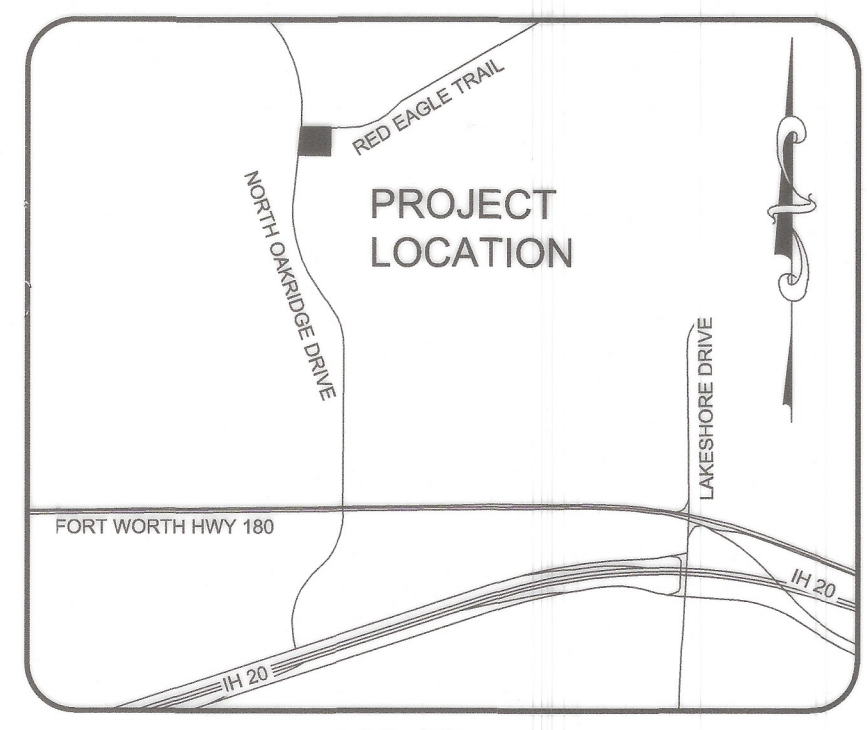
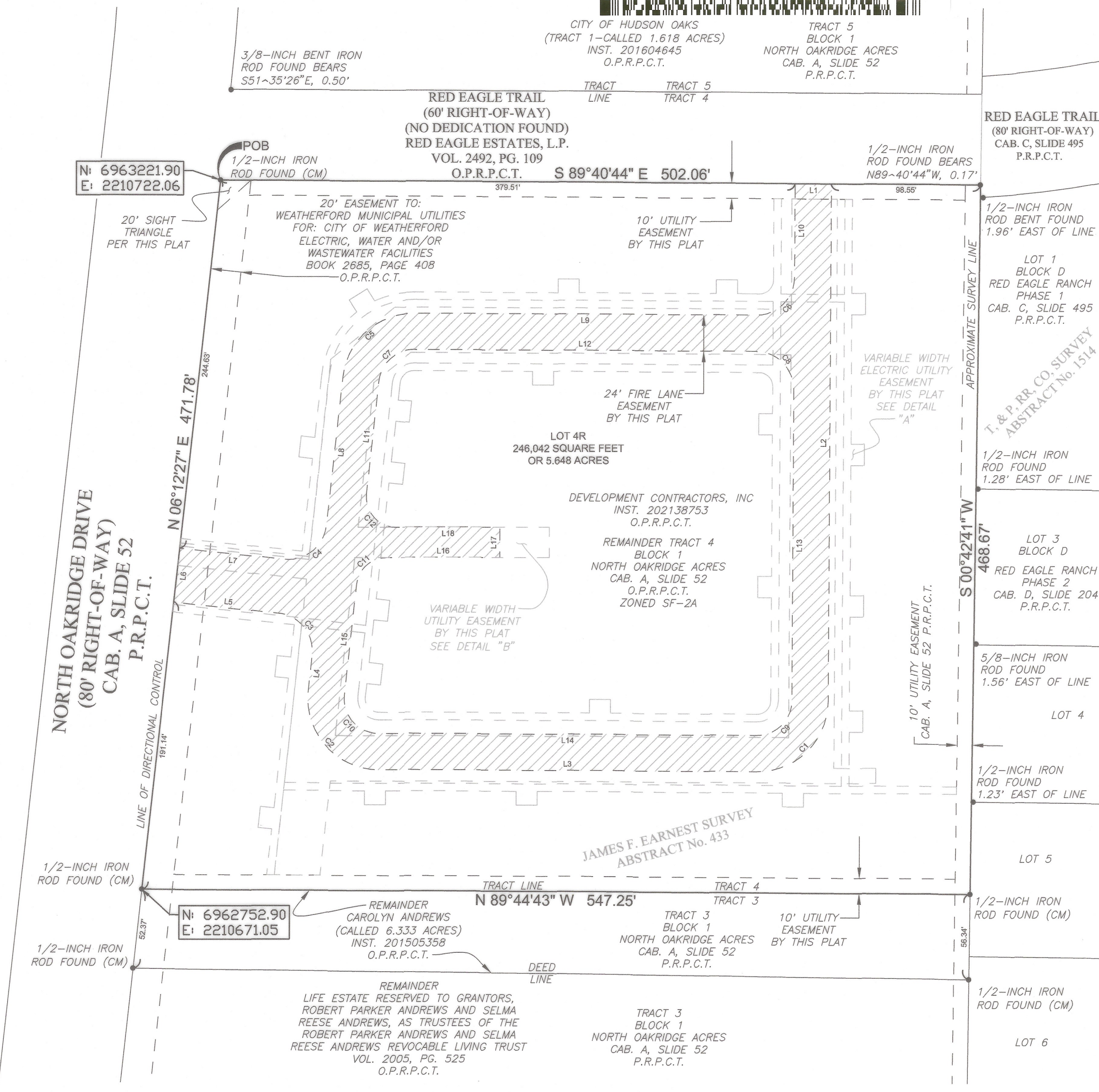


202218281 PLAT Total Pages: 1



VICINITY MAP NOT TO SCALE

NOTES:

- There are no Liens on the Property.
- 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.
- 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.
- This tract does not appear to be in the special flood hazard area according to the Department of Housing and Urban Development via flood hazard boundary map. Map Number 48367C0300E, effective date of September 26, 2008.

I, hereby certify that the above and foregoing plat of Lot 4R, Block 1, North Oakridge Acres Addition to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks on the 18th day of November 2021.

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 7th day of May, 2022.  
*Shelly Seayzer*  
 City Secretary

CITY OF HUDSON OAKS, TEXAS  
 PLAT APPROVAL

Recommended for final approval:  
*L. Boyd* 5/7/22  
 Chairman, City Planning & Zoning Commission

Attest:  
*Shelly Seayzer* 5/7/22  
 City Secretary

Approved:  
*M. Poveo* 5/11/22  
 Mayor, City of Hudson Oaks, Texas

Attest:  
*Shelly Seayzer* 5/11/22  
 City Secretary



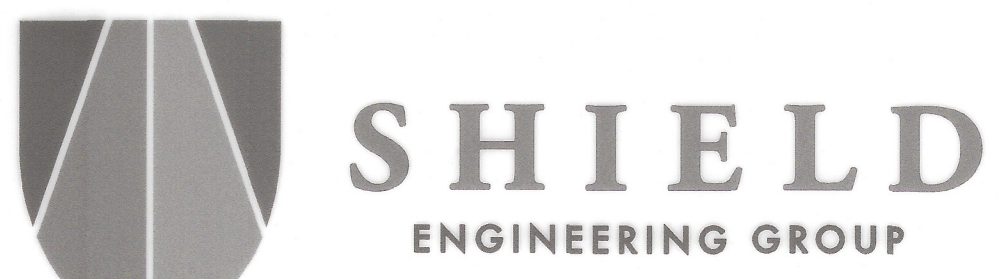
15825.001.004.10

15825 WE J-14 NWE

FIRE LANE EASEMENT LINE/CURVE TABLES

LINE TABLE			CURVE TABLE					
LINE #	BEARING	LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L1	S89°40'44"E	24.00'	C1	73.85'	47.00'	90°01'36"	S45°14'28"W	66.48'
L2	S00°13'40"W	341.75'	C2	78.66'	47.00'	95°53'23"	N41°47'59"W	69.80'
L3	N89°44'43"W	249.74'	C3	37.30'	25.16'	84°56'42"	N36°28'33"W	33.98'
L4	N06°08'46"E	23.83'	C4	37.29'	25.16'	84°54'51"	N48°45'09"E	33.97'
L5	N83°52'10"W	71.79'	C5	68.96'	47.00'	84°04'07"	N48°10'49"E	62.94'
L6	N06°12'27"E	36.00'	C6	39.26'	25.00'	89°58'13"	N45°13'17"E	35.35'
L7	S83°52'10"E	71.78'	C7	33.75'	23.00'	84°04'07"	N48°10'49"E	30.80'
L8	N06°08'46"E	99.05'	C8	39.26'	25.00'	90°00'47"	S44°46'43"E	35.36'
L9	S89°47'07"E	226.22'	C9	36.14'	23.00'	90°01'36"	S45°14'28"W	32.53'
L10	N00°13'40"E	61.85'	C10	38.49'	23.00'	95°53'23"	N41°47'59"W	34.16'
L11	N06°08'46"E	75.04'	C11	29.27'	20.00'	83°51'14"	N48°04'23"E	26.73'
L12	S89°47'07"E	228.20'	C12	33.56'	20.00'	96°08'44"	N41°55'38"W	29.76'
L13	S00°13'40"W	205.93'						
L14	N89°44'43"W	249.74'						
L15	N06°08'46"E	73.49'						
L16	N90°00'00"E	74.78'						
L17	N00°00'00"E	20.00'						
L18	N90°00'00"W	68.30'						

- LEGEND
- POB = POINT OF BEGINNING
  - CM = CONTROLLING MONUMENT
  - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS



TBPE FIRM #F-11039 · TBLs FIRM #10193890  
 1600 West 7th Street, Suite 400, Fort Worth, TX 76102 · 817.810.0696

OWNER  
 JIM MORRIS  
 (817)706-7141  
 DEVELOPMENTCONTRACTORS1@YAHOO.COM  
 510 COLLETT COURT WEATHERFORD, TEXAS 76088

FINAL PLAT OF  
 LOT 4R, BLOCK 1  
 NORTH OAKRIDGE ACRES  
 BEING A REPLAT OF A PORTION OF  
 LOT 4, BLOCK 1,  
 NORTH OAKRIDGE ACRES,  
 AN ADDITION TO PARKER COUNTY, TEXAS  
 AS RECORDED IN CABINET A, SLIDE 52,  
 OFFICIAL RECORDS, PARKER COUNTY, TEXAS,  
 AND BEING 5.648 ACRES OF LAND SITUATED IN THE  
 JAMES F. EARNEST SURVEY, ABSTRACT NO. 433  
 CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS  
 PREPARED: MAY 2022

THIS PLAT FILED IN CABINET F, SLIDE 238, DATE 5/11/2022

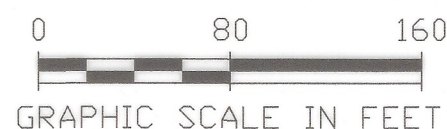


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle  
202218281  
05/11/2022 02:18 PM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

20' EASEMENT TO:  
WEATHERFORD MUNICIPAL UTILITIES  
FOR: CITY OF WEATHERFORD  
ELECTRIC, WATER AND/OR  
WASTEWATER FACILITIES  
BOOK 2685, PAGE 408  
O.P.R.P.C.T.



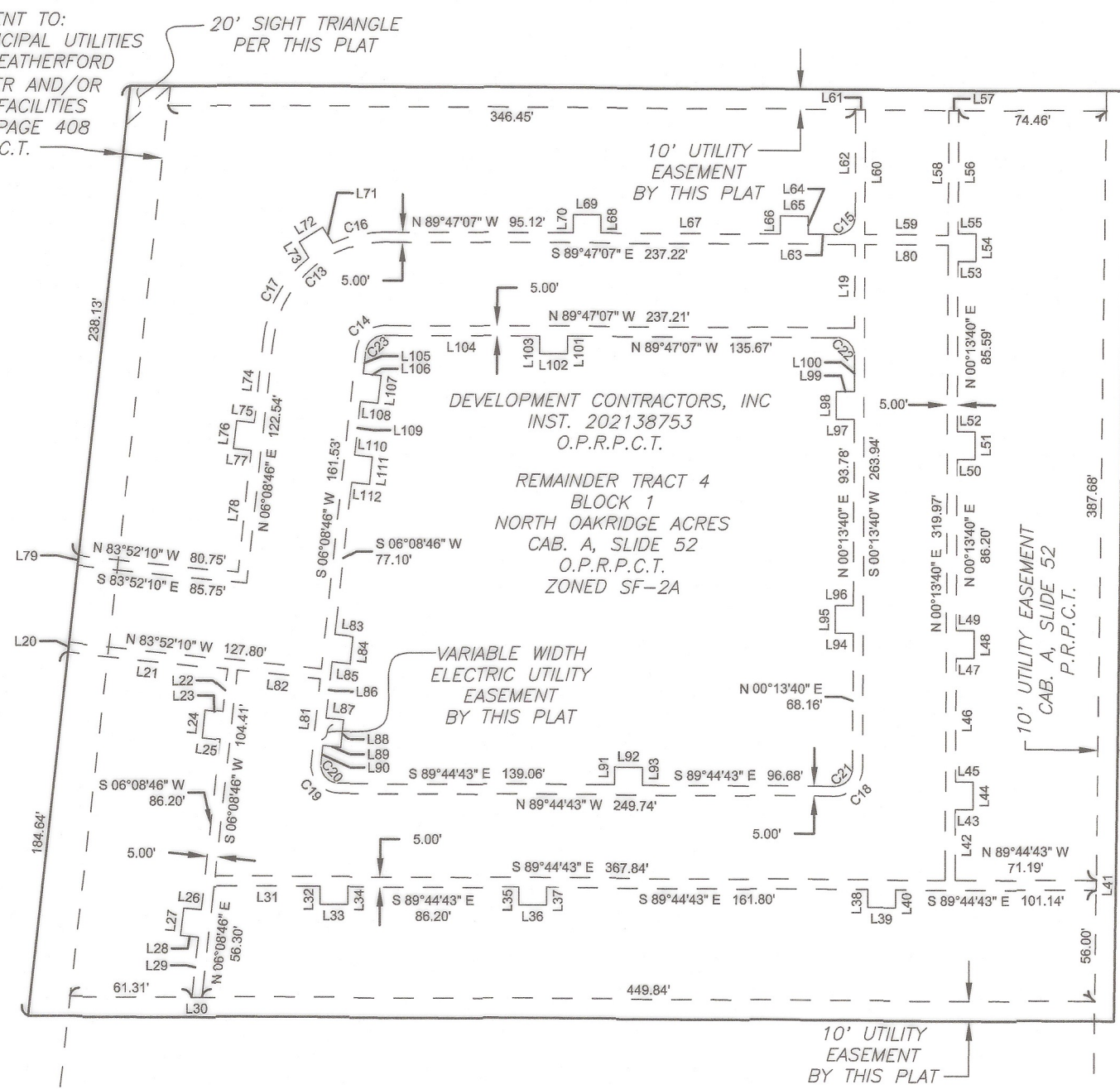
ELECTRIC UTILITY EASEMENT  
LINE/CURVE TABLES

Table with 3 columns: LINE TABLE, LINE TABLE, LINE TABLE. Each column contains 15 rows of line data with bearing and length.

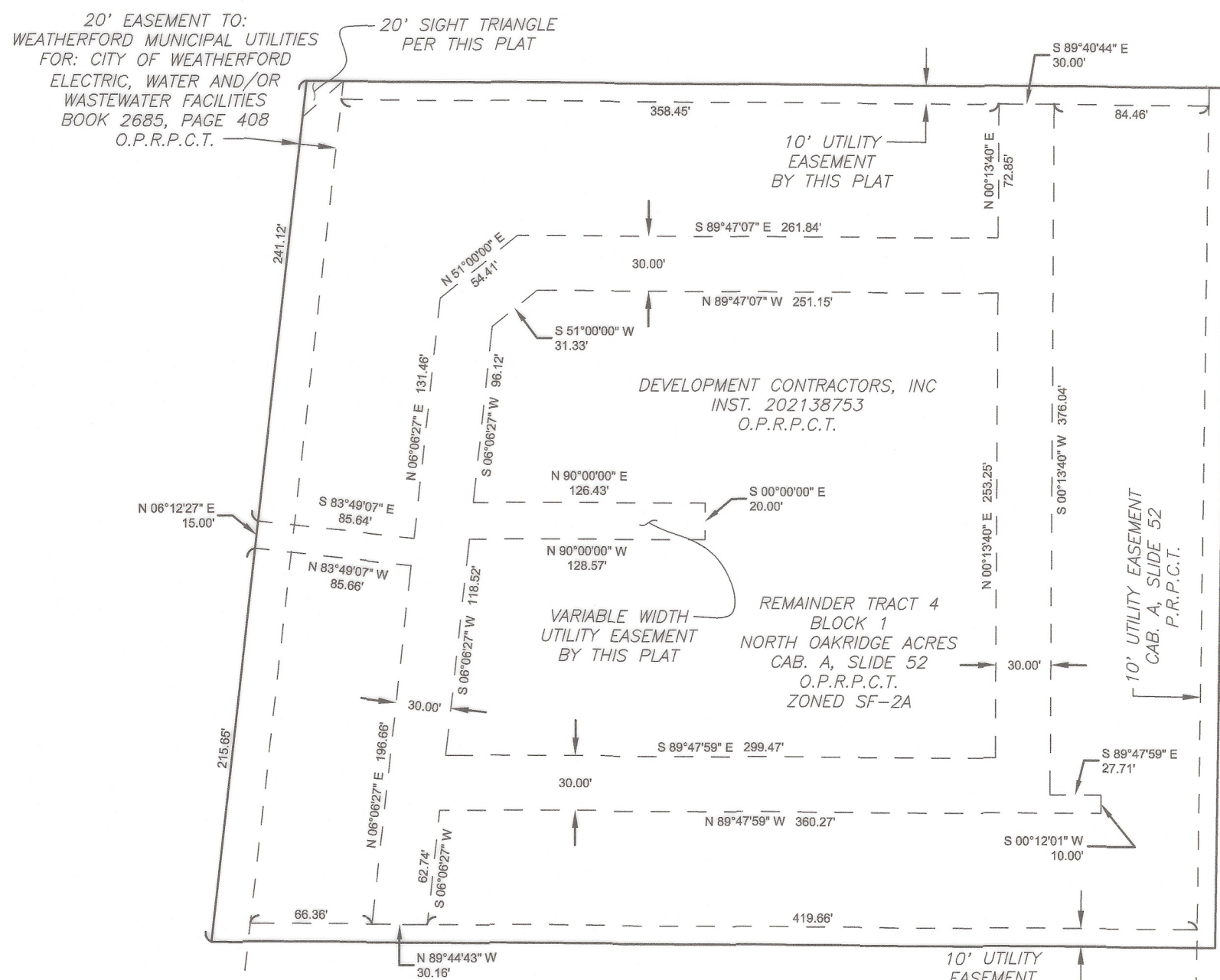
CURVE TABLE with 5 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Contains 13 rows of curve data.

LEGEND

- POB = POINT OF BEGINNING
CM = CONTROLLING MONUMENT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS



DETAIL VIEW "A"  
ELECTRIC UTILITY EASEMENT



DETAIL VIEW "B"  
UTILITY EASEMENT

OWNER  
JIM MORRIS  
(817)706-7141  
DEVELOPMENTCONTRACTORS1@YAHOO.COM  
100 COLLETT COURT WEATHERFORD, TEXAS 76088

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS, DEVELOPMENT CONTRACTORS, INC., A TEXAS CORPORATION, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE JAMES F. EARNEST SURVEY, ABSTRACT NUMBER 433, CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DEVELOPMENT CONTRACTORS, INC., AS RECORDED IN INSTRUMENT NUMBER 202138753, OFFICIAL RECORDS, PARKER COUNTY, TEXAS (O.P.R.P.C.T.), SAID TRACT ALSO BEING A PORTION OF TRACT 4, BLOCK 1, NORTH OAKRIDGE ACRES, AN ADDITION TO PARKER COUNTY, AS RECORDED IN CABINET A, SLIDE 52, PLAT RECORDS, PARKER COUNTY, TEXAS (P.R.P.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID DEVELOPMENT CONTRACTORS TRACT, SAID IRON ROD BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORTH OAKRIDGE DRIVE (AN 80 FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON THE PLAT OF SAID NORTH OAKRIDGE ACRES) AND THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO RED EAGLE ESTATES, L.P., AS RECORDED IN VOLUME 2492, PAGE 109 (O.P.R.P.C.T.), NOW COMMONLY KNOWN AS RED EAGLE TRAIL, (A 60 FOOT PAVED RIGHT-OF-WAY, NO DEDICATION FOUND);

THENCE S 89°40'44"E, A DISTANCE OF 502.06 FEET ALONG THE COMMON LINE OF THE NORTH PROPERTY LINE OF SAID DEVELOPMENT CONTRACTORS TRACT AND THE SOUTH LINE OF SAID RED EAGLE ESTATES TRACT TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 89°40'44"W, 0.17 FEET, SAID POINT BEING THE NORTHEAST CORNER OF SAID DEVELOPMENT CONTRACTORS TRACT AND BEING IN THE WEST LINE OF RED EAGLE RANCH PHASE 1, AS RECORDED IN CABINET C, SLIDE 495 (P.R.P.C.T.);

THENCE S 00°42'41"W, ALONG THE COMMON LINE OF THE EAST PROPERTY LINE OF SAID DEVELOPMENT CONTRACTORS TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID NORTH OAKRIDGE DRIVE A DISTANCE OF 471.78 FEET TO THE POINT OF BEGINNING, AND CONTAINING 246,042 SQUARE FEET OR 5.648 ACRES OF LAND, MORE OR LESS.

THENCE N 89°44'43"W, A DISTANCE OF 547.25 FEET ALONG THE COMMON LINE OF SAID TRACT 3 AND SAID TRACT 4, TO A 1/2 INCH IRON ROD FOUND IN THE AFORESAID EAST RIGHT-OF-WAY LINE OF SAID NORTH OAKRIDGE DRIVE, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT 4 AND THE NORTHWEST CORNER OF SAID TRACT 3;

THENCE N 06°12'27"E, ALONG THE COMMON LINE OF THE WEST PROPERTY LINE OF SAID DEVELOPMENT CONTRACTORS TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID NORTH OAKRIDGE DRIVE A DISTANCE OF 471.78 FEET TO THE POINT OF BEGINNING, AND CONTAINING 246,042 SQUARE FEET OR 5.648 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DEVELOPMENT CONTRACTORS, INC., A TEXAS CORPORATION, BEING THE SOLE OWNER DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 4R, BLOCK 1, NORTH OAKRIDGE ACRES, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, AND THAT I DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT May 20 2022, PARKER COUNTY, TEXAS, THIS THE 4th DAY OF

JIM MORRIS  
DEVELOPMENT CONTRACTORS, INC.

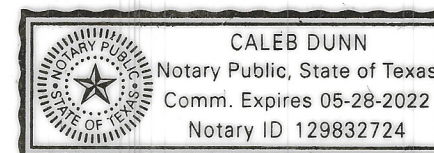
STATE OF TEXAS §  
COUNTY OF PARKER §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CAROLYN ANDREWS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 4th DAY OF May 2022.

NOTARY PUBLIC, PARKER COUNTY, TEXAS

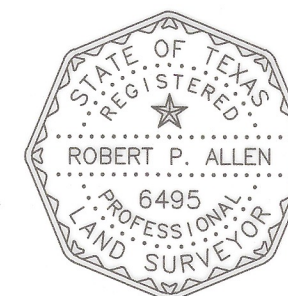
MY COMMISSION EXPIRES ON: 05/28/2022



KNOW ALL MEN BY THESE PRESENTS:

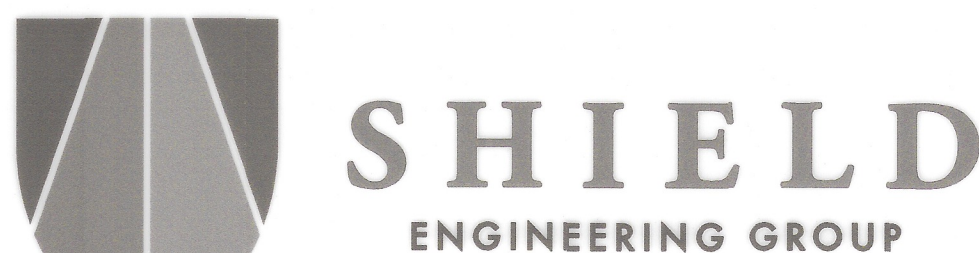
THAT I, ROBERT P. ALLEN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION

ROBERT P. ALLEN 5/4/2022  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION No. 6495



FINAL PLAT OF  
LOT 4R, BLOCK 1  
NORTH OAKRIDGE ACRES

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