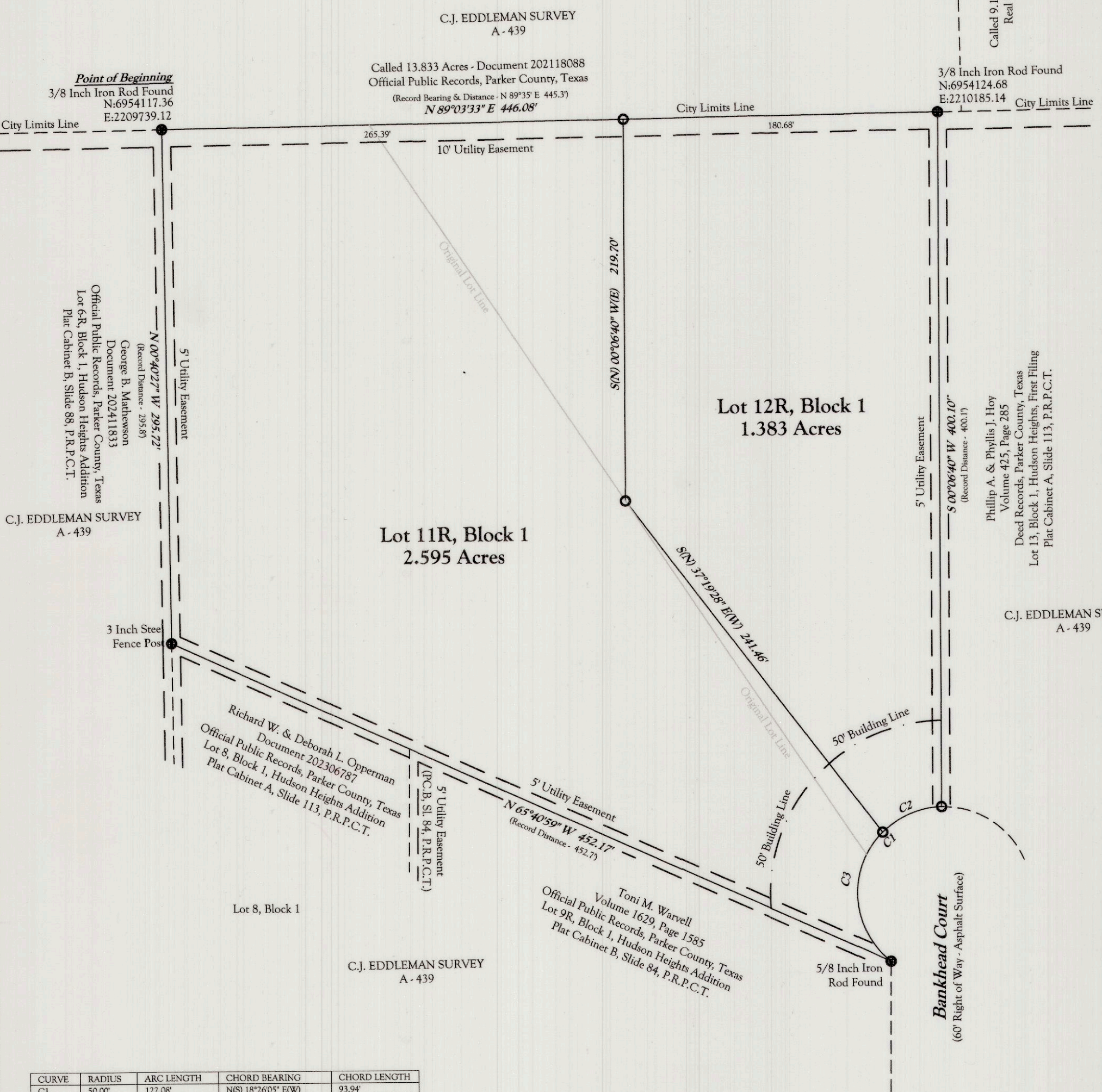


LEGEND
○ - 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959"



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	122.08'	N(S) 18°26'05" E(W)	93.94'
C2	50.00'	37.80'	S(N) 66°43'15" W(E)	36.91'
C3	50.00'	84.28'	N(S) 03°13'25" W(E)	74.65'

OWNER/DEVELOPER(S)
Roy M. & Kathryn Manning
105 Bankhead Court
Hudson Oaks, Texas 76087
Phone No. 817-994-8414
mike.manning.tx@gmail.com

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202502253
01/28/2025 01:37 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Case# 2024-423 CABINET G, SLIDE 052

PLATTING NOTES
1) THE PURPOSE OF THIS REPLAT IS TO RELOCATE THE COMMON LOT LINE BETWEEN LOTS 11 & 12 (AS SHOWN).
2) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
3) THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
4) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
5) 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.
6) THIS PROPERTY IS ZONED "SF-32 SINGLE FAMILY RESIDENTIAL" ACCORDING TO THE CITY OF HUDSON OAKS MAP DATED DECEMBER 2021.
7) EASEMENTS AND BUILDING LINES SHOWN TO AFFECT SUBJECT LOTS HEREON ARE ACCORDING TO THE ORIGINAL PLAT AS RECORDED IN PLAT CABINET A, SLIDE 113 OF THE PLAT RECORDS, PARKER COUNTY, TEXAS.
8) THERE ARE NO LIENS AGAINST THE PROPERTY.

FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0425F, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SPECIAL NOTE
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

SURVEYORS NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2) ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(2011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID).
3) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

13800
WE
J-15

3.978 ACRES OF LAND LOCATED IN THE C.J. EDDLEMAN SURVEY, A - 439, BEING LOTS 11 & 12, BLOCK 1 OF HUDSON HEIGHTS, FIRST FILING AS RECORDED IN PLAT CABINET A, SLIDE 113 OF THE OFFICIAL PLAT RECORDS OF PARKER COUNTY, TEXAS AND BEING ALL THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN VOLUME 1327, PAGE 2020 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 11, BLOCK 1, HUDSON HEIGHTS, FIRST FILING AS RECORDED IN PLAT CABINET A, SLIDE 113 OF THE OFFICIAL PLAT RECORDS OF PARKER COUNTY, TEXAS AND IN THE SOUTH LINE OF A CALLED 13.833 ACRES TRACT AS DESCRIBED IN DOCUMENT 202118088 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SOUTH LINE OF SAID CALLED 13.833 ACRES TRACT, N 89°03'33\"/>

THENCE ALONG THE WEST LINE OF SAID LOT 13, BLOCK 1, S 00°06'40\"/>

THENCE ALONG THE NORTHERN RIGHT OF WAY OF SAID BANKHEAD COURT AND NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 122.08 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 10, BLOCK 1 OF SAID HUDSON HEIGHTS, FIRST FILING AS RECORDED IN PLAT CABINET A, SLIDE 113 OF THE OFFICIAL PLAT RECORDS OF PARKER COUNTY, TEXAS FOR THE SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 1 AND CONTINUING ALONG THE NORTH LINE OF LOTS 8 & 9, BLOCK 1 OF SAID HUDSON HEIGHTS, FIRST FILING AS RECORDED IN PLAT CABINET A, SLIDE 113 OF THE OFFICIAL PLAT RECORDS OF PARKER COUNTY, TEXAS, N 65°40'59\"/>

THENCE ALONG THE EAST LINE OF SAID LOT 7, BLOCK 1, N 00°40'27\"/>

STATE OF TEXAS
COUNTY OF PARKER

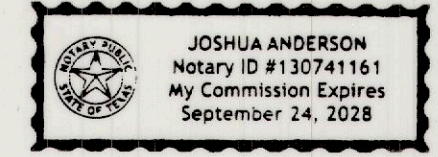
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HUDSON HEIGHTS ADDITION REPLAT TO THE CITY OF HUDSON OAKS, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE SUBJECT ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED.

OWNER SIGNATURE
R. Manning

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Mike Manning*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.
GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 21 DAY OF JAN, 2025.

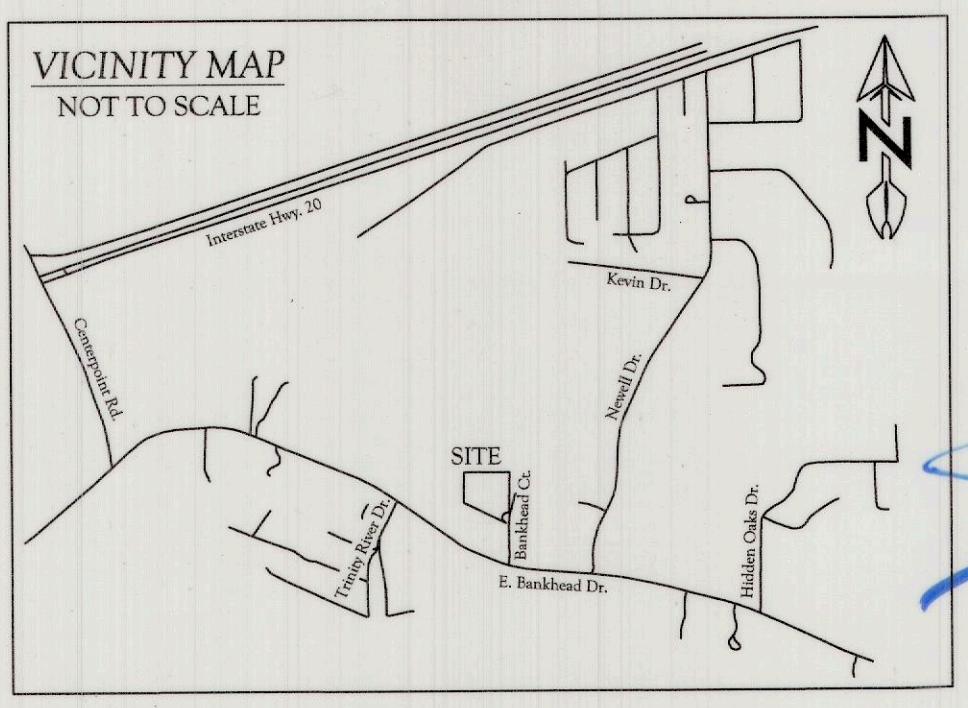
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

Justin Parenteau



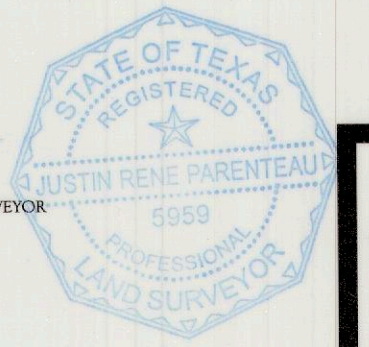
APPROVED BY THE CITY OF HUDSON OAKS, TEXAS ON THIS 9th DAY OF January, 2025
Stacy Nan CITY ADMINISTRATOR
Shelly Scanzero CITY SECRETARY
DATE 1/22/25 DATE 1/22/25

CITY OF HUDSON OAKS
CORPORATE SEAL
1978
TEXAS



I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON PUBLIC RECORD RESEARCH AND BASED ON FIELD DATA COLLECTED ON THE GROUND AUGUST 04, 2024. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



LOTS 11R & 12R, BLOCK 1
HUDSON HEIGHTS, FIRST FILING
BEING A REPLAT OF LOT 11 & 12, BLOCK 1
A 3.978 ACRES ADDITION TO THE CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS AND LOCATED IN THE
C.J. EDDLEMAN SURVEY, A - 439, PARKER COUNTY, TEXAS
DATED: DECEMBER 04, 2024