

STATE OF TEXAS:
COUNTY OF PARKER:

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

WITNESSED MY HAND THIS DAY on this the _____ day of _____, 2009.

(Lien Holder Name and Title)

Date:

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 _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged 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 _____ day of _____, 2009.

Notary Public, Parker County, Texas

My Commission Expires on: _____

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, we, Jeffery Sallaz and Leigh Anne Sallaz, are all of the owners of a tract of land situated in the J.C. Rider Survey, Abstract 2503, Parker County, Texas, according to the deeds recorded in Volume 1561, Page 981 and Volume 1804, Page 840, Real Records of Parker County, Texas, and more particularly described as follows:

Lot 17-B and Lot 18-B, DIAMOND OAKS SUBDIVISION PHASE X, an addition to the City of Hudson Oaks, Parker County, Texas, according to the Plat recorded in Cabinet A, Slide 744, Plat Records, Parker County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Jeffery Sallaz and Leigh Anne Sallaz, being all of the owners, do hereby adopt this plat designating the hereinabove described real property as LOT 17-B-R, BEING A REPLAT OF LOT 17-B AND 18-B, DIAMOND OAKS SUBDIVISION PHASE X, of Hudson Oaks, Parker County, Texas, and we do hereby dedicate to the public's use forever the streets, alleys and easements shown thereon.

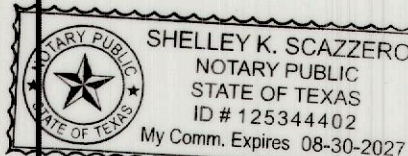
WITNESS our hands at Hudson Oaks, Parker County, Texas, this the 22nd day of January, 2026.

Jeffery Sallaz
Jeffery Sallaz
Leigh Anne Sallaz
Leigh Anne Sallaz

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 Jeffery Sallaz, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they 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 22nd day of January, 2026.

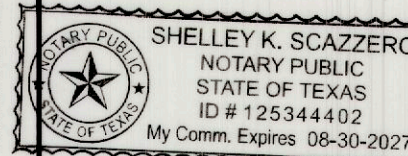


Shelley Scazzero
Notary Public, Parker County, Texas
My Commission Expires on: 08/30/2027

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 Leigh Ann Sallaz, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they 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 22nd day of January, 2026.



Shelley Scazzero
Notary Public, Parker County, Texas
My Commission Expires on: 08/30/2027

AMENDING PLAT

LOT 17-B-R, BEING A REPLAT OF LOT 17-B AND 18-B DIAMOND OAKS SUBDIVISION PHASE X, HUDSON OAKS, PARKER COUNTY, TEXAS

Originally filed in Cabinet D, Slide 32, Plat Records of Parker County, Texas

202601941 PLAT Total Pages: 1

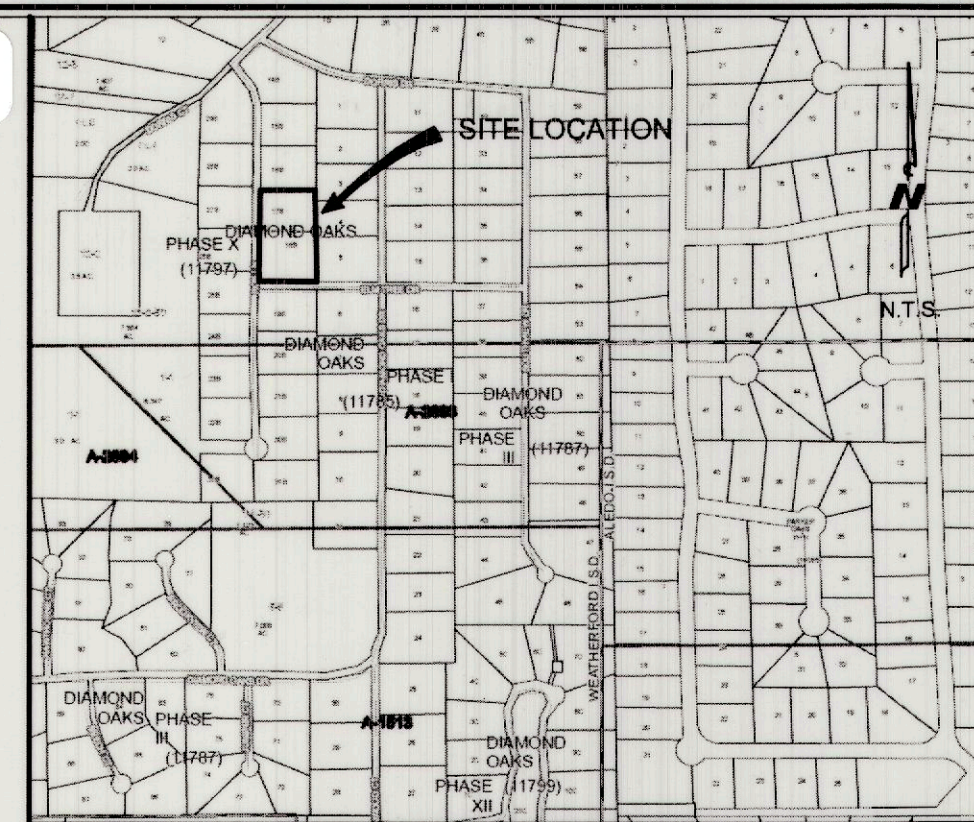
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 48367C0425E, EFFECTIVE DATE: SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD HAZARD AREA.

This amending plat is filed in accordance with Sec. 212.016(3) of the Local Government Code to correct a scrivener's error in the title of the replat recorded in Cabinet D, Slide 32, Plat Records of Parker County, Texas. Specifically, "... a replat of Lot 17-A and 17-B ..." was corrected to read "... a replat of Lot 17-B and 18-B ...". No other data from the original recorded plat has been updated or changed.

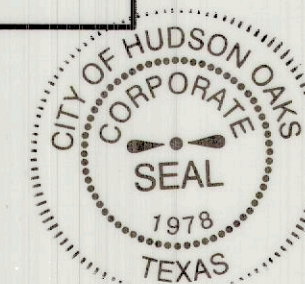
APPROVED BY THE CITY OF THE CITY OF HUDSON OAKS, TEXAS ON THIS DAY OF January, 2026

Shelley Scazzero 1/22/2026
City Administrator Date

Shelley Scazzero 1/22/2026
City Secretary Date



VICINITY MAP



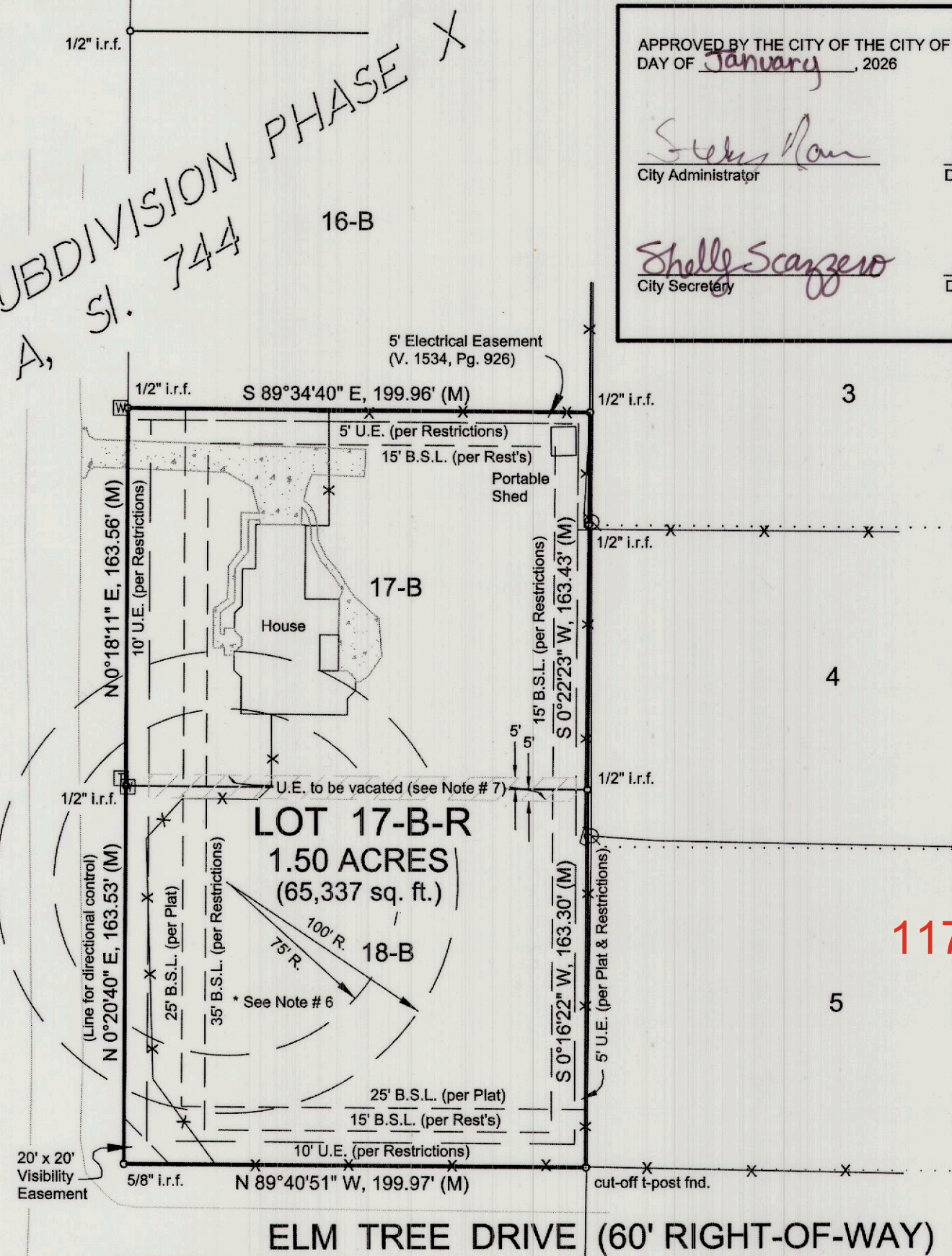
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202601941
01/23/2026 09:17 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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.



REPLAT OF DIAMOND OAKS
Vol. 363-A, Sl. 26

SCALE: 1" = 60'

NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (NAD83), as determined by GPS, using the TxDOT Weatherford CORS on 8/6/09.
2. Distances marked (M) are measured.
3. 1/2" iron rods set at lot corner, unless otherwise indicated.
4. Underground utilities other than those shown may exist. Owner/contractor must contact DigTESS to have utilities marked before beginning any construction.
5. This property is currently zoned SF-32 Single Family Residential.
6. 75' and 100' Sanitary Control Easement, recorded in Vol. 1943, Pg. 1992, O.R.P.C.T.
7. The part shown of the existing U.E. between Lots 17-B and 18-B will be vacated by this plat, but all parts of the existing easements running north-south along the front and rear of the lots will remain.

This is to certify that I, Charles Robert McIlroy, 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 points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

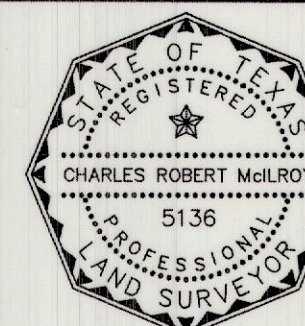
Charles Robert McIlroy
Charles Robert McIlroy
Texas R.P.L.S. No. 5136
Date: 1-22-26

OWNER / SUBDIVIDER:
Jeffery Sallaz & Leigh Anne Sallaz
213 Rob Lane
Hudson Oaks, TX 76087
817-596-5778

Prepared By:

January 16, 2026

Date:



MCILROY ENGINEERING

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E-MAIL: c_mcilroy@att.net