

WHEREAS Richard Sloan, being the sole owner of a 2.743 surface acres tract of land, being the remainder of Lot 8 and Lot 9, Block 7, Oakridge Addition, an Addition to the City of Hudson Oaks, Parker County, Texas; According to the Plat as recorded in Volume 263, Page 627, Plat Records, Parker County, Texas; Being the remainder of those certain tracts conveyed to Sloan in Document No. 201322749, Official Records, Parker County, Texas; being further described by metes and bounds as follows:

15820.007.008.00

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found 3/4" iron rod, in the east line of Midway Lane, the northwest corner of said Lot 9 and said Sloan tract, for the northwest and beginning corner of this tract.

THENCE N 89°22'31" E 400.00 feet, along the north line of said Lots 8 & 9, to a found 3/8" iron rod, being the northerly common corner of said Lot 8 and Lot 7, for the northeast corner of said Sloan tract and this tract.

THENCE S 00°37'29" E 300.50 feet to a set 1/2" iron rod capped, stamped "Texas Surveying, Inc.", in the north line of that certain tract conveyed to the City of Hudson Oaks in Document No. 201622063, being the north line of Oykey Trail, for the southeast corner of this tract.

THENCE S 89°22'31" W 374.11 feet, along the north line of said Oykey Trail and said Document No. 201622063, to a set 1/2" iron rod capped, stamped "Texas Surveying, Inc.", in the north line of a tract conveyed to the City of Hudson Oaks in Document No. 201622062, being the intersection of the north line of said Oykey Trail and the east line of said Midway Lane, for the southwest corner of this tract.

THENCE the following courses and distances along the northerly line of said Document No. 201622062 and the east line of said Midway Lane to set 1/2" iron rods capped, stamped "Texas Surveying, Inc." for corners:

A curve to the right, with a radius of 59.50 feet, chord of N 31°50'56" W 23.39 feet and an arc length of 23.54 feet;

N 19°03'01" W 14.79 feet;

A curve to the right, with a radius of 100.00 feet, chord of N 14°34'44" W 10.49 feet and an arc length of 10.50 feet;

N 11°34'17" W 24.98 feet;

A curve to the right, with a radius of 100.00 feet, a chord of N 06°05'55" W 19.07 feet and an arc length of 19.10 feet;

THENCE N 00°37'29" W 212.77 feet, along the east line of said Midway Lane, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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 placed under my personal supervision in accordance with the subdivision ordinance of the City of Hudson Oaks.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: June 24, 2021 - AN04752-RP



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. (Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC") unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid) - Elevation data shown hereon represents North American Vertical Datum of 1988 (NAVD 88), as computed using the National Geodetic Survey Geoid Model 12A.

4) Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Hudson Oaks's use thereof. The City of Hudson Oaks and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Hudson Oaks and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

5) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

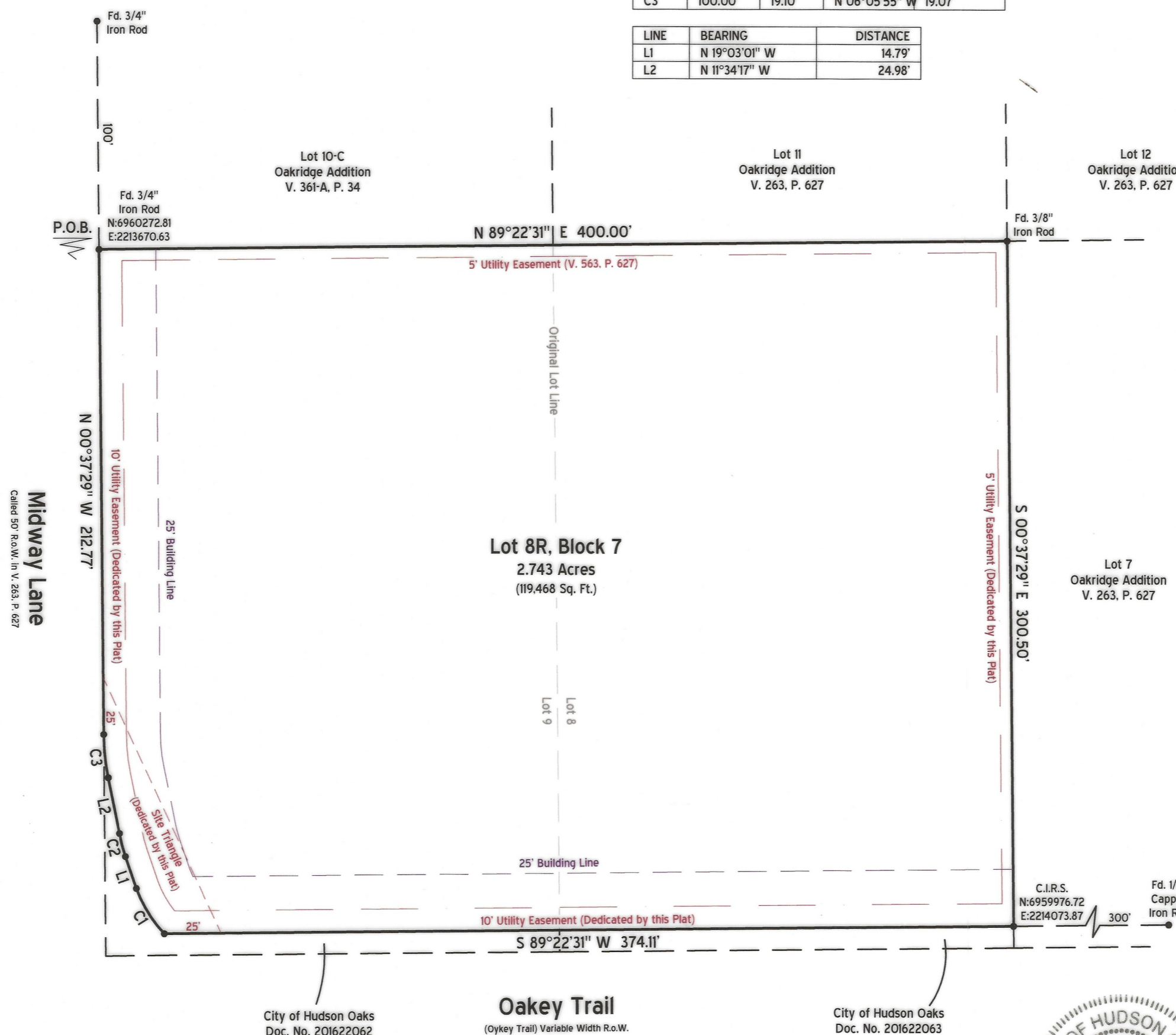
7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

8) No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and encumber this property.

9) All building setback lines shall conform to current zoning ordinances of the City of Hudson Oaks.

10) The developer does hereby waive all claims for damages against the City of Hudson Oaks occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

11) The owners of all corner lots shall maintain sight triangles in accordance with the City's Subdivision Ordinance.



CURVE	RADIUS	ARC	CHORD	CHORD
C1	59.50'	23.54'	N 31°50'56" W	23.39'
C2	100.00'	10.50'	N 14°34'44" W	10.49'
C3	100.00'	19.10'	N 06°05'55" W	19.07'

LINE	BEARING	DISTANCE
L1	N 19°03'01" W	14.79'
L2	N 11°34'17" W	24.98'

State of Texas
County of Parker

I, the undersigned owner of the land shown on this plat, and designated herein as Lot 8R, Block 7, Oakridge Addition, an addition to the City of Hudson Oaks, Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in said addition have been notified and signed this plat.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required. There are no liens against the property.

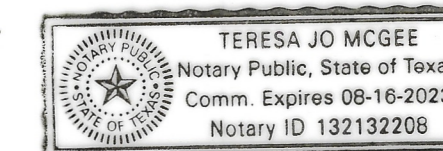
Richard Sloan (owner) Date 8-26-22

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 Richard Sloan, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this 26th day of August, 2022.

Notary Public in and for the State of Texas



Recommended for final approval:
Chairman - Planning & Zoning Commission

Nov. 11, 2022 Date

Attest:
City Secretary

11/01/2022 Date

Approved:
Mayor, City of Hudson Oaks, Texas

11/01/22 Date

Attest:
City Secretary

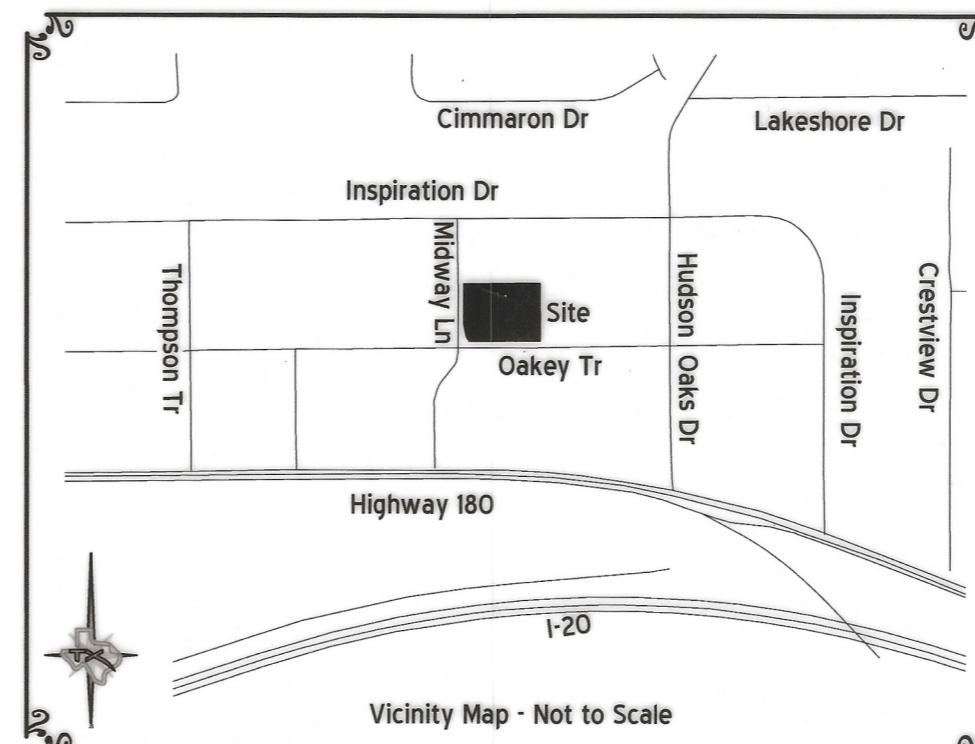
11/01/22 Date



15820 WE J-15

The purpose of this replat is to merge the remnants of Lot 8 & Lot 9, Block 7 of Oakridge Addition into a single lot.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202239399
11/02/2022 01:19 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



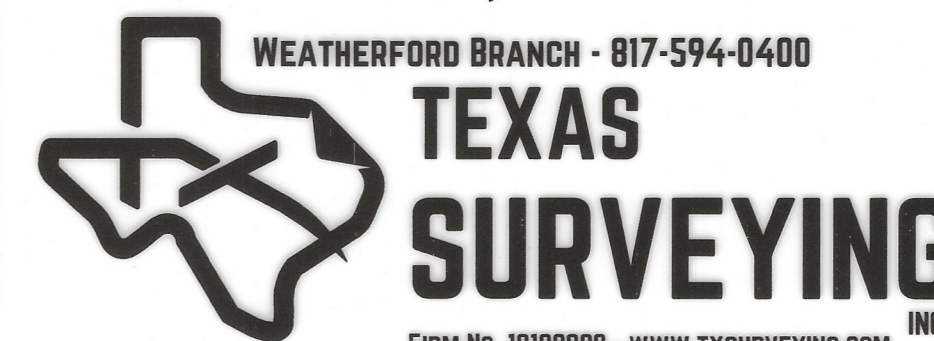
Final Plat
Lot 8R, Block 7
Oakridge Addition

an addition to the City of Hudson Oaks,
Parker County, Texas

Being a replat of a 2.743 surface acres tract being a portion of Lot 8 and Lot 9, Block 7, Oakridge Addition, according to the Plat recorded in Volume 263, Page 627, Plat Records, Parker County, Texas

August 2022

WEATHERFORD BRANCH - 817-594-0400



Surveyor:
Kyle Rucker
104 South Walnut Street
Weatherford, TX 76086
817-594-0400 ext. 107
weatherford@txsurveying.com

Owner:
Richard Sloan
265 Valley Lane
Weatherford, TX 76085
817-688-5080
drywallandfoam@aol.com

Case No. HUD 22015



1" = 50'

Plat Cabinet

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