

NOTES: Any development upon any lot, parcel, tract or replat of th land herein platted is subject to all subdivision (and zoning, if in City Limits) regulation of the City of Hudson Oaks including, bu not limited to, provisions for drainage and storm water control, water well control and sanitary sewer control including any required accompanying easements and appurtenances. Also, before construction or digging, please contact the City of Hudson Oaks, the proper utility company, and/or 1-800-DIG-TESS for locates on existing utility lines.

THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.

Map Number 48367C0300 E

Effective Date: SEPTEMBER 26, 2008.

LAST REVISED MAY 10, 2010

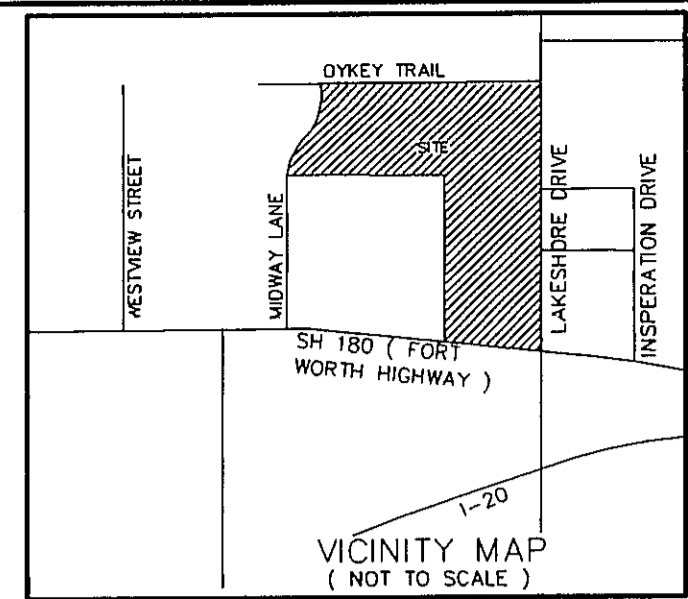
REPLAT
LOTS 1R1 and 6R in BLOCK 3 of OAKRIDGE ADDITION

being a replat of
Lot 1-R, 6,7,8, and 10 in Block 3 of OAKRIDGE ADDITION in the City of Hudson Oaks, Parker County, Texas, said Lot 1-R appears upon the plat recorded in Plat Cabinet A-Slide 652, and said Lots 6,7, 8, and 10 appear upon the plat recorded in volume 263 page 626 of the Plat Records of Parker County, Texas and a portion of former East View Street.

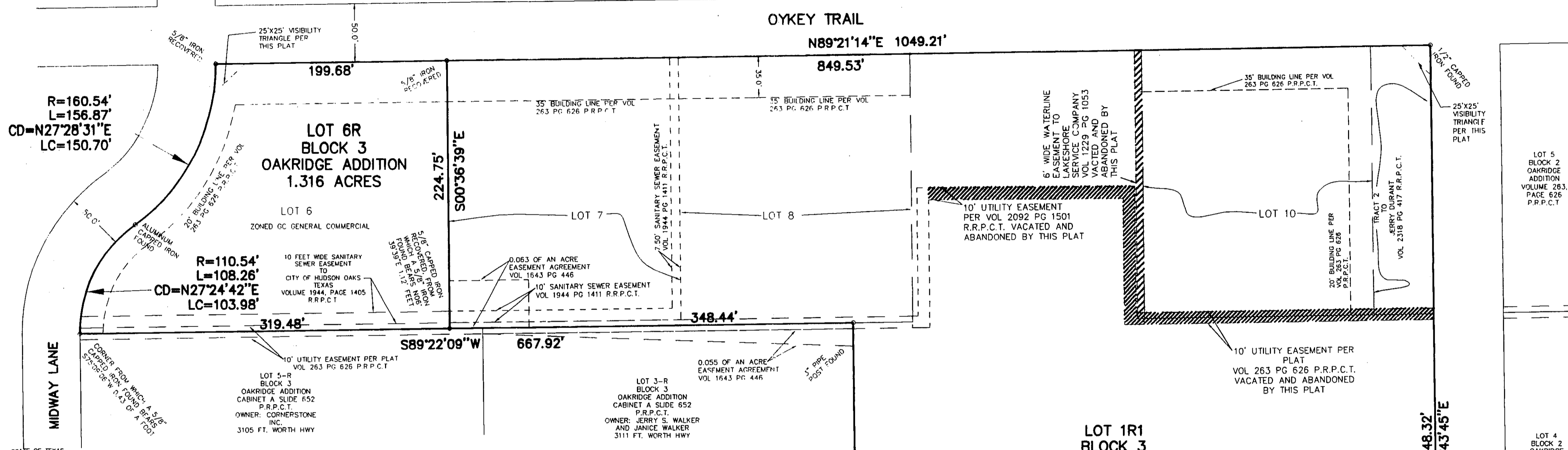
We marked or referenced the corners as shown hereon.
Surveyed on the ground in March 4, 2010.
BROOKES BAKER SURVEYORS

D76

Doc# 746329
Book 2791 Page 1393



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



WHEREAS I, Jerry Durant, am the sole owner of part of the all of Lots 1-R, 6,7,8, and 10 in Block 3 of OAKRIDGE ADDITION, in the City of Hudson Oaks, Parker County, Texas, said Lot 1-R appears upon the plat recorded in Plat Cabinet A-Slide 652 of the Plat Records Parker County, Texas and said Lots 7,8, and 10 appear upon the plat recorded in volume 263 page 626 of the said Plat Records, and all of Tract 2 described the deed to Jerry Durant recorded in volume 2318 page 417 of the Real Records of Parker County, Texas and described by metes and bounds as follows:

Beginning at a 3/8" iron found for the southeast corner of said Lot 1-R, and for the north line of U.S. Highway No. 80, and for the west line of Lake Shore Drive, and being in a curve to the left having a radius of 5810-58/100 feet.

Thence northwesterly, along the south line of said Lot 1-R, for the north line of said U.S. Highway No. 80, an arc length of 508-60/100 feet to a marked 'Y' on concrete for the southwest corner of said Lot 1-R, and for the southeast corner of Lot 3-R in said Block 3. The long chord of said 508-60/100 feet arc bears north 81 degrees-39 minutes-42 seconds west 508-43/100 feet.

Thence north 00 degrees-38 minutes-49 seconds west, along the most westerly west line of said Lot 1-R, and along the east line of said Lot 3-R, 361-89/100 feet to a 3" pipe post found for the most westerly, northwest corner of said Lot 1-R, and for the northwest corner of said Lot 3-R, in the south line of said Lot 6.

Thence south 89 degrees-22 minutes-09 seconds east, along the south line of said Lot 6, and along the north line of said Lot 3-R, to and along the south line of said Lot 7, and to and along the north line of Lot 5-R and Lot 6 in said Block 3, 667-92/100 feet to the southwest corner of said Lot 6 and the northwest corner of said Lot 5-R in the east line of Midway Lane in a curve to the right having a radius of 110-54/100 feet, from which a 5/8" capped iron found bears south 75 degrees-09 minutes-06 seconds west 0-43/100 of a foot.

Thence northeasterly, along the west line of said Lot 6 and the east line of said Midway Lane, the following:
along said curve to the right on an arc length of 108-26/100 feet to an aluminum capped iron found at its end and the beginning of a curve to the left having a radius of 160-54/100 feet. The long chord of said 108-26/100 feet arc is north 27 degrees-24 minutes-42 seconds east 103-38/100 feet.

along said curve to the left on an arc length of 156-87/100 feet to a 5/8" iron recovered for the northwest corner of said Lot 6 at the intersection of the east line of said Midway Lane and the south line of Oykey Trail. The long chord of said 156-87/100 feet arc is north 27 degrees-28 minutes-31 seconds east 150-70/100 feet.

Thence north 89 degrees-21 minutes-14 seconds east, along the north line of said Lot 6, to and along the north line of said Lots 7 and 8, to and along the north line of said Lot 1-R, to and along the north line of said Lot 10, to and along the north line of said Tract 2, for the south line of said Oykey Trail, 1049-21/100 feet to a 1/2" capped iron found for the northeast corner of said Tract 2, in the intersection of the south line of said Oykey Trail, and the west line of Lake Shore Drive.

Thence south 00 degrees-43 minutes-45 seconds east, along the east line of said Tract 2, to and along the most southerly east line of said Lot 1-R, for the west line of said Lake Shore Drive, 666-14/100 feet to the place of beginning and containing 10-285/1000 acres.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths. To convert horizontal ground lengths to grid lengths multiply by (1.99983634).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT I, Jerry Durant, being the sole owner do hereby adopt this plat designating the herein above described real property as LOTS 1R1 and 6R BLOCK 3 OAKRIDGE ADDITION, an Addition to Hudson Oaks, Parker County, Texas, and I do hereby dedicate to the public's use forever the street, alleys, parks and easements shown thereon.

WITNESS my hand and Hudson Oaks, Parker County, Texas this the 15 day of July, 2010.

Jerry Durant (Owner)

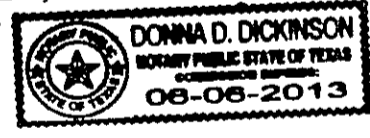
STATE OF TEXAS:
COUNTY OF PARKER:

BEFORE ME, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Jerry Durant, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of July, 2010.

Notary Public, Parker County, Texas

My Commission Expires on: 06-06-2013



Liën Holder Statement

STATE OF UTAH:
COUNTY OF SALT LAKE:

WHEREAS, the undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication for the use of the public forever, the streets, (parks, alleys, etc) and easements shown thereon.

WITNESSED MY HAND THIS DAY on this the 8 day of July, 2010.

Anthony Zimmer

CMAC BANK
ANTHONY ZIMMER

Date: July 8, 2010

STATE OF UTAH:
COUNTY OF SALT LAKE:

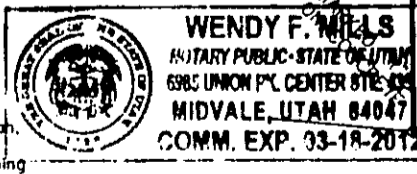
BEFORE ME, the undersigned authority, a notary public, in and for the State of Utah, on this day personally appeared Anthony Zimmer, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8 day of July, 2010.

Wendy F. Mills

Notary Public, Salt Lake County, Utah

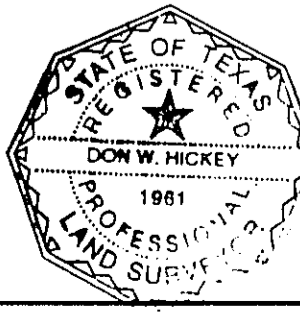
My Commission Expires on: 03-18-2012



Surveyor's Certification

This is to certify that I, Don W. Hickey, a Registered Professional Land Surveyor of the State of Texas, have plotted 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.

Don W. Hickey
Registered Professional Land Surveyor No. 1981
March 3, 2010



Approved by City Planning and Zoning Commission: 7/21/10

Chairman, City Planning and Zoning Commission

Approved by City Council:

I hereby certify that this plat of the Lot 1R1 Block 3 Oakridge Addition to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks, Texas, on the 27 day of May, 2010.

Mayor: 7-16-10

City Secretary: 7-16-10

City Engineer: Greg Saunders 7/19/2010

Doc# 746329 Fees: \$66.00
07/26/2010 10:58AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS.

R=5810.58'
L=457.01'
CD=N81°54'58"W
LC=456.89'

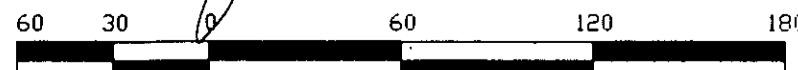
U.S. HIGHWAY NO. 80
(VARIABLE WIDTH RIGHT-OF-WAY)

EASEMENT AND RIGHT OF WAY TO TEXAS POWER & LIGHT COMPANY VOLUME 270 PAGE 164 R.R.P.C.T.

R=5810.58'
L=508.60'
CD=N81°39'42"W
LC=508.43'

OWNER/DEVELOPER
JERRY DURANT
P.O. BOX 839
WEATHERFORD, TEXAS
76086
(817) 597-4450

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
(817) 279-9694 FAX
donh@brookesbakersurveyors.com



FILE NAME: F:\DONION\OAKRIDGE.DWG DRAWN BY: AWH