

JAMES F EARNEST SURVEY  
ABSTRACT NO. 433

TOLIN FAMILY REVOCABLE TRUST  
VOL. 1620, PG. 992  
D.R.P.C.T.

KEN TOLIN ET UX  
VOL. 1190, PG. 873  
D.R.P.C.T.

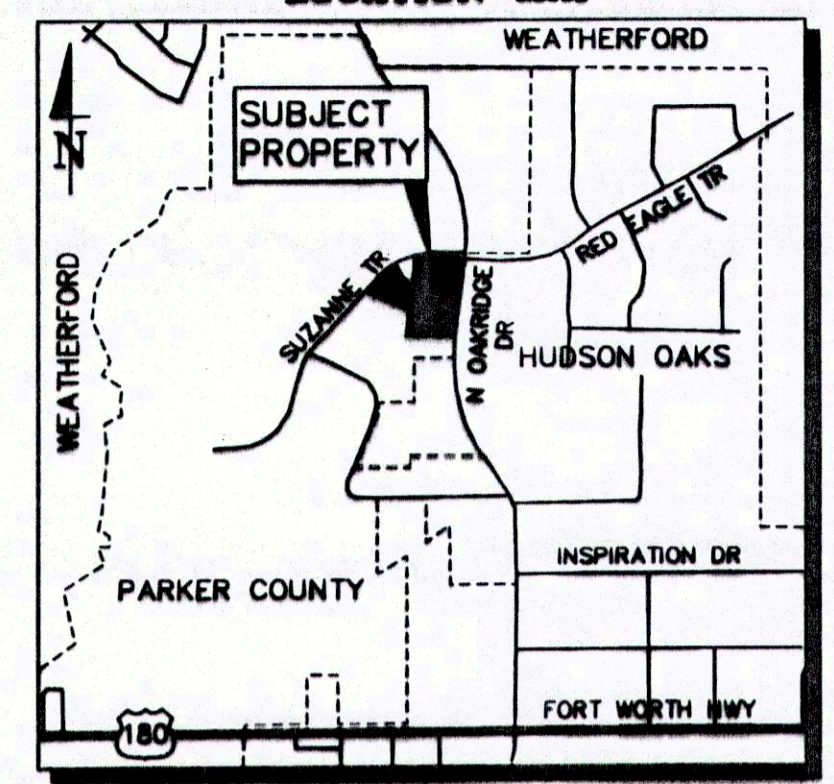
201425352 PLAT Total Pages: 1



GRAPHIC SCALE: 1 IN = 100 FT

BASIS OF BEARING IS THE TEXAS  
STATE PLANE SYSTEM, NORTH  
CENTRAL ZONE, NAD 83.

LOCATION MAP



CITY OF HUDSON OAKS, TEXAS  
PLAT APPROVAL

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN  
PLANNING & ZONING COMMISSION  
*[Signature]* 12/22/14  
DATE

ATTEST  
CITY SECRETARY  
*[Signature]* 12/22/14  
DATE

APPROVED  
MAYOR  
*[Signature]* 12/14/14  
DATE

ATTEST  
CITY SECRETARY  
*[Signature]* 12/29/14  
DATE

LAND USE DATA

TOTAL LAND AREA	7.827 ACRES
R-O-W DEDICATION	0 LF
TOTAL LOTS	2
MINIMUM LOT SIZE	1.0 ACRES
PROPOSED LAND USE	COMMERCIAL

PROPERTY LOCATED IN HUDSON OAKS ETJ LIMITS.

FINAL PLAT

LOTS 23-R-1-R &  
24-R-1-R, BLOCK 2  
NORTH OAKRIDGE ACRES

BEING ALL OF LOTS 23-R-1 THRU 23-R-3, LOTS  
24-R-1 THRU 24-R-6, & LOTS 25-R-2 THRU  
25-R-5, BLOCK 2 NORTH OAKRIDGE ACRES  
ACCORDING TO THE PLAT RECORDED IN VOLUME  
362-A, PAGE 71 AND AMENDED IN VOLUME 1453,  
PAGE 1213, DEED RECORDS, PARKER COUNTY, TEXAS  
PARKER COUNTY, TEXAS

PREPARED SEPTEMBER 2014

PREPARED BY  
ACCT. NO.: 15825  
SCH. DIST.: WK  
CITY:  
MAP NO.: J-14

**SD Engineering, Inc.**  
Site Development Engineering  
PO Box 1357 Aledo, TX 76008-1357  
(817) 441-8400 Fax (817) 441-6085  
TEXAS REGISTERED ENGINEERING FIRM F-7643  
TEXAS REGISTERED SURVEYING FIRM 10095800  
SHEET 1 OF 2

SUBJECT PROPERTY IS NOT LOCATED WITHIN A  
100-YEAR FLOOD HAZARD AREA ACCORDING TO  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY  
(FEMA) FLOOD INSURANCE RATE MAP (FIRM),  
COMMUNITY PANEL NUMBER 48367 C 0300 E,  
DATED SEPTEMBER 26, 2008.

GENERAL NOTES:

- WATER SERVICE TO BE PROVIDED BY PRIVATE WATER WELL.
- SEWER SERVICE PER INDIVIDUAL ON SITE SEWAGE SYSTEMS PER PARKER COUNTY REGULATIONS.
- FRONT BUILDING LINE SETBACK SHALL BE 40'. SIDE BUILDING LINE SETBACK SHALL BE 10'. REAR BUILDING LINE SETBACK SHALL BE 10'.
- LAND USES ARE PROPOSED TO BE COMMERCIAL.
- THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
- THE OWNER'S OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH CITY OF HUDSON OAKS' SUBDIVISION ORDINANCE.
- PROPERTY IS LOCATED WITHIN THE CITY OF HUDSON OAKS ETJ.
- 1/2" IRON PINS SHALL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION ACTIVITIES. ALL PINS SHOWN AS SET AND NOT SPECIFICALLY STATED ARE 1/2" IRON PINS SET WITH CAP STAMPED HARLAN SURVEYING.

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING PARKER COUNTY, 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

PROJECT SURVEYOR

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TEXAS 76086  
817.596.9700 (METRO)  
817.599.0880  
REGISTERED TEXAS SURVEYING FIRM 10088500

OWNER

BASSHAM FAMILY INVESTMENT  
TRUST 10/29/96  
691 COOL JUNCTION  
MILLSAP, TEXAS 76066

*15825.002.23R.10 } Combine all to this #  
15825.002.23R.20  
15825.002.23R.30  
15825.002.24R.10 - 24R.60  
15825.002.25R.20 - 25R.50*

D-377

REVISED 10-08-14  
CITY REVIEW COMMENTS  
REVISED 10-08-14  
CITY REVIEW COMMENTS