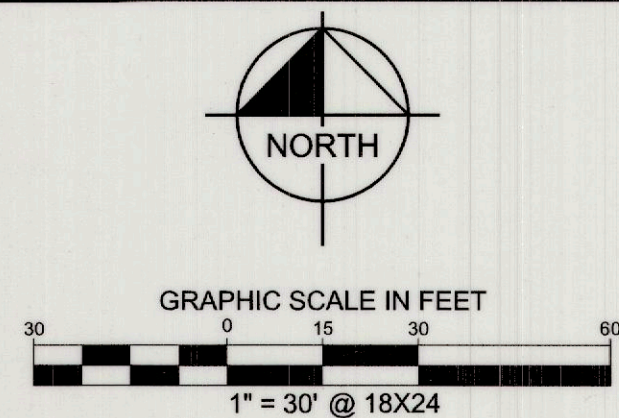
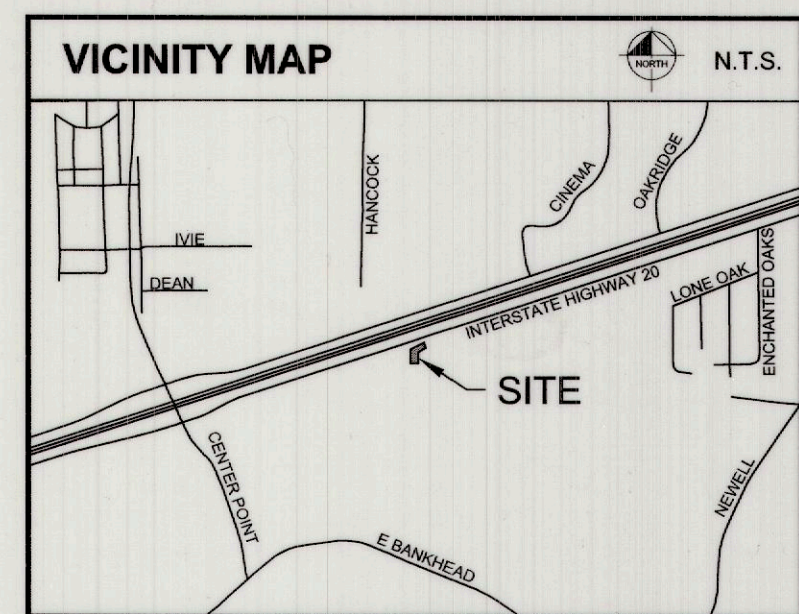




202515006 PLAT Total Pages: 2

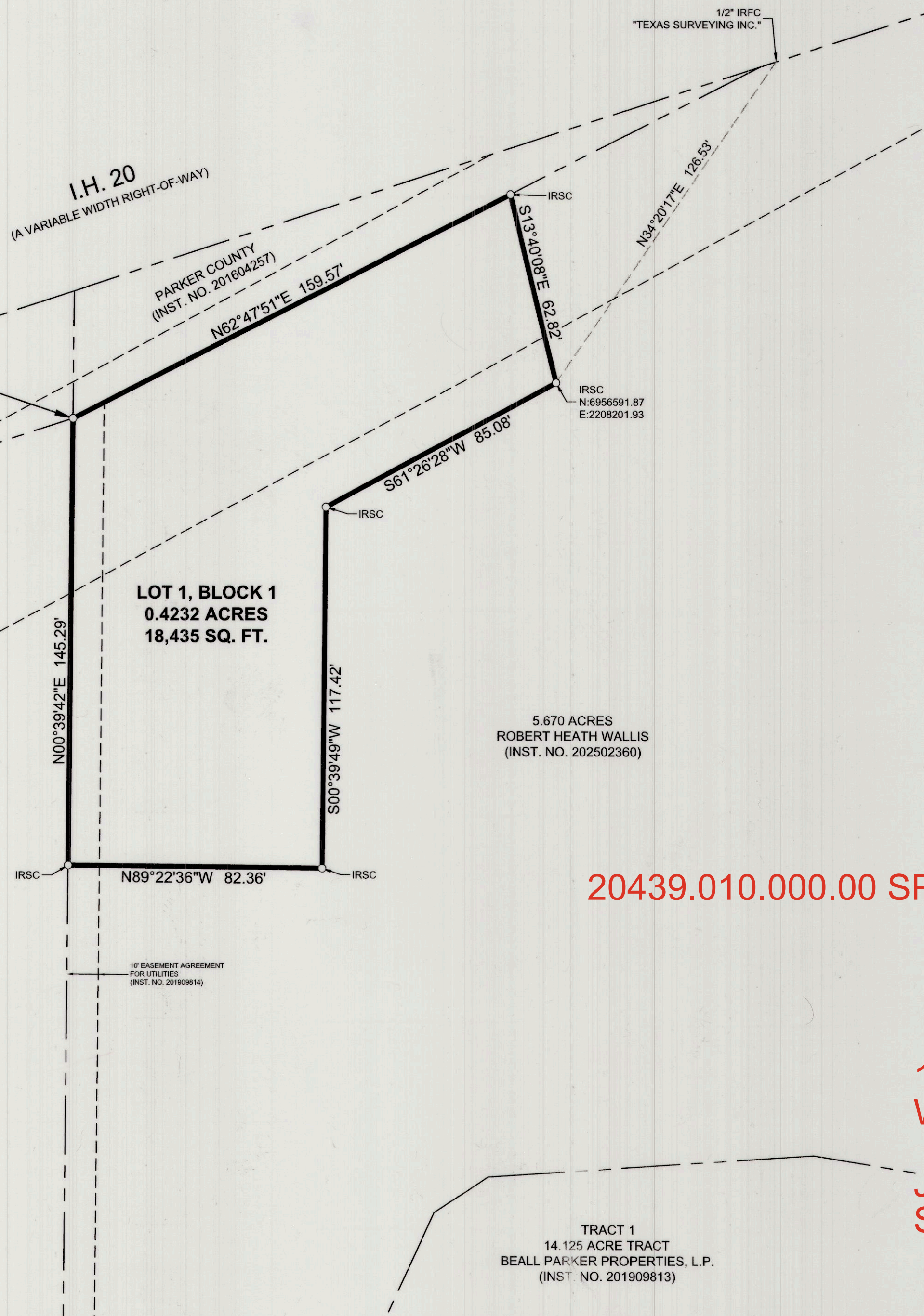
LEGEND
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD FOUND CAPPED
IRSC = 5/8" IRON ROD SET WITH A
CAP STAMPED "KHA"



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

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.



20439.010.000.00 SP

13809
WE

J-15
SWE

TRACT 1
14.125 ACRE TRACT
BEALL PARKER PROPERTIES, L.P.
(INST. NO. 201909813)

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

Approved by the City of Hudson Oaks, Texas

This the 5th day of June, 2025

By: Stacy Nae City Administrator

By: Shelly Scanzero City Secretary

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.
1" = 30'	MKK	MCB	06/05/2025	064570605	1 OF 2