



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, PARKER OAKS, L.P., A TEXAS LIMITED PARTNERSHIP BY HLM DEVELOPMENT COMPANY, SOLE GENERAL PARTNER, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF LOT 9, BLOCK 4, PARKER OAKS IN THE J C RIDER SURVEY, ABSTRACT NO. 2503, COUNTY OF PARKER, ACCORDING TO THE DEED RECORDED IN CABINET C, SLIDE 257, DEED RECORDS PARKER COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" Y.C.I.R.F. STAMPED PRECISE LAND SURVEYING, SAID POINT BEING THE NORTHEAST CORNER OF LOT 9, BLOCK 4;
THENCE SOUTH 41° 05' 03" WEST A DISTANCE OF 401.37 FEET TO A 1/2" I.R.F.;
THENCE NORTH 00° 01' 40" WEST A DISTANCE OF 232.11 FEET TO A 1/2" I.R.F.;
THENCE NORTH 23° 55' 03" EAST A DISTANCE OF 104.91 FEET TO A 1/2" I.R.F. STAMPED PRECISE LAND SURVEYING;
THENCE NORTH 85° 39' 28" EAST A DISTANCE OF 202.00 FEET TO A 5/8" I.R.F. STAMPED AWARD SURVEYING RPLS 5606, SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT ON THE WESTERLY ROW LINE OF ADDISON COURT 60' RADIUS;
THENCE ALONG NON-TANGENT CURVE TO LEFT WHOSE RADIUS IS 60.0' WITH AN ARC LENGTH OF 46.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.05 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, MEARL MCBEE, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 9 BLOCK 4, PARKER OAKS, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS AND IT DOES HEREBY DEDICATE TO THE PUBLIC'S FOREVER THE STREETS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT, PARKER COUNTY, TEXAS THIS THE 18 DAY OF Sept, 2014

Mearl McBee
Parker Oaks, L.P. a Texas Limited Partnership
by: HLM Development Company, L.L.C. a Texas
Limited Liability company, sole general partner
Mearl McBee, Manager

STATE OF TEXAS
COUNTY OF TAMUW
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
MEARL MCBEE, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE ABOVE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVE UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Sept, 2014

NOTARY PUBLIC, TAMUW COUNTY, TEXAS
Debra Ann Garrett
MY COMMISSION EXPIRES ON: 4-27-15

NOTE: THIS ADMENDING REPLAT IS ONLY FOR THE REMOVAL OF A BUILDING LINE ONLY IRON RODS FOUND, BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYTEM, N.A.D. 83.
NOTE: ORIGINAL FINAL PLAT APPROVED BY THE CITY PLANNING AND ZONING COMMISSION ON: MAY 2, 2005

APPROVED BY THE CITY OF HUDSON OAKS
[Signature] 9/26/14
CITY ADMINISTRATOR DATE
[Signature] 9/26/2014
CITY ENGINEER DATE

ADMENDING REPLAT
FILED AND RECORDED FOR
OFFICIAL PUBLIC RECORDS PARKER OAKS
LOT 9, BLOCK 4

201419485
09/29/2014 02:02 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
SGH. DIST.: WE
CITY: WE
MAP NO.: R-15
DATE: 9-16-2014
JAMES CURTIS YARGER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS #5854

BEING A REPLAT OF
LOT 9, BLOCK 4 PARKER OAKS
City of Hudson Oaks
Parker County, Texas.
Being 1.05 acres situated in the
J.C. RIDER SURVEY, Abst No. 2503
as recorded in Cabinet C, Slide 257
according to Plat Records, Parker County, Texas

PLAT FILED IN CAB D, SLIDE 361, DATE: 9-24-14

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUDSON OAKS, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUDSON OAKS, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

1. MINIMUM LOT SIZE - .75 ACRES (32,670 sf)
2. BUILDING SETBACK LINES PER CITY ORDINANCE
FRONT BLDG LINE - 30'
SIDE YARD ADJACENT TO STREET - 30'
SIDE YARD BLDG LINE - 15'
REAR YARD BLDG LINE - 30'
3. WATER WILL BE CONNECTED TO THE CITY'S DISTRIBUTION SYSTEM
4. SANITARY SEWER WILL BE ON-SITE HOMEOWNER AERATION SYSTEMS APPROVED BY THE CITY OF HUDSON OAKS
5. 10' UE ON BACK OF ALL LOTS AS NOTED ON PLAT.
10' UE ON STREET ROW ON FRONT OF ALL LOTS AS NOTED ON PLAT.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48367C0425 E, DATED SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100-YR FLOOD HAZARD AREA.

NOTE: ANY DEVELOPMENT UPON ANY LOT, PARCEL, TRACT OR REPLAT OF THE LAND HEREIN BEING PLATTED IS SUBJECT TO ALL SUBDIVISION (AND ZONING, IF IN CITY LIMITS) REGULATIONS OF THE CITY OF HUDSON OAKS INCLUDING, BUT 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.

	6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 Texas Registered Engineering Firm F-10998 www.barronstark.com	OWNER: PARKER OAKS, LP 600 N PEARL, SUITE 1900 DALLAS, TEXAS 75201	JOB No. 219-8113 DATE 09-08-2014
	SHEET 1 of 1		