

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF PARKER §
CITY OF HUDSON OAKS §

WHEREAS Robert Heath Wallis is the owner of a 0.4232 acre (18,435 square foot) tract of land situated in the Columbus J. Eddleman Survey, Abstract No. 439, City of Hudson Oaks, Parker County, Texas; said tract being a portion of a tract of land described in Distribution Deed to Robert Heath Wallis recorded in Instrument Number 202502360, Official Public Records, Parker County, Texas (O.P.R.P.C.T.); said tract being more particularly described as follows:

BEGINNING at a point for corner being the northwest corner of said Robert Heath Wallis tract and the northeast corner of a tract of land described in Special Warrant Deed to Huggins Family Irrevocable Trust recorded in Instrument Number 202018025, O.P.R.P.C.T.; from which a 1/2" iron rod found with a cap stamped "CARTER W FORD" in the northwest line of said Robert Heath Wallis tract and the southeast line of a tract of land described in General Warranty Deed to Parker County, Texas recorded in Instrument Number 201604257, O.P.R.P.C.T., bears North 44°27'05" East, a distance of 0.83 feet;

THENCE North 62°47'51" East, along said northwest line of said Robert Heath Wallis tract and said southeast line of said Parker County tract, a distance of 159.57 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE South 13°40'08" East, departing said northwest line of Robert Heath Wallis tract and said southeast line of the Parker County tract, a distance of 62.82 feet to a 5/8" iron rod set with a cap stamped "KHA"; from which a 1/2" iron rod found with a cap stamped "TEXAS SURVEYING INC." bears North 34°20'17" East, a distance of 126.53 feet; said iron rod being in said northwest line of Robert Heath Wallis tract and the southeast right-of-way line of I.H. 20 (a variable width right-of-way);

THENCE South 61°26'28" West, a distance of 85.08 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE South 00°39'49" West, a distance of 117.42 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE North 89°22'36" West, a distance of 82.36 feet to a 5/8" iron rod set with a cap stamped "KHA" in the west line of said Robert Heath Wallis tract and the east line of said Huggins Family Irrevocable Trust tract;

THENCE North 00°39'42" East, along said west line of Robert Heath Wallis tract and said east line of Huggins Family Irrevocable Trust tract, a distance of 145.29 feet to the POINT OF BEGINNING and containing 18,435 square feet or 0.4232 acres of land, more or less.

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on 09/16/2024 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, Texas North Central 4202, no scale and no projection.
- All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48367C0425F, for Parker County, Texas and incorporated areas, dated April 5, 2019, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to create one lot.
- 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.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that Robert Heath Wallis does hereby adopt this plat as Lot 1, Block 1, Hudson Oaks Lift Station, an addition to the City of Hudson Oaks, Parker County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 5th day of June, 2025.

BY: Robert Heath Wallis

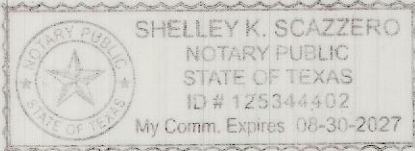
Heath Wallis
Authorized Signature

STATE OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Robert Heath Wallis, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of June, 2025.

Shelley Scazzero
Notary Public, State of Texas



SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 09/16/2024 and that all corners are shown hereon.



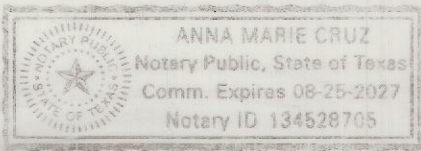
Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael Cleo Billingsley, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5 day of June, 2025.

Anna Marie Cruz
Notary Public, State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202515006
06/06/2025 10:32 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
TEL. NO. 817-335-6511
michael.billingsley@kimley-horn.com

OWNER
ROBERT HEATH WALLIS
105 FUTURITY LANE
WEATHERFORD, TEXAS 76087

G-116

20439.010.000.00 SP

13809
WE

J-15
SWE

MINOR PLAT
LOT 1, BLOCK 1,
HUDSON OAKS LIFT STATION
0.4232 ACRES
COLUMBUS J. EDDLEMAN SURVEY,
ABSTRACT No. 439
CITY OF HUDSON OAKS,
PARKER COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MKK	MCB	06/05/2025	064570605	2 OF 2