

D-246

AMENDED PLAT  
LOT 1R-1 AND LOT 1R-2, BLOCK 4  
OAKRIDGE ADDITION  
AN ADDITION TO THE CITY OF HUDSON OAKS  
PARKER COUNTY, TEXAS  
Amendment of Lot 1R-1 and Lot 2R-1, Block 4, Oakridge Addition  
According to the plat recorded in Plat Cabinet C, Slide 200  
Plat Records, Parker County, Texas

APPROVED BY THE CITY OF HUDSON OAKS  
*[Signature]*  
City Administrator  
Date: 6-4-13  
*[Signature]*  
City Engineer  
Date: 6/6/2013

STATE OF TEXAS )  
COUNTY OF PARKER )  
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.  
None

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared None known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND SEAL OF OFFICE on this the 4th day of June, 2013  
*[Signature]*  
Notary Public in and for the State of Texas



THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision for an actual survey on the ground; and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.  
David Harlan, Jr. MAY, 2013  
Registered Professional Land Surveyor, No. 2074

STATE OF TEXAS )  
COUNTY OF PARKER )  
201313309 PLAT Total Pages: 1

WHEREAS, A. B. PRICE AND MARTHA PRICE (Volume 1894, Page 186), are the sole owners of a 2.56 Acre Tract of land situated in and being all of Lots 1R-1 and 1R-2, Block 4, OAKRIDGE ADDITION, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 200, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the east right of way line of Elm Street; at the northwest corner of said Lot 1R-1, said iron being N 00°10'35" W, 325.0 feet from the intersection of the north right of way line of Fort Worth Highway, U. S. Highway No. 80 and the east right of way line of said Elm Street;  
THENCE N 89°50'00" E, on or about a fence line, 529.29 feet to a large nail found at the northeast corner of said Lot 1R-2, said Oakridge Addition;  
THENCE S 80°07'34" E, with the east line of said Lot 1R-2, 325.00 feet to an iron rod set in the north right of way line of said Fort Worth Highway;  
THENCE S 89°50'00" W, with the north right of way line of said Fort Worth Highway, 150.15 feet to a steel post;  
THENCE N 00°12'37" E, on or about a fence line, 175.09 feet to an iron rod found;  
THENCE S 88°47'11" W, on or about a fence line, 140.67 feet to a cross tie post;  
THENCE S 00°17'35" E, on or about a fence line, 25.25 feet to an iron rod set;  
THENCE N 89°58'01" W, on or about a fence line, 239.41 feet to a pipe found in the east right of way line of said Elm Street;  
THENCE N 00°10'35" W, with the east right of way line of said Elm Street, 174.44 feet to the POINT OF BEGINNING and containing 2.56 acres (111,517 square feet) of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That, A. B. PRICE and MARTHA PRICE, do hereby adopt this plat designating the hereinabove described real property as AMENDED PLAT OF LOT 1R-1 AND LOT 1R-2, BLOCK 4, OAKRIDGE ADDITION, being an Amendment of said Oakridge Addition, according to the plat recorded in Plat Cabinet C, Slide 200, Plat Records, Parker County, Texas and we do hereby dedicate to the public's use forever the streets, (alleys, park) and easements shown thereon.

Witness our hands at Weatherford, Parker County, Texas this 29 day of May, 2013.

*[Signature]* *[Signature]*  
A. B. Price Martha Price  
BY non ATTORNEY in FACT  
A. B. Price

NOTE:  
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0300 E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

4

KEITH SCHRICK  
VOLUME 552, PAGE 205

OAKRIDGE ADDITION  
PLAT CABINET A, SLIDE 54

STATE OF TEXAS )  
COUNTY OF PARKER )

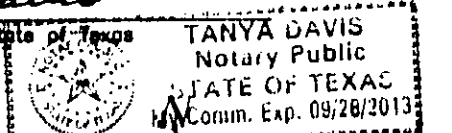
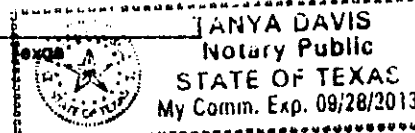
BEFORE ME, the undersigned authority, on this day personally appeared A. B. Price known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the 29 day of May, 2013  
*[Signature]*  
Notary Public in and for the State of Texas

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared A. B. Price Attorney in Fact For known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the 29 day of May, 2013  
*[Signature]*  
Notary Public in and for the State of Texas

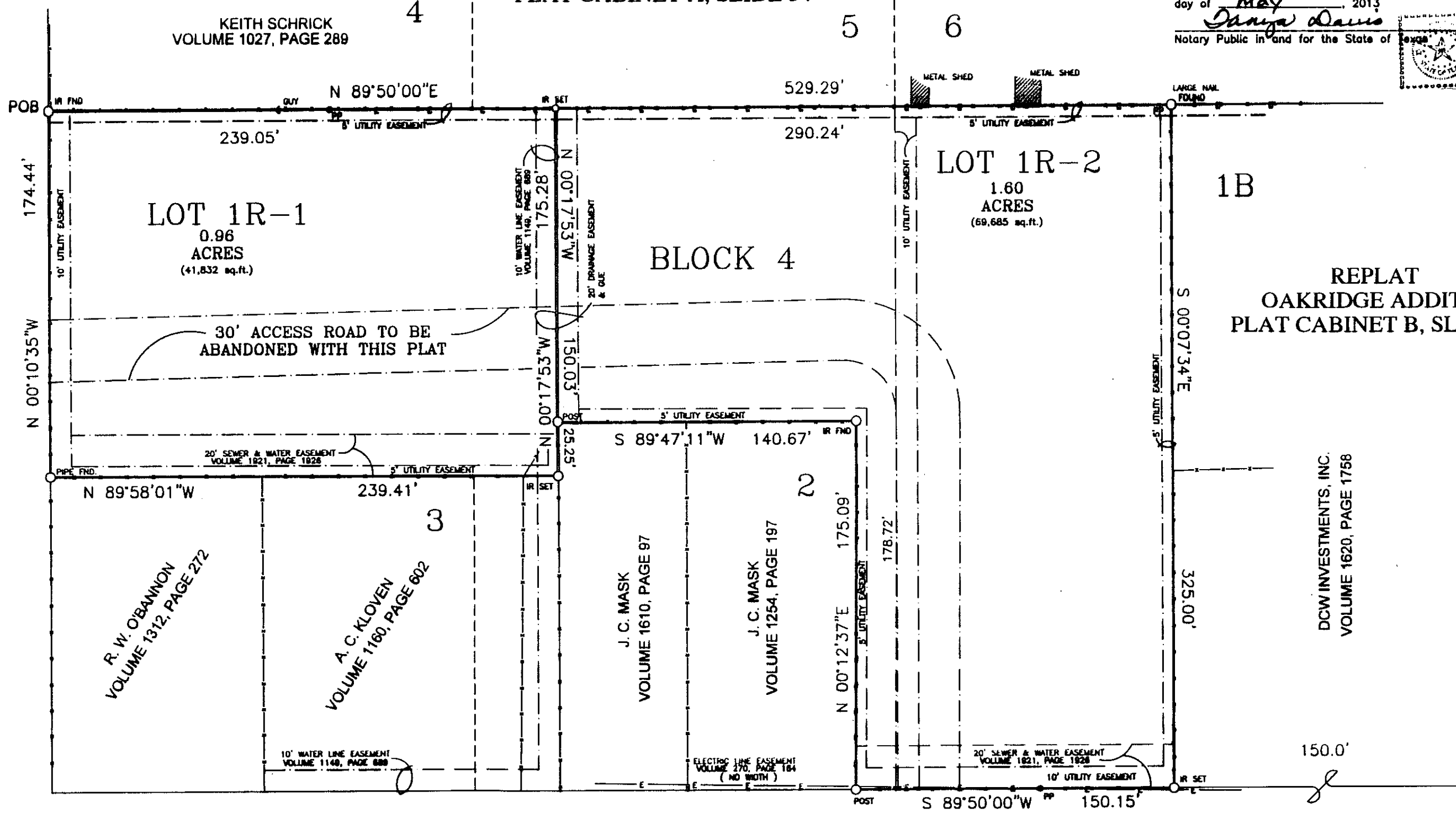


NOTE:  
THE EASEMENT RECORDED IN VOLUME 889, PAGE 108 DOES NOT AFFECT THIS SITE.

NOTE:  
THE ZONING OF THE SUBJECT PROPERTY IS "GC" GENERAL COMMERCIAL.

OWNER:  
A. B. PRICE  
203 GAMMILL ROAD  
WEATHERFORD, TEXAS 76085  
817-565-0364

ELM STREET

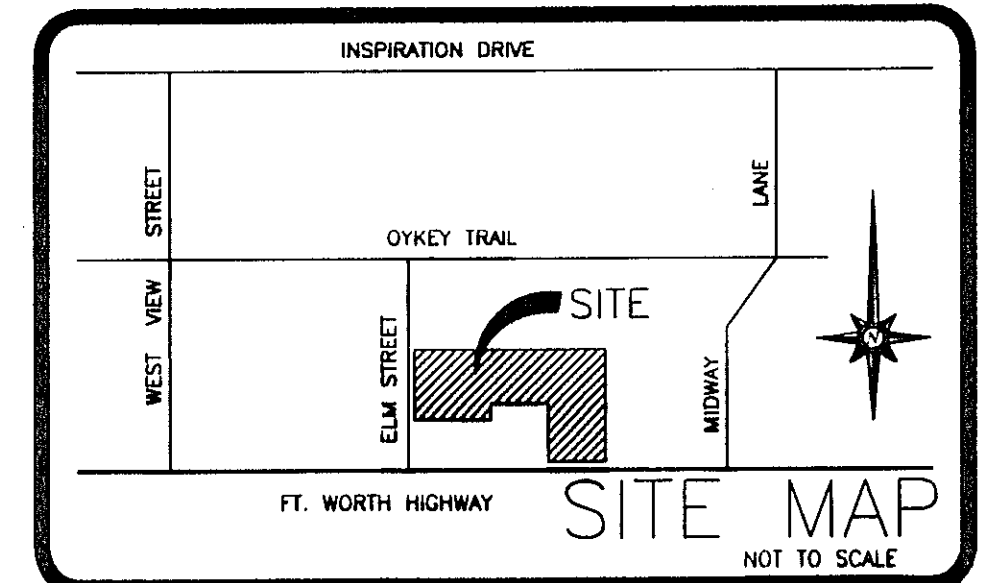
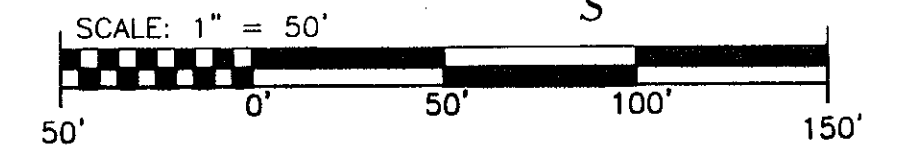
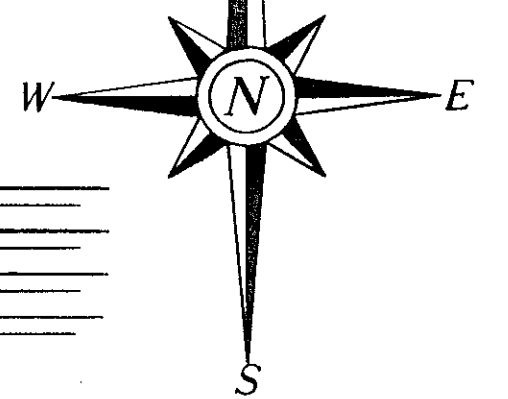


FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*[Signature]*  
201313309  
06/12/2013 02:32 PM  
Fee: \$6.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

NOTE:  
THE RESTRICTIONS RECORDED IN Vol. 289, P. 398 DOES AFFECT THIS SITE.

ACCT. NO.: 15820  
SCH. DIST.: WE  
CITY: CHO  
MAP NO.: J-15



HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833

NOTE:  
CONTROL BEARINGS DETERMINED FROM TEXAS HIGHWAY DEPARTMENT REFERENCE BEARINGS.  
NOTE: GUE = GENERAL UTILITY EASEMENT

FORT WORTH HIGHWAY  
( US HIGHWAY No. 80 )

REASON FOR AMENDING IS TO REMOVE 30' ACCESS ROAD THROUGH THE PROPERTY FROM ELM STREET TO FORT WORTH HIGHWAY