

15825.001.007.10

15825  
WE  
J-14  
NWE

RePlat

Lots 7R & 7R-1, Block 1  
being  
Portions of Lot 7 & 8, Block 1

**North Oakridge Acres**

An Addition to Parker County, Texas

Being 6.75 Acres Situated in the  
James F. Earnest Survey, Abstract No. 433  
Parker County, Texas

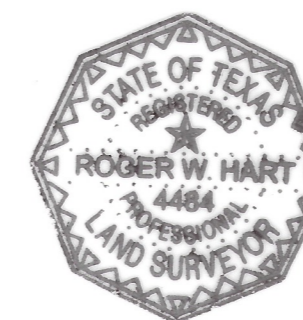
May 2023

JOB No. 999-10135  
MAY 2023

SHEET  
1 of 2

This is to certify that I, Roger W. Hart, 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.

*Roger W. Hart*  
Roger W. Hart  
Texas R.P.L.S. No. 4484



COUNTY CLERK STAMP

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET F, SLIDE 560  
DATE 8/29/2023

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com



**OWNER:**  
Manuel Cervantes Morales & Nadia Patricia  
Quezada Vela  
2814 Pittman Road,  
Weatherford, Texas 76087

GENERAL NOTES:

- Total Number of Single Family Residential Lots = 2.
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 datum (Texas North Central Zone 4202).
- Any reference to the 100 year flood plain or flood hazard zones are an estimate based on the data shown on the flood insurance rate map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property, according to the flood insurance rate map for Parker County, Texas, dated September 26, 2008 map no. 48367C0300E, and for Parker County, Texas, the property described herein does not appear to lie within a special flood hazard area.
- Project is located in ETJ of the city of Hudson Oaks.
- 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.
- All lots in this subdivision are to be served by private individual water wells.
- All lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
- Total Linear Length of Public Streets = 0.

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

I hereby certify that the above and foregoing plat of 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 27 day of July, 2023. 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 23 day of Aug, 2023.

Shelly Scanzero  
City Secretary

Recommended for final approval:  
Drewy Murray  
Chairman

8/23/23  
Date

Planning & Zoning Commission  
Attest:  
Shelly Scanzero  
City Secretary

8/23/23  
Date

Approved:  
Lu J. Johnson  
Mayor, City of Hudson Oaks, Texas

8/24/23  
Date

Attest:  
Shelly Scanzero  
City Secretary

8/24/23  
Date



DEDICATION

STATE OF TEXAS {}  
COUNTY OF PARKER {}

WHEREAS, We Manuel Cervantes Morales & Nadia Patricia Quezada Vela are the Owners of the herein described property;

Being a 6.75 acre tract of land being situated in James F. Earnest Survey, Abstract No. 433, further described in the deed to Manuel Cervantes Morales & Nadia Patricia Quezada Vela as recorded under Document Number 202124546 Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described as follows.

BEGINNING at a 1/2 inch iron rod found at the northeast corner of the tract described in the deed to James Stephen Perrier as recorded in Volume 1663, Page 170 (D.R.P.C.T.);

THENCE SOUTH 89°50'06" EAST, with the south right of way line of Pittman Road a distance of 501.85 feet to a 1/2 inch iron rod found at the north west corner of Lot 1, Block A of Red Eagle Ranch Phase 1 as recorded in Cab C, Slide 495 Plat Records, Parker County, Texas;

THENCE SOUTH 00°38'22" WEST, with the west line of said Red Eagle Ranch Phase 1 a distance of 734.96 feet to a 1 inch pipe found at the southwest corner of Lot 7, Block A Red Eagle Ranch Phase 1;

THENCE NORTH 89°56'37" WEST, with the north line of the tract described in the deed to Linda Faye Graysneck as recorded in Volume 1436, Page 1583 (D.R.P.C.T.) a distance of 301.81 feet to 1/2 capped iron rod stamp illegible found at the southeast corner of the tract described in the deed to James Stephen Perrier as recorded in Volume 1721, Page 1307 (D.R.P.C.T.);

THENCE NORTH 00°34'45" EAST, with the east line of the said James Stephen Perrier as recorded in Volume 1721, Page 1307 (D.R.P.C.T.) a distance of 372.99 feet to a 1/2 capped iron rod stamp illegible found at the northeast corner of the said James Stephen Perrier tract

THENCE NORTH 89°20'01" WEST, with the north line of the James Stephen Perrier tract a distance of 197.72 feet to a found 5/8 inch pipe;

THENCE NORTH 00°05'32" EAST, with the east line of the tract described in the deed to James Stephen Perrier as recorded in Volume 1663, Page 170 (D.R.P.C.T.) a distance of 361.84 feet returning to the POINT OF BEGINNING and enclosing 6.75 acres 294,054 square feet.

Does hereby dedicate the same to be known as Lots 7R & 7R-1, Block 1 North Oakridge Acres an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

STATE OF TEXAS {}  
COUNTY OF PARKER {}

Manuel Cervantes Morales & Nadia Patricia Quezada Vela as Owner(s) of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

manuel cervantes  
Manuel Cervantes Morales

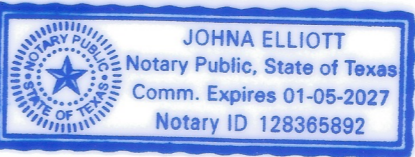
Nadia Quezada Vela  
Nadia Patricia Quezada Vela

STATE OF TEXAS }  
COUNTY OF Tarrant

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Susan K. Brown Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this 17th day of August, 2023

John Elliott  
Notary Public in and for The State of Texas

1-5-27  
My Board Expires On:



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being  
Portions of Lot 7 & 8, Block 1  
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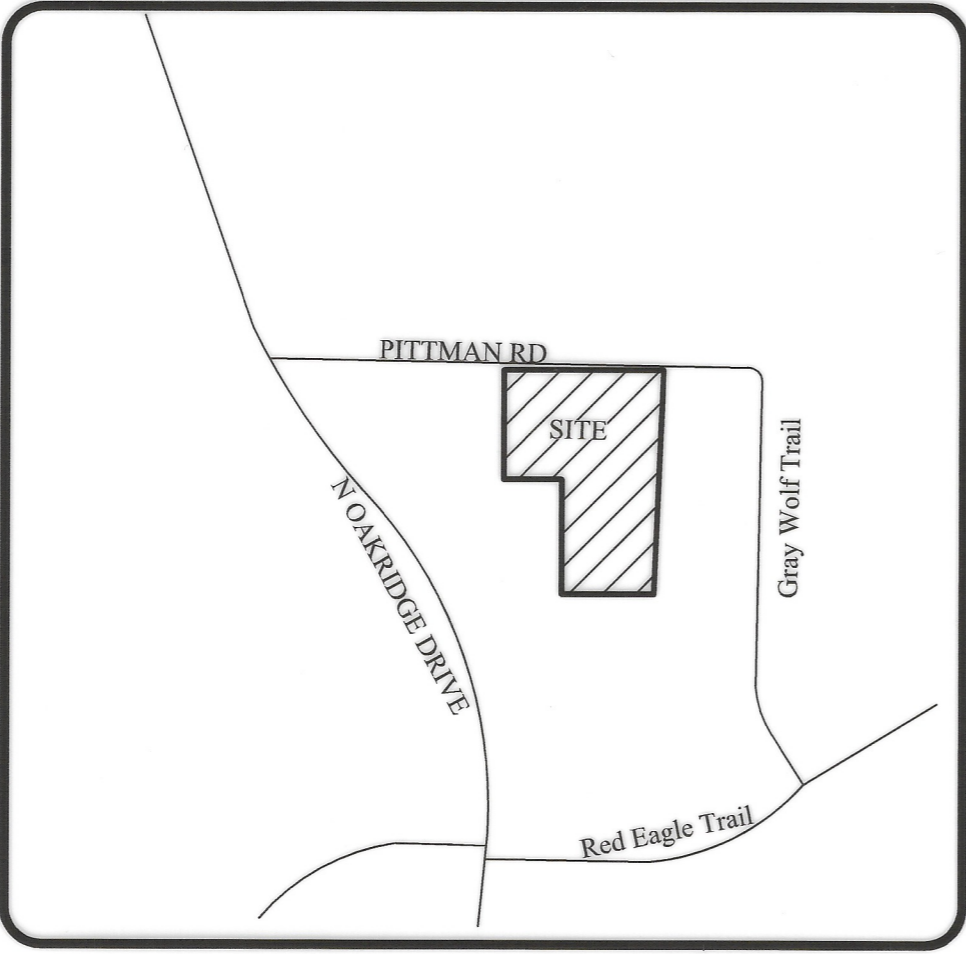
May 2023

JOB No. 999-10135  
MAY 2023  
SHEET  
2 of 2

Owner  
Manuel Cervantes Morales & Nadia Patricia Quezada Vela  
2814 Pittman Road,  
Weatherford, Texas 76087  
817.2585.0484  
manuel@superiorcleaning-llc.com

Surveyor  
Roger W. Hart, RPLS  
Barron Stark Engineers, LP  
6221 Southwest Blvd., Suite 100  
Fort Worth, TX 76132  
817.231.8100  
rogerh@barronstark.com

Vicinity Map  
NOT TO SCALE



LIENHOLDER  
ACKNOWLEDGEMENT

TEXAS BANK FINANCIAL dba TEXAS BANK MORTGAGE CO.  
4521 SOUTH HULEN STREET, 200  
FORT WORTH, TX 76109  
Susan K. Brown  
Printed Name  
Susan K. Brown  
Signature  
8/11/23  
Date:

COUNTY CLERK STAMP  
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202322758  
08/29/2023 02:36 PM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

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PARKER COUNTY, TEXAS PLAT RECORD  
CABINET F, SLIDE 560  
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Manuel Cervantes Morales & Nadia Patricia Quezada Vela  
2814 Pittman Road,  
Weatherford, Texas 76087

USER: ROGER HART  
PLOTTED ON: 8/29/2023 12:57 PM  
FILE NAME: N:\BARRON STARK\SWIFT ENGINERS\MISC SURVEYS & PLANS\01035 - REPLAT OF 2814 PITTMAN RD HUDSON OAKS\07 SURVEY\DRAWINGS\98-10135-2814 PITTMAN ROAD HUDSON OAKS, TX.DWG