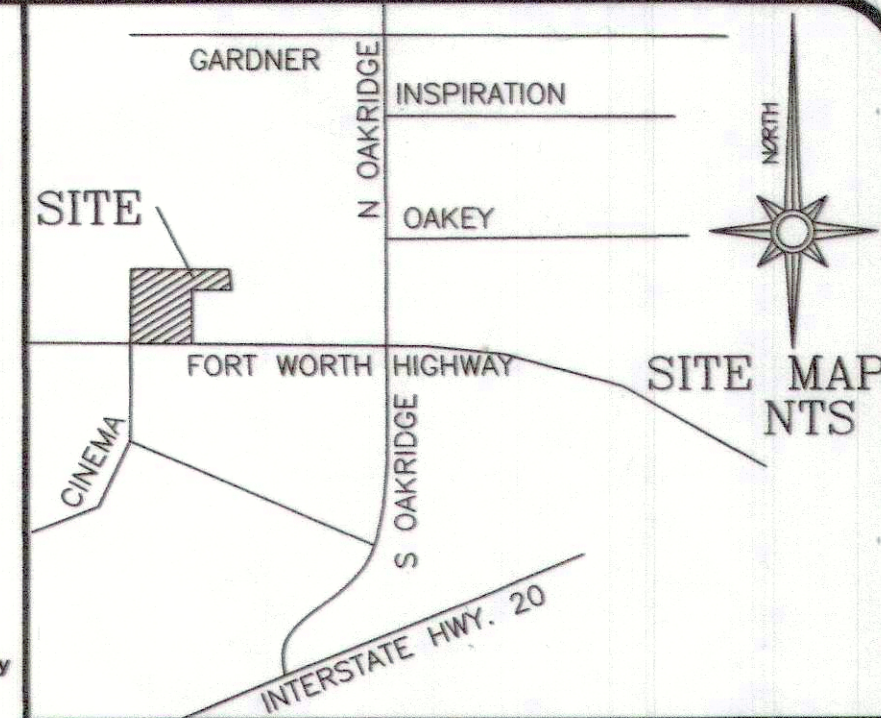
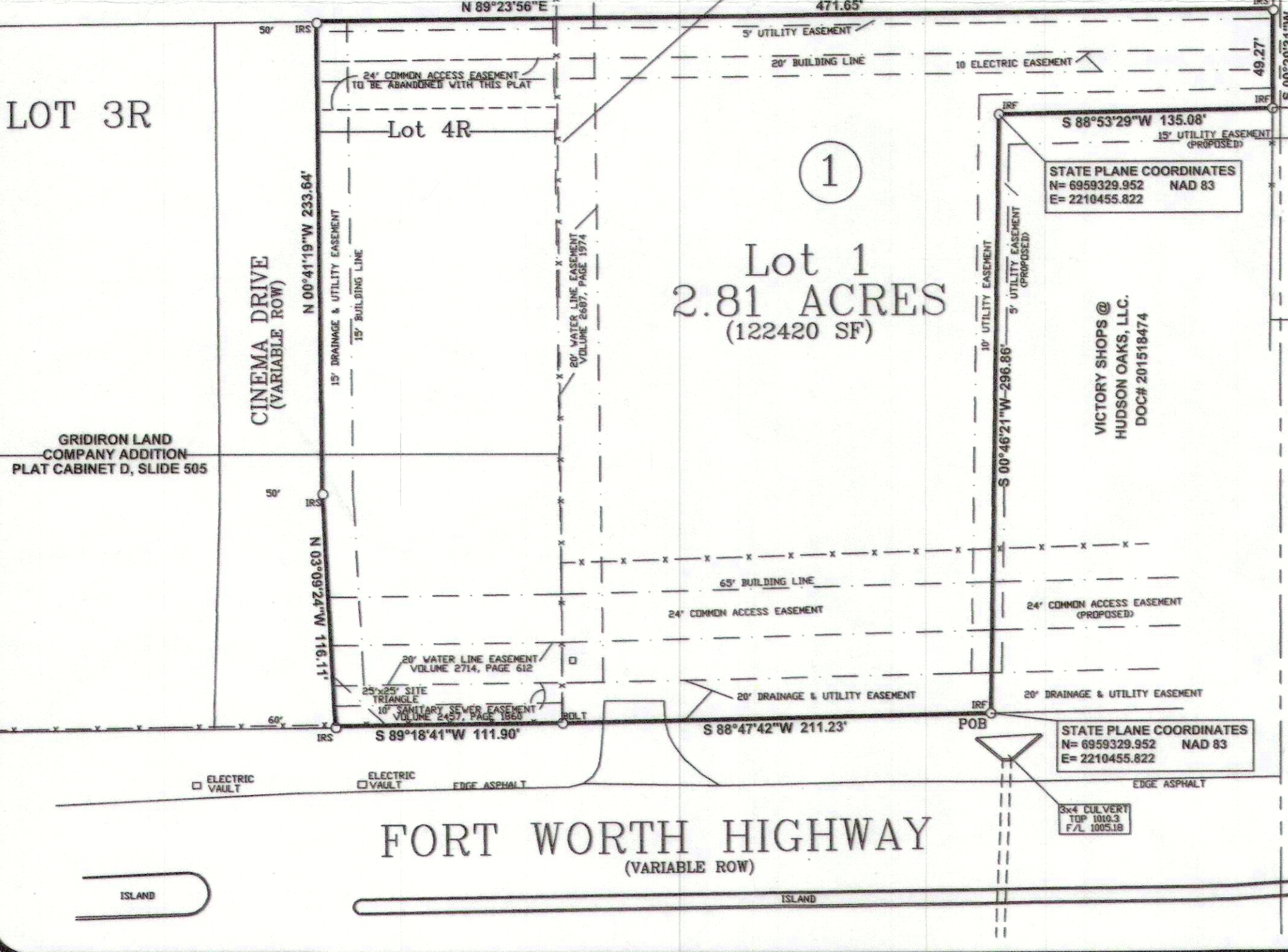
Lot 4R

Lot 1
2.81 ACRES
(122420 SF)

GRIDIRON LAND
COMPANY ADDITION
PLAT CABINET D, SLIDE 505

JETER SUBDIVISION
PLAT CABINET B, SLIDE 785

DAVID EDDLEMAN SURVEY
ABSTRACT No. 440



201607305 PLAT Total Pages: 1

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
FEBRUARY, 2016



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: 483670 C 0300 E

DATE: SEPTEMBER 26, 2008

FILED AND RECORDED

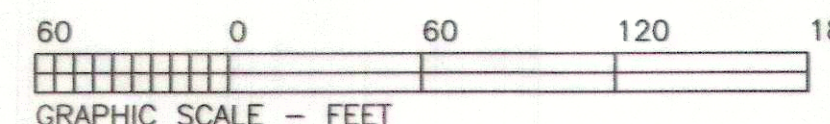
OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201607305
04/07/2016 03:59 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

FINAL PLAT
LOT 1, BLOCK 1
LIVE OAK
AN ADDITION TO THE CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS
Being Lot 4R, Block 1, Gridiron Land Company Addition
an addition to the City of Hudson Oaks, Parker County, Texas,
according to the plat recorded in Plat Cabinet D Slide 505,
Parker County, Texas and a portion of a 17.0 Acre Tract
situated in the Bettie L. Bledsoe Survey
Abstract No. 2688, Parker County, Texas

SCALE: 1" = 60'



Cabinet/Instrument# _____ Slide _____

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

15416PLAT

12937.001.004.00
22688.002.000.00 - 1.89 acres