

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	0°23'19"	5810.58'	39.42'	N68°39'48"W	39.42'
C2	21°28'58"	300.00'	112.48'	N10°44'29"E	111.83'
C3	21°28'58"	275.00'	103.11'	S10°44'29"W	102.51'
C4	21°28'58"	325.00'	121.86'	S10°44'29"W	121.15'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202313763
 05/30/2023 10:30 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

STATE OF TEXAS §
 COUNTY OF PARKER §

KNOW ALL PERSONS BY THESE PRESENT §

WHEREAS, Jerry's Warranty Company, being the said owner of the herein described property to wit:
 BEING a tract of land situated in the David Eddleman Survey, Abstract No. 440 and the T&P RR Co Survey, Abstract No. 2503, City of Hudson Oaks, Parker County, Texas, and being a portion of Lot 1, Oakridge Addition, an addition to the City of Hudson Oaks, Parker County, Texas, as recorded in Volume 263, Page 626 (Cabinet A, Slide 54), Plat Records, Parker County, Texas (PRPCT), also being all of the remainder tracts of land as described by deed to Jerry's Warranty Company as recorded in Document Number 201327652, Deed Records, Parker County, Texas (DRPCT), and Document Number 202002830, DRPCT and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 5/8-inch capped iron rod marked "MMA" (CIRF(MMA)) for the southwest corner of Lot 2R, Block 1, Oakridge Addition, an addition to the City of Hudson Oaks, Parker County, Texas as shown on the plat recorded in Cabinet F, Slide 153, PRPCT, same being the northwest corner of the said Jerry's Warranty Company remainder tract as recorded in Document number 201327652, DRPCT, and being in the east right-of-way line of Inspiration Drive (a 50' public right-of-way);

THENCE North 89°20'41" East, with the common line between said Lot 2R and the said Jerry Warranty Company tracts, a distance of 601.73 feet to a CIRF(MMA) for the southeast corner of said Lot 2R, same being the northeast corner of the said Jerry's Warranty Company remainder tract as recorded in Document Number 202002830, DRPCT, and being in the west right-of-way line of Crestview Drive (a variable width right-of-way);

THENCE South 00°07'42" East, with the common line between the said Jerry's Warranty Company remainder tract as recorded in Document Number 202002830, DRPCT and the said west right-of-way line, a distance of 573.57 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for the southeast corner of the said Jerry's Warranty Company remainder tract as recorded in Document Number 202002830, DRPCT, same being the northwest corner of the intersection between said Crestview Drive and U.S. Highway No. 80 (a 162' right-of-way);

THENCE North 68°28'43" West, with the common line between the said Jerry's Warranty Company tracts and the north right-of-way line of U.S. Highway No. 80, a distance of 442.91 feet to a found 60D nail;

THENCE continuing with the said common line and along a curve to the left having a central angle of 00°23'19", a radius of 5810.58 feet, an arc length of 39.42 feet and a chord which bears North 68°39'48" West, a distance of 39.42 feet to a CIRF for the southeast corner of the aforementioned Jerry's Warranty Company remainder tract as recorded in Document number 201327652, DRPCT, same being the southeast corner of a tract of land as described by deed to 3301 HEB, LLC, Inc as recorded in Document Number 202105083, DRPCT from which a found 1/2-inch iron rod bears North 58°30'01" West, a distance of 1.62 feet;

THENCE with the common line between the said Jerry's Warranty Company remainder tract as recorded in Document number 201327652, DRPCT and the said HEB, LLC, tract the following courses and distances:

North 00°25'33" West, a distance of 173.59 feet to a point for the northeast corner of the said HEB, LLC tract from which a found 5/8-inch capped iron rod marked "JONES CARTER" bears North 55°48'04" West, a distance of 0.33 feet and from which a found 1/2-inch iron rod bears North 61°02'21" West, a distance of 1.08 feet;

North 79°26'11" West, a distance of 153.37 feet to a point for the northwest corner of the said HEB, LLC tract, same being in the east right-of-way line of the aforementioned Inspiration Drive;

THENCE North 00°39'42" West, with the common line between the said Jerry's Warranty Company remainder tract as recorded in Document number 201327652, DRPCT and the said east right-of-way line, a distance of 188.17 feet to the POINT OF BEGINNING and containing 247,389 square feet or 5.679 acre of land more or less.

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS §

THAT, Jerry's Warranty Company, acting through it's duly authorized agent, does hereby adopt this plat designating the herein above described property as LOTS 1R1-1R7, Block 1, OAKRIDGE ADDITION, an addition to the City of Hudson Oaks, Parker County, Texas, and we do hereby dedicate the rights-of-way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

WITNESS my (our) hands, at Hudson Oaks, Parker County, Texas this the 10th day of MAY, 2023.

Jerry Durant
 Jerry Durant
 Jerry's Warranty Company

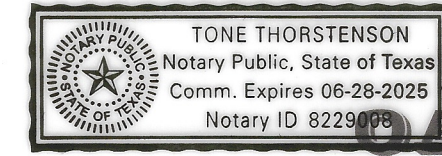
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STATE OF TEXAS §
 COUNTY OF Parker §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Jerry Durant, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 10th day of MAY, 2023.

Robert A. Lee
 Notary Public



FINAL PLAT

LOTS 1R1-1R7, BLOCK 1

OAKRIDGE ADDITION

BEING A 5.679 ACRE TRACT OF LAND WITHIN

THE DAVID EDDLEMAN SURVEY, ABSTRACT NO. 440

AND THE T&P RR CO SURVEY, ABSTRACT NO. 2503

BEING A REPLAT OF THE REMAINDER OF LOT 1, BLOCK 1

OAKRIDGE ADDITION AS RECORDED IN VOL. 263, PG 626, PRPCT AND A TRACT OF LAND AS DESCRIBED BY DEED AS RECORDED IN DOCUMENT NO. 201327652, DRPCT

CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS

MAY 2023

THIS PLAT IS RECORDED IN CABINET **F**, SLIDE **492**, DATE **5/30/23**

Line #	Direction	Length
L1	S0°00'00"E	16.47
L2	N89°20'41"E	21.83
L3	S6°24'58"W	12.01
L4	S0°00'00"E	15.22
L5	S0°00'00"E	22.48
L6	N0°07'42"W	10.00

LEGEND

- CIRF.....5/8" Capped Iron Rod Marked "BHB INC" Found
- CIRF(J).....5/8" Capped Iron Rod Marked "JONES CARTER" Found
- CIRF(MMA).....5/8" Capped Iron Rod Marked "MMA" Found
- DRPCT.....Deed Records, Parker County, Texas
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- PRPCT.....Plat Records, Parker County, Texas

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
4. Covenants or Restrictions are Un-altered
5. This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
6. 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.

The purpose of this replat is to divide up the remainder of Lot 1, Block 1, Oakridge Addition, the property as described by deed recorded in Document No. 201327652 and Document No. 202002830, Official Public Records Parker County, Texas into seven Lots and dedicate Greystar Drive.

Owner:
 Jerry's Warranty Company
 3100 Fort Worth Hwy
 Hudson Oaks, Texas 76087
 Ph. (817) 597-4451
 jd@jerrysweatherford.com



Land Surveyor and Engineer:

 BAIRD, HAMPTON & BROWN
 engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
 ree@bhinc.com • 817.338.1277 • bhinc.com
 TBPELS Firm #44, #10011300

APPROVED BY CITY COUNCIL:
 I hereby certify that the above and foregoing plat of Lots 1R1-1R7, Block 1, Oakridge Addition to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks, Texas, on the 27th day of April 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 23rd day of May, 2023.
 22503.004.000.00
 15820.001.001.10
 15820.001.001.20

Shelly Scarpino
 City Secretary

Bailey Simon
 Recommended for final approval:

Chairman
 Planning & Zoning Commission
 Attest:

Shelly Scarpino
 City Secretary
 Approved:

5/23/23 *Justin Fitzpatrick* 5/23/23
 Date Mayor, City of Hudson Oaks, Texas Date

5/23/23 *Shelly Scarpino* 5/23/23
 Date City Secretary Date

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor within 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.

Robert A. Lee

Robert A. Lee
 State of Texas
 Registered Professional Land Surveyor No. 6895
 Date: May 08, 2023

