

WHEREAS Sonia Hassenpflug & Kevin Hassenpflug, being the sole owner of a 1.720 acre tract, being all of Lot 12, Block F, RED EAGLE RANCH, PHASE 1, plat of said subdivision recorded in Cabinet C, Slide 495, of the Plat Records of Parker County, Texas, as described in instrument to Sonia and Kevin Hassenpflug, recorded under Clerk's File Number 201627859, of the Official Public Records of Parker County, Texas, (O.P.R.P.C.T.), and all of Lot 13 of said Block F, as described in instrument to Kevin and Sonia Hassenpflug, recorded under Clerk's File Number 20161758, O.P.R.P.C.T., said 1.720 acre tract being more particularly described as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a 1/2" capped iron rod found for the intersection of the south right-of-way of Red Eagle Trail, (80 feet wide) with the east right-of-way of Green Canyon Court, (60 feet wide), being the northwest corner of said Lot 13 and the herein described tract;

THENCE N 59°41'42" E, 289.70 feet, with the south right-of-way of said Red Eagle Trail, to a 1/2" capped iron rod found for the northeast corner of Lot 14 of said Block F, being the northeast corner of said Lot 13 and the herein described tract;

THENCE S 30°18'18" E, with the west line of said Lot 14 at 115.00 feet pass a 1/2" capped iron rod found for the common corner of said Lot 13 and 12, continuing in all a total distance of 164.83 feet to a 1/2" capped iron rod found for the Northeast corner of Lot 11 of said Block F, being the most easterly corner of said Lot 12 and the herein described tract;

THENCE S 24°19'40" W, 303.21 feet, with the common line of said Lot 12 and 11, to a 1/2" capped iron rod found in the east right-of-way of said Green Canyon Court, for the northwest corner of said Lot 11, being the southwest corner of said Lot 12 and the herein described tract;

THENCE N 57°28'27" W, 39.78 feet, with the east right-of-way of said Green Canyon Court, to a point for the beginning of a 220.00 foot radius curve to the right;

THENCE 104.32 feet northwesterly, with the east right-of-way of said Green Canyon Court, and with said 220.00 foot radius curve to the right, having a chord bearing and distance of N 43°53'23" W, 103.35 feet, to a 1/2" capped iron rod found for the end of said curve;

THENCE N 30°18'18" W, continuing with the east right-of-way of said Green Canyon Court, at 89.49 feet pass a 1/2" capped iron rod found for the common corner of said Lot 12 and 13, continuing for a total distance of 204.49 feet, to the POINT OF BEGINNING, and containing 1.720 acres, more or less.

Surveyors Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Hudson Oaks.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: October 1, 2021 - AN04465-P



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367CD300E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. (Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC") unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid) - Elevation data shown hereon represents North American Vertical Datum of 1988 (NAVD 88), as computed using the National Geodetic Survey Geoid Model 12A.

4) Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Hudson Oaks's use thereof. The City of Hudson Oaks and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Hudson Oaks and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

5) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

8) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this property.

9) All building setback lines shall conform to current zoning ordinances of the City of Hudson Oaks.

10) The developer does hereby waive all claims for damages against the City of Hudson Oaks occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

LINE	BEARING	DISTANCE
LI	N 57°28'27" W	39.78'

CURVE	RADIUS	ARC	CHORD	CHORD
CI	220.00'	104.32'	N 43°53'23" W	103.35'

The purpose of this replat is to adjust the common property line of Lot 12 and Lot 13, Block F.

FILED AND RECORDED

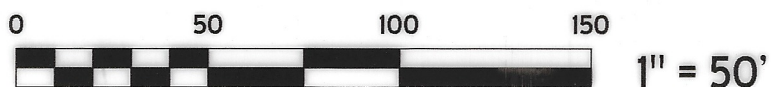
OFFICIAL PUBLIC RECORDS
Lila Deakle

202150437
12/28/2021 11:26 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Surveyor:
Zachariah R. Savory
104 South Walnut Street
Weatherford, TX, 76086
817-594-0400
weatherford@txsurveying.com

Owners:
Sonia Hassenpflug & Kevin Hassenpflug
701 Green Canyon Court
Hudson Oaks, TX 76087
sonia.todd@hotmail.com
817-304-8017

Case No. HUD 21015



Plat Cabinet **F** Slide **123**



Now, Therefore, Know All Men By These Presents:

that _____ and _____ described property as Lot 12R and Lot 13R, Red Eagle Ranch, Phase 1, an addition to the City of Hudson Oaks, Parker County, Texas, and doles) hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon, the streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Hudson Oaks. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Hudson Oaks's use thereof. The City of Hudson Oaks and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Hudson Oaks and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. There are no liens against the property.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Hudson Oaks, Texas.

witness, my hand, this the 21st day of December, 2021.

By: *Sonia Hassenpflug* Sonia Hassenpflug
By: *Kevin Hassenpflug* Kevin Hassenpflug

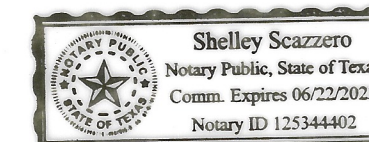
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Sonia Hassenpflug, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 21st day of December, 2021.

Shelley Scazzero
Notary Public in and for the State of Texas



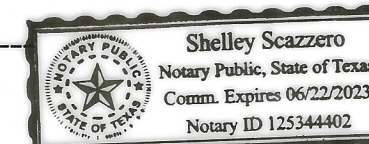
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kevin Hassenpflug, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 21st day of December, 2021.

Shelley Scazzero
Notary Public in and for the State of Texas



Recommended for final approval:

J.B. Jick
Chairman - Planning & Zoning Commission

12/14/21
Date

Attest:

Shelley Scazzero
City Secretary

12/14/21
Date

Approved:

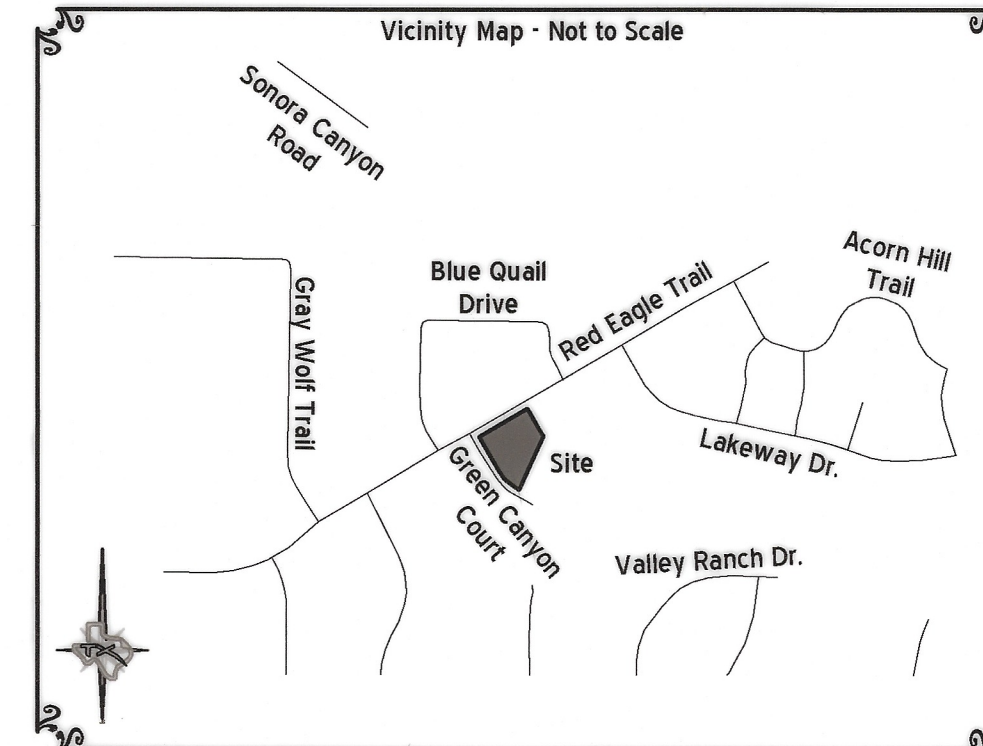
M. Poveo
Mayor, City of Hudson Oaks, Texas

12/14/21
Date

Attest:

Shelley Scazzero
City Secretary

12/14/21
Date



Final Plat
Lot 12R and Lot 13R, Block F,
Red Eagle Ranch, Phase 1,
an Addition to the City of Hudson Oaks,
Parker County, Texas
Being a Replat of a 1.720 acre tract being all of Lot 12 and Lot 13, Block F, Red Eagle Ranch, Phase 1, an addition to the City of Hudson Oaks, Plat recorded in Cabinet C, Slide 495, Plat Records, Parker County, Texas.

December 2021
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM