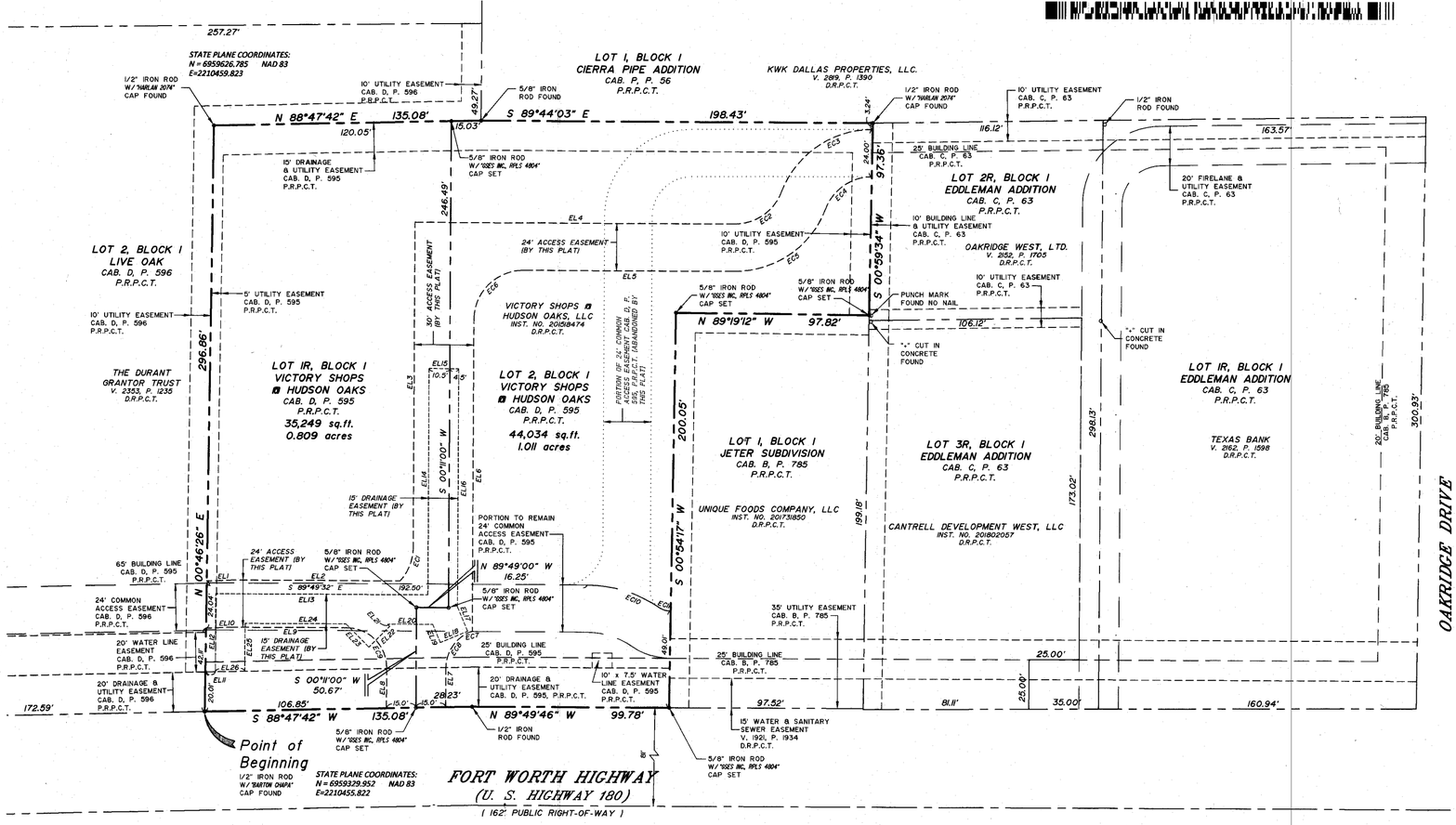
202038647 PLAT Total Pages: 1



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

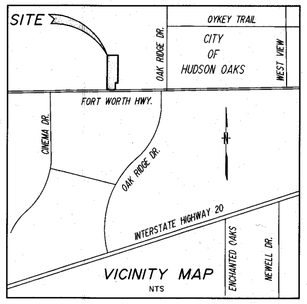
202038647
11/23/2020 02:05 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

N

50 0 50 100
Scale in Feet

LINE TABLE					
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
EL1	12.47'	N 87°33'46" E	EL14	114.67'	N 00°11'00" E
EL2	85.38'	S 89°49'00" E	EL15	15.00'	S 89°49'00" E
EL3	164.79'	N 00°11'00" E	EL16	120.65'	S 00°11'00" W
EL4	161.79'	S 89°48'59" E	EL17	13.39'	S 22°44'48" E
EL5	106.79'	N 89°48'59" W	EL18	15.00'	S 67°15'12" W
EL6	158.11'	S 00°11'00" W	EL19	9.94'	N 22°44'48" W
EL7	20.01'	S 00°11'23" W	EL20	22.86'	N 89°49'00" W
EL8	20.49'	N 00°11'00" E	EL21	1.49'	S 44°49'00" E
EL9	58.13'	N 89°49'00" W	EL22	15.00'	S 45°11'00" W
EL10	13.27'	S 87°33'46" W	EL23	16.49'	N 44°49'00" W
EL11	5.03'	N 88°47'42" E	EL24	50.79'	N 89°49'00" W
EL12	39.58'	N 00°11'00" E	EL25	24.22'	S 00°11'00" W
EL13	107.33'	S 89°49'00" E	EL26	15.00'	S 88°47'42" W

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
EC1	42°27'11"	25.00'	9.71'	18.52'	18.10'	N 21°24'34" E
EC2	69°36'26"	25.00'	17.38'	30.37'	28.54'	N 55°22'48" E
EC3	69°54'35"	49.00'	34.25'	59.79'	56.15'	N 55°31'53" E
EC4	69°25'25"	25.00'	17.32'	30.29'	28.47'	S 55°17'18" W
EC5	69°36'26"	49.00'	34.06'	59.53'	55.93'	S 55°22'48" W
EC6	90°00'00"	25.00'	25.00'	39.27'	35.36'	S 45°11'01" W
EC7	23°22'44"	3.00'	0.62'	1.22'	1.22'	S 78°29'38" W
EC8	65°46'57"	20.00'	12.93'	22.96'	21.72'	S 33°54'48" W
EC9	90°00'00"	20.00'	20.00'	31.42'	28.28'	N 44°49'00" W
EC10	34°28'48"	64.00'	19.86'	38.51'	37.94'	S 72°35'08" E
EC11	36°34'52"	10.00'	3.31'	6.38'	6.28'	S 73°38'22" E



E 620

NOTICE: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits.

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: 483670 C 0300 E
DATE: September 26. 2008

The final plat shall contain a waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

ACCT: 18931
SCH DIST: WE

This is to certify that I, Robert W. Schneeberg, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and point of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Robert W. Schneeberg
Texas R.P.L.S. No. 4804
Date: October 23, 2020.

STATE OF TEXAS REGISTERED ROBERT W. SCHNEEBERG 4804 PROFESSIONAL LAND SURVEYOR

18931.001.001.00

OWNER/DEVELOPER:
VICTORY SHOPS @ HUDSON OAKS, LLC
825 W. ROYAL LANE, SUITE 250
IRVING, TEXAS 75039

STATE OF TEXAS
COUNTY OF PARKER

Whereas, VICTORY SHOPS @ HUDSON OAKS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Bettie L. Bledsoe Survey, Abstract No. 2688, In the City of Hudson Oaks, Parker County, Texas, according to the deeds recorded in Document Numbers 201518452 and 201518474, Deed Records, Parker County, Texas, and more particularly described as follows:

Description of 1.820 acre tract of land out of the Bettie L. Bledsoe Survey, Abstract No. 2688, in the City of Hudson Oaks, Parker County, Texas; said 1.820 acre tract being all of Lot 1, Block 1, of VICTORY SHOPS @ HUDSON OAKS, an Addition to the City of Hudson Oaks, Parker County, Texas, according to the plat thereof recorded in Cabinet D, Slide 595, of the Official Public Records of Parker County, Texas; and being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with plastic cap stamped "Barton-Chapa" found for the southwest corner of said Lot 1; said point being the most southerly southeast corner of Lot 2, Block 1, LIVE OAK, an Addition to the City of Hudson Oaks, Parker County, Texas, according to the plat thereof recorded in Cabinet D, Slide 596, of the Official Public Records of Parker County, Texas; said point being also on the north right-of-way line of Forth Worth Highway (U.S. Highway No. 180, a 162-foot public right-of-way);

THENCE, North 00 degrees 46 minutes 26 seconds East, with the common line between said Lots 1 and 2, a distance of 296.86 feet to a 1/2-inch iron rod with plastic cap stamped "HARLAN 2074" found for the northwest corner of said Lot 1 and an interior corner of said Lot 2;

THENCE, North 88 degrees 47 minutes 42 seconds East, continuing with the common line between said Lots 1 and 2, a distance of 135.08 feet to a 5/8-inch iron rod found for the most easterly southeast corner of said Lot 2 and the southwest corner of Lot 1, Block 1, CIERRA PIPE ADDITION, an Addition to the City of Hudson Oaks, Parker County, Texas, according to the plat thereof recorded in Cabinet P, Slide 56, of the Official Public Records of Parker County, Texas;

THENCE, North 89 degrees 44 minutes 03 seconds East, with the common line between said Lot 1 and said Lot 1, CIERRA PIPE ADDITION, a distance of 198.43 feet to a 1/2-inch iron rod with plastic cap stamped "HARLAN 2074" found for the northeast corner of said Lot and the northwest corner of Lot 2R, Block 1, EDDLEMAN ADDITION, an Addition to the City of Hudson Oaks, Parker County, Texas, according to the plat thereof recorded in Cabinet C, Slide 63, of the Official Public Records of Parker County, Texas;

THENCE, South 00 degrees 59 minutes 34 seconds West, with the common line between said Lots 1 and 2R, a distance of 97.36 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" set for the most easterly southeast corner of said Lot 1 and the northeast corner of Lot 1, Block 1, JETER SUBDIVISION, an Addition to the City of Hudson Oaks, Parker County, Texas, according to the plat thereof recorded in Cabinet B, Slide 785, of the Official Public Records of Parker County, Texas;

THENCE, North 89 degrees 19 minutes 12 seconds West, with the common line between said Lot 1 and said Lot 1, JETER SUBDIVISION, a distance of 97.82 feet to 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" set for an internal corner of said Lot 1 and the northwest corner of said Lot 1, JETER SUBDIVISION;

THENCE, South 00 degrees 54 minutes 17 seconds West, with the common line between said Lot 1 and said Lot 1, JETER SUBDIVISION, a distance of 200.05 feet to 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" set for the most southerly southeast corner of said Lot 1 and the southwest corner of said Lot 1, JETER SUBDIVISION; said point being also on said north right-of-way line;

THENCE, North 89 degrees 49 minutes 46 seconds West, with said north right-of-way line; a distance of 99.78 feet to a 1/2-inch iron rod found for an angle point;

THENCE, South 88 degrees 47 minutes 42 seconds West, continuing with said north right-of-way line; a distance of 135.08 feet to the POINT OF BEGINNING;

CONTAINING, 79,283 square feet or 1.820 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, VICTORY SHOPS @ HUDSON OAKS, LLC, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Lots 1R and 2, Block 1, Victory Shops @ Hudson Oaks, an addition to the City of Hudson Oaks, Parker County, Texas, and I (we) do hereby dedicate the rights-of-way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my hand at Dallas, Dallas County, Texas this the 28th day of October, 2020.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Tony Ramsi, MEMBER of VICTORY SHOPS @ HUDSON OAKS, LLC, a limited liability corporation known to me to be the person whose name subscribed to the above and foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said corporation.

Given upon my hand and seal of office this 28th day of October, 2020.

W. Michelle Potts
Notary Public in and for the State of Texas

My Commission Expires:

W MICHELLE POTTS
Notary ID #128152318
My Commission Expires
January 19, 2022

CITY OF HUDSON OAKS CORPORATE SEAL 1978 TEXAS

Recommended for final approval:

L. Boyd 11/16/2020
Chairman Date
Planning & Zoning Commission

Attest:

Shelly Scazzero
City Secretary Date

Approved:

M Rivera 11/19/2020
Mayor, City of Hudson Oaks, Texas. Date

Attest:

Shelly Scazzero
City Secretary Date

There are no liens against the property.

I hereby certify that the above and foregoing plat of Lot 1R and 2, Block 1, Victory Shops & Hudson Oaks, an addition to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks on the 24th day of September, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Parker, County, Texas, within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Hudson Oaks.

WITNESS OUR HAND, this _____ day of October, 2020.

Shelly Scazzero
City Secretary

NO.	DATE	REVISION

FINAL PLAT

LOT 1R AND 2, BLOCK 1
VICTORY SHOPS @ HUDSON OAKS
AN ADDITION TO THE CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS

BEING A REPLAT OF LOT 1, BLOCK 1, VICTORY SHOPS @ HUDSON OAKS AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET D, SLIDE 595, PARKER COUNTY, TEXAS

Gonzalez & Schneeberg
engineers ▪ surveyors
Engineering Firm No. F-3376 Surveying License No. 100752-00
2100 Lakeside Boulevard
Suite 200, Richardson, Texas
75082 - (972) 516-8855

SCALE	DATE	PROJ. NO.	DWG. NO.
1" = 50'	AUGUST, 2020	6999-20-02-11	6999 PLAT.dwg

P:\6999 AutoZone Hudson Oaks TX 4582 Survey and Platting\6999 plat-18x24.dwg, 10/23/2020 12:10:18 PM, HP DesignJet T3500-FILM.PC3