

LOT 1-R, BLOCK 4, OAKRIDGE ADDITION, A REPLAT OF LOT 1A, OAKRIDGE ADDITION (REPLAT) AND A PORTION OF LOT 2 AND LOT 3, BLOCK 4, OAKRIDGE ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS

348153

Plat Cabinet B
Slide 340

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.
Joe E. Sessum
Title

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, JOE E. SESSUM, is the sole owner of a 2.56 Acre Tract of land situated in and being all of Lot 1A, Block 4, OAKRIDGE ADDITION, a Replat of Lot 1, Block 4, Oakridge Addition, an addition to the City of Hudson Oaks, Parker County, Texas, as recorded in Plat Cabinet B, Slide 45, Plat Records, Parker County, Texas and a portion of Lot 2 and Lot 3, Block 4, Oakridge Addition, an addition to the City of Hudson Oaks, Parker County, Texas, as recorded in Plat Cabinet A, Slide 54, Plat Records, Parker County, Texas and described by deed dated June 16, 1976 and recorded in Volume 1134, Page 1025, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

APPROVED BY THE CITY COUNCIL:

We hereby certify that this plat of LOT 1-R, BLOCK 4, OAKRIDGE ADDITION, A REPLAT OF LOT 1A, OAKRIDGE ADDITION (REPLAT) AND A PORTION OF LOT 2 AND LOT 3, BLOCK 4, OAKRIDGE ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS was approved by the City Council of the City of Hudson Oaks, Texas, on this day of October, 1998.

Joe E. Sessum
Mayor
Sheila Elmore
City Secretary

RECEIVED AND FILED FOR RECORD

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Joe E. Sessum, 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.

OCT 28 1998

Jeanette Morris, Co. Clerk
PARKER COUNTY, TEXAS

GIVEN UNDER MY HAND SEAL OF OFFICE on this the 27 day of October, 1998.

Jeanette Morris
Notary Public in and for the State of Texas



BEGINNING at an iron rod found in the east right of way line of Elm Street at the northwest corner of said Lot 3, 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' E, on or about a fence line, 529.29 feet to a large nail found at the northeast corner of said Lot 1A, Oakridge Addition Replat;
THENCE S 00°07'34" E, with the east line of said Lot 1A, 325.0 feet to an iron rod set in the north right of way line of said Fort Worth Highway;
THENCE S 89°50' 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 89°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 of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: THAT JOE E. SESSUM being the sole owner do hereby adopt this plat designating the hereinabove described real property as LOT 1-R, BLOCK 4, OAKRIDGE ADDITION, A REPLAT OF LOT 1A, OAKRIDGE ADDITION (REPLAT) AND A PORTION OF LOT 2 AND LOT 3, BLOCK 4, OAKRIDGE ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, 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 Hudson Oaks, Parker County, Texas this 27 day of October, 1998.

Joe E. Sessum
Joe E. Sessum

APPROVED BY THE CITY ENGINEER:

J. Kelly Canto
City Engineer
Date 10/27/98

APPROVED BY THE CITY PLANNING COMMISSION:

Bobby L. Roberts
Chairman, Planning & Zoning
Date 10-13-98
Commission

STATE OF TEXAS)
COUNTY OF PARKER)

I hereby certify that this instrument was filed on the date and hour purport herein by me and the undersigned to the volume and page of the records of Parker County as stamped hereon.

OCT 28 1998

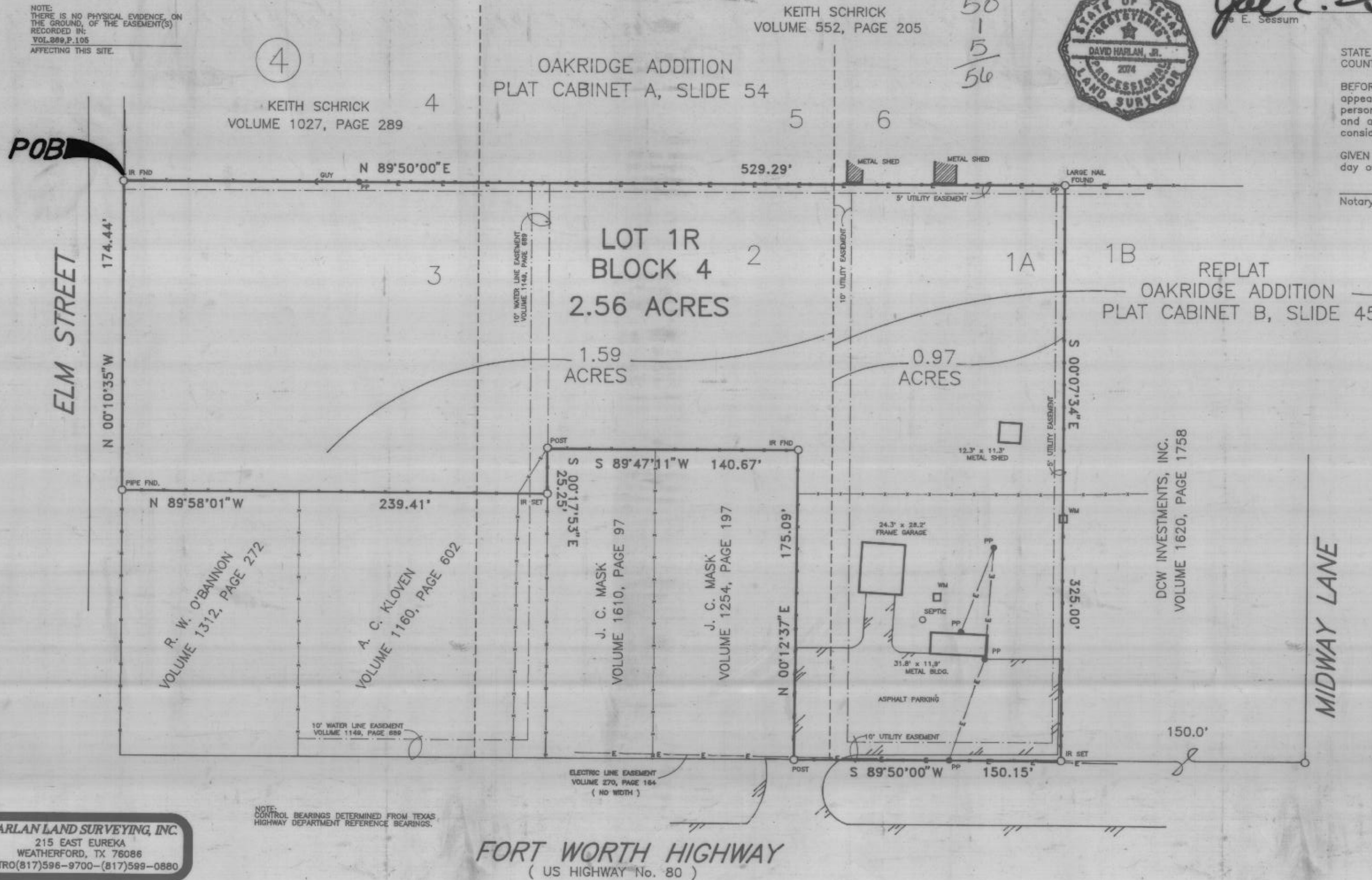


THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision for an actual survey on the ground; and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074



NOTE: THERE IS NO PHYSICAL EVIDENCE ON THE GROUND OF THE EASEMENT(S) RECORDED IN VOL. 889 P. 106 AFFECTING THIS SITE.



STATE OF TEXAS)
COUNTY OF PARKER)

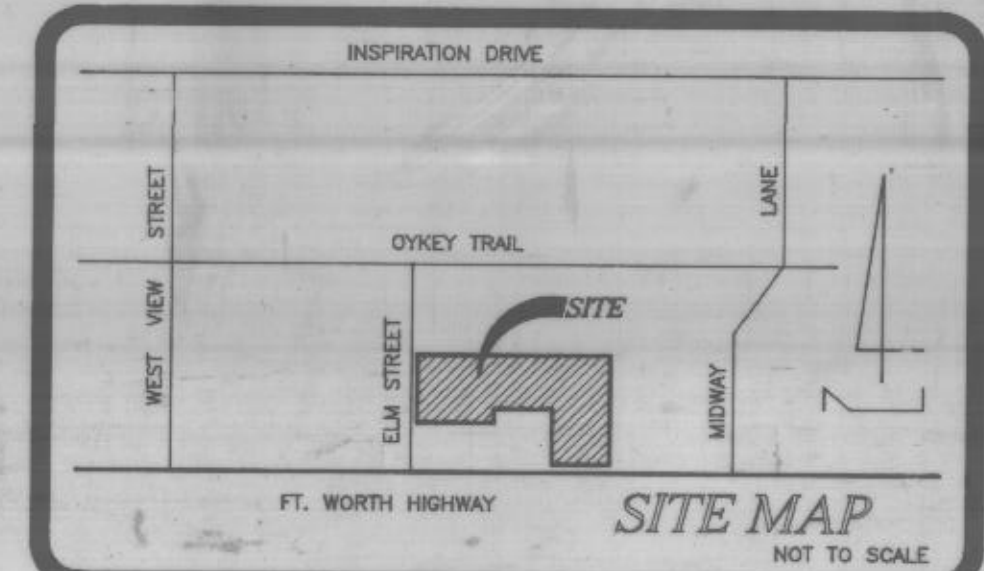
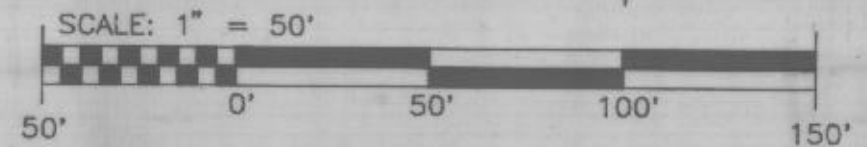
BEFORE ME, the undersigned authority, on this day personally appeared Joe E. Sessum, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the 27 day of October, 1998.

Jeanette Morris
Notary Public in and for the State of Texas



NOTE: THE RESTRICTIONS RECORDED IN Vol. 285 P. 398 Vol. 1225 P. 1158 DOES AFFECT THIS SITE.



HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880

NOTE: CONTROL BEARINGS DETERMINED FROM TEXAS HIGHWAY DEPARTMENT REFERENCE BEARINGS.

FORT WORTH HIGHWAY
(US HIGHWAY No. 80)