

265242

PCB-045

RECEIVED AND FILED FOR RECORD

3:40 O'Clock

DEC 15 1994

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS

FIELD NOTES

FIELD NOTES of a 2.089 acre tract of land being all of Lot 1, Block 4, and a part of Highway Boulevard (closed), OAKRIDGE ADDITION, an addition in the City of Hudson Oaks, Parker County, Texas according to plat recorded in Volume 263, Page 627, Deed Records Parker County, Texas (aka Plat Cabinet A, Slide 54, Plat Records, Parker County, Texas) and being more fully described by metes and bounds as follows:

BEGINNING at a set "X" on a telephone box on the intersection of the NBL of U.S. Highway 80 and the WBL of Midway Lane; said point being South, 50.0 ft. from the SE corner of Lot 1, OAKRIDGE ADDITION;
 THENCE S 89 deg. 50 min. W, with the NBL of the above mentioned highway, 280.0 ft. to a set 3/8" steel pin for a corner;
 THENCE North, passing a found 3/8" steel rod being the SW corner of Lot 1 and the SE corner of Lot 2, at 50.0 ft. and continuing with the CBL of said lots for a total distance of 325.0 ft. to a found 3/8" steel pin for a corner, being the NW corner of Lot 1 and the NE corner of Lot 2, said point also being the SE corner of Lot 5 and the SW corner of Lot 6, OAKRIDGE ADDITION;
 THENCE N 89 deg. 50 min. E., with the CBL of Lot 1 and Lot 6, 280.0 ft. to a set 3/8" steel pin in the WBL of the above mentioned Midway Lane, for a corner, said point being the NE corner of Lot 1 and the SE corner of Lot 6, OAKRIDGE ADDITION;
 THENCE South, with the WBL of said Midway Lane and with the EBL of said Lot 1, passing a found 3/8" steel rod being the SE corner of said Lot 1 at 275.0 ft. and continuing, a total distance of 325.0 ft. to the point of beginning and containing 2.089 acre of land, more or less.

DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :

WHEREAS, I, Joe E. Sessum, Sole Owner of the above described 2.089 acre tract of land, being all of Lot 1, Block 4, and a part of Highway Boulevard (closed), Oakridge Addition, an addition in the City of Hudson Oaks, Parker County, Texas DO HEREBY ADOPT THE FOREGOING REPLAT TO BE KNOWN AS LOT 1A AND LOT 1B, BLOCK 4, OAKRIDGE ADDITION, a subdivision in the City of Hudson Oaks, Parker County, Texas. I DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON, AND I DO DECLARE THAT ALL TAXES ON THE HEREINABOVE DESCRIBED REAL PROPERTY ARE PAID TO DATE.

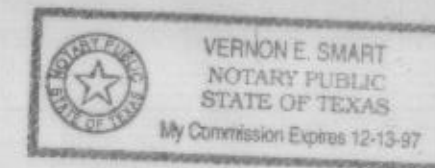
There are no lien holders on this property as of this date.

WITNESS MY HAND at the City of Hudson Oaks, Parker County, Texas this the 7 day of Dec, 1994.

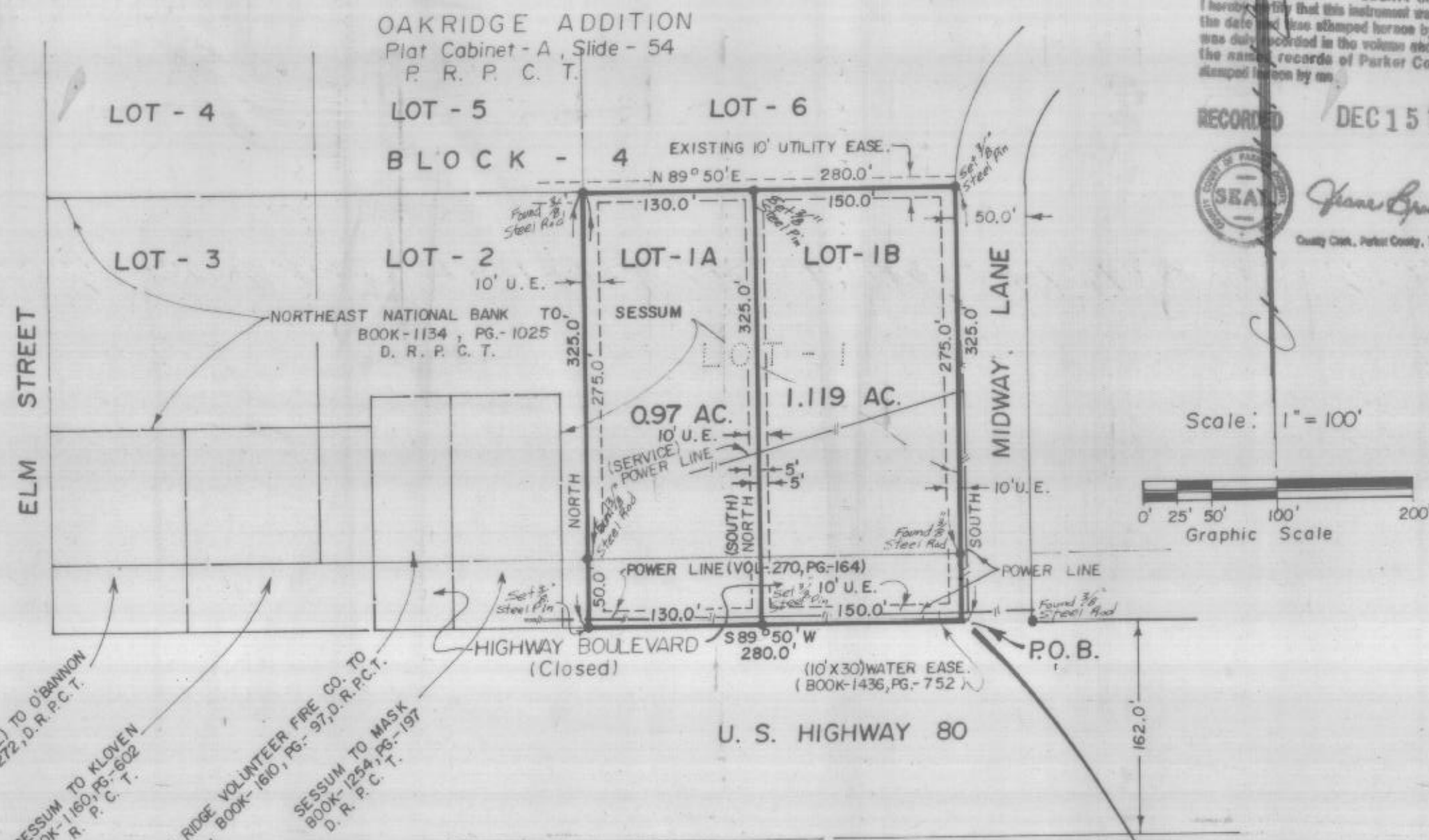
Joe E. Sessum
Joe E. Sessum

THE 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 *Joe E. Sessum* known to me to be the person(s) whose name(s) is/are subscribed to the above and expressed in the capacity therein stated, and acknowledged to me that he/she (they) executed the same for the purposes and considerations therein GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7 day of Dec, 1994.



Vernon E. Smart
Vernon E. Smart
Notary Public, State of Texas
Print Name: **VERNON E. SMART**
Commission Expires: **12-13-97**



Scale: 1" = 100'



PLAT OF LOT - 1A AND LOT - 1B
BEING A REPLAT OF LOT - 1, BLOCK - 4 AND A
PART OF HIGHWAY BOULEVARD (closed), OAKRIDGE
ADDITION, AN ADDITION IN THE CITY OF
HUDSON OAKS, PARKER COUNTY, TEXAS.

Note: Bearings are correlated with the
North line of U.S. HWY. 80.

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on
the date and was stamped hereto by me and
was duly recorded in the volume and page of
the same, records of Parker County as
stamped hereon by me.

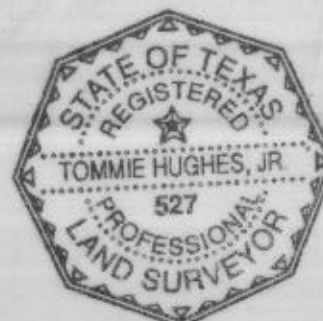
RECORDED DEC 15 1994

Jeanne Brunson
County Clerk, Parker County, Tex.

CITY APPROVAL STATEMENT
APPROVED BY THE CITY PLANNING COMMISSION: *Johnnie Shaw* 12-6-94
Chairman, Planning & Zoning Commission Date

APPROVED BY THE CITY COUNCIL:
I hereby certify that this plat of Lot 1A and Lot 1B, being a replat of Lot 1, Block 4 of OAKRIDGE SUBDIVISION, a subdivision in
the City of Hudson Oaks, Texas, has approved by the City Council of the City of Hudson Oaks, Texas, on the 12th day of
December, 1994.
By: *Joe E. Sessum* Mayor
Shelly L. Neisbue Secretary

This is to certify that I, *Tommie Hughes, Jr.* a Registered Professional Land Surveyor of the State of Texas,
have platted the above subdivision in accordance with a survey on the ground, and that all lot corners, angle points, and points of curve
have been properly marked on the ground and that this plat correctly represents said survey made by me.
Tommie Hughes, Jr.
Tommie Hughes, Jr.
Surveyor (Print Name)
Texas Registration No. 527



THIS TRACT Does Not APPEAR TO
BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING
TO THE DEPT OF HOUSING AND URBAN DEVELOPMENT,
FIA FLOOD HAZARD BOUNDARY MAP
NO. 480520 0200 B
DATE: Sept 27, 1991

TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors
1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5374 or 596-0212 Home 594-2165

This plat or field note description is not
intended to express or imply a warranty or
guarantee of ownership or that there are
no encumbrances on the tract described.
The certification hereon is only to the
person who commissioned the survey, and
is not intended to imply that any adjoining
tracts referenced on this document
have been actually surveyed on the ground.
The surveyor will only be responsible for
errors in an amount no greater than the
fee he charged.

I, *Tommie Hughes, Jr.* certify that this map was prepared
from field notes of an actual ground survey made by me or under my super-
vision and to the best of my knowledge and belief represents said survey,
and that there are no visible encroachments or protrusions other than
those shown on the plat.
Date Nov. 28, 1994 No. 16,371