202502254 PLAT Total Pages: 1

Arch C (18" x 24")

State of Texas
County of Parker

Whereas J. Walker Properties, LLC, being the sole owner of a 10.036 acre tract of land out of the J. Earnest Survey, Abstract No. 433, Parker County, Texas; being all of Lots 23-R-1-R and 24-R-1-R, Block 2, North Oakridge Acres, as recorded in Plat Cabinet D, Slide 377, Plat Records, parker County, Texas and being a portion of Lots 22 & 23, Block 2, North Oakridge Acres, as recorded in Volume 279, Page 642, Plat Records, Parker County, Texas; same being all of those certain tracts conveyed to J. Walker Properties, LLC in CF# 201425697 and CF# 202426665, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 1/2" iron rod, at the northeast corner of said Lot 24-R-1-R, same being at the intersection of the south line of Suzanne Trail and the west line of North Oakridge Drive, for the northeast and beginning corner of this tract.

THENCE S 06°12'42" W 734.50 feet, along the west line of said North Oakridge Drive, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at the southeast corner of said Lot 24-R-1-R and at the northeast corner of Lot 25-R-1, Block 2, North Oakridge Subdivision, as recorded in Volume 362-A, Page 71, Plat Records, Parker County, Texas, for the easterly southeast corner of this tract.

THENCE N 88°03'15" W 371.14 feet, along the north line of said Lot 25-R-1, to a found 1/2" iron rod, for an ell corner of this tract.

THENCE S 06°18'09" W, at 69.59 feet, pass a found 1/2" iron rod, at the southwest corner of said Lot 25-R-1, in all 147.76 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at the southwest corner of that certain tract conveyed to Armstrong in Volume 2287, Page 253 and in the north line of Lot 19, Block 2, of said North Oakridge Acres, for the southerly southeast corner of this tract. WHENCE a found 1/2" iron pipe, at the northeast corner of said Lot 19 bears S 66°15'48" E 128.80 feet.

THENCE N 66°15'48" W, at 35.55 feet, pass a found 3/4"iron pipe, at the common northerly corner of said Lot 19, and Lot 20, Block 2, of said North Ridge Acres, as recorded in Volume 279, Page 642, P.R.P.C.T., in all 299.74 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southwest corner of this tract. WHENCE a found 3/4" iron pipe bears N 66°15'48" W 298.79 feet.

THENCE N 23°49'47" E 106.51 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.

THENCE N 68°45'29" W 73.66 feet, to a found 5/8" iron rod, at the southeast corner of that certain tract conveyed to Smith in Volume 2947, Page 884, for a corner of this tract.

THENCE N 40°45'04" E 267.14 feet, to a found 1/2" iron rod, at the northeast corner of said Smith tract, and in the south line of said Lot 23-R-1-R, for a corner of this tract.

THENCE N 66°19'41" W 191.39 feet, to a found 1/2" iron rod, at the southwest corner of said Lot 23-R-1-R and in the east line of said Suzanne Trail, for a corner of this tract.

THENCE along the east line of said Suzanne Trail as follows:

N 41°06'52" E 192.94 feet, to a found 1/2" iron rod, for a corner of this tract.

along the arc of a curve to the right, having a radius of 574.21 feet, an arc length of 141.64 feet, and whose chord bears N 48°13'04" E 141.28 feet, to a 3" steel fence post, at the northwest corner of Lot 23-R-4, Block 2, of said North Oakridge Subdivision, as recorded in Volume 362-A, Page 71, for a corner of this tract.

THENCE S 29°10'42" E 260.64 feet, along the west line of said Lot 23-R-4, to a set "X" cut, for a corner of this tract.

THENCE N 06°16'37" E 306.99 feet, along the east line of said Lot 23-R-4, to a 3" steel fence post, at the northwest corner of said Lot 23-R-1-R and in the south line of said Suzanne Trail, for a corner of this tract.

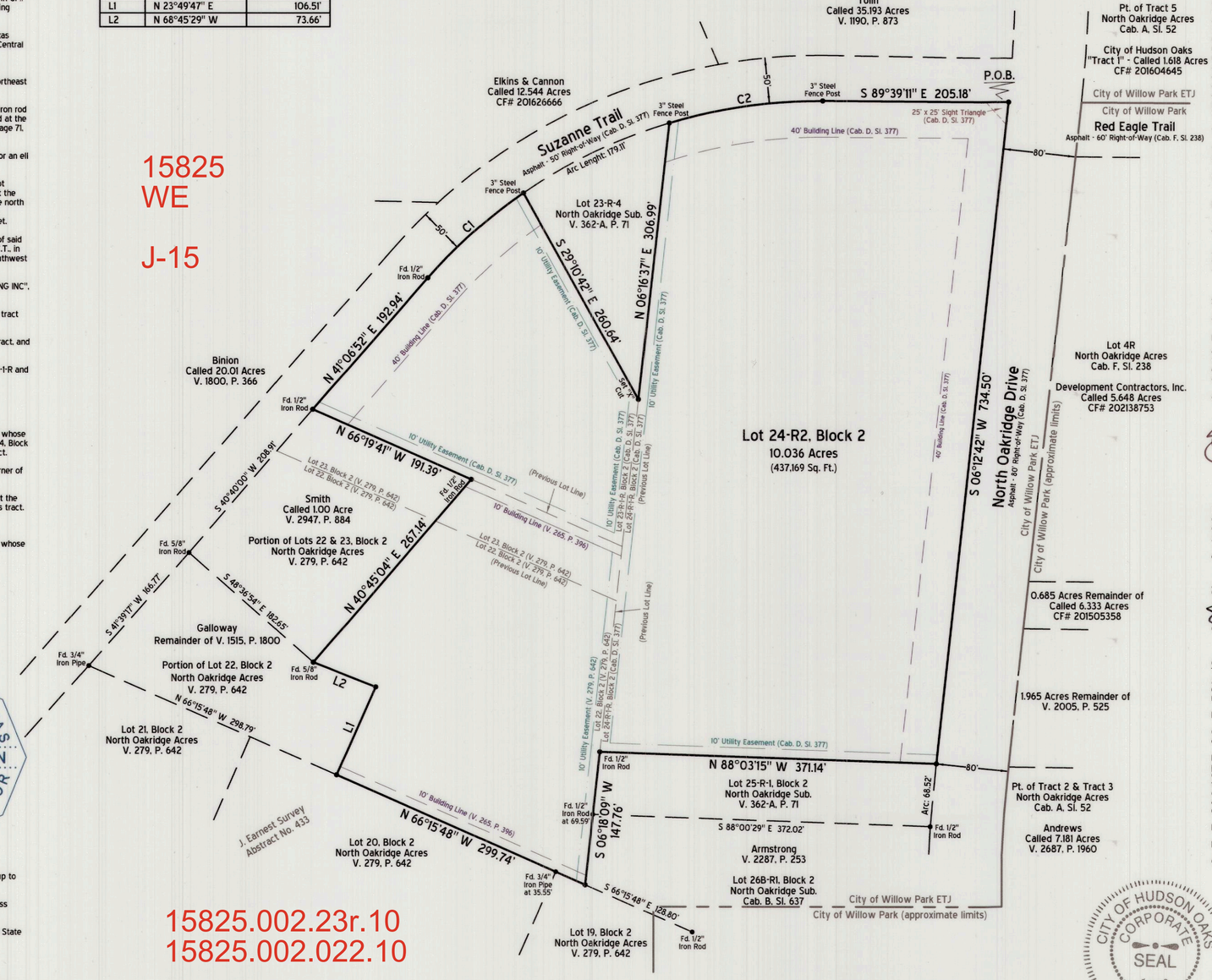
THENCE along the south line of said Suzanne Trail as follows:

along the arc of a curve to the right, having a radius of 574.21 feet, an arc length of 171.92 feet, and whose chord bears N 81°44'02" E 171.28 feet, to a 3" steel fence post, for a corner of this tract.

S 89°39'11" E 205.18 feet, to the POINT OF BEGINNING.

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	574.21'	141.64'	N 48°13'04" E	141.28'
C2	574.21'	171.92'	N 81°44'02" E	171.28'

LINE	BEARING	DISTANCE
L1	N 23°49'47" E	106.51'
L2	N 68°45'29" W	73.66'



Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2408023-RP
Field Date: August 30, 2024
Preparation Date: January 11, 2025

STATE OF TEXAS REGISTERED MICAH HAMILTON 5865 PROFESSIONAL LAND SURVEYOR

Surveyor's Notes:

1) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. (set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"), unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this plat. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) With respect to the documents listed in Title Commitment No. 24-815562-WD the following easements and/or restrictions were reviewed for this plat:

Subject to the Restrictions recorded in: V. 279, P. 642; V. 265, P. 39; V. 297, P. 161; R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
817-594-0400
weatherford@txs-e.com

Owner:
J. Walker Properties, LLC
ATTN: Jennifer Butcher (Manager)
3111 Fort Worth Hwy
Hudson Oaks, TX 76087
214-232-3380
jenbutcher12@hotmail.com

1" = 100'

0 100 200 300

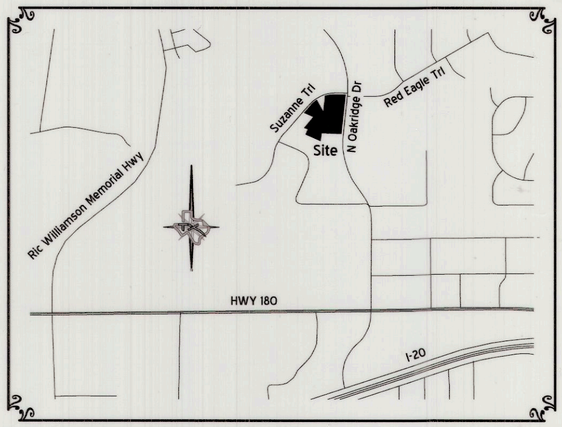
Hudson Oaks City Case No. HUD 2024-433

The purpose of this replat is to reconfigure the common lot line between Lots 22 and 23, Block 2, North Oakridge Acres (V. 279, P. 642), and Lots 23-R-1-R and 24-R-1-R, Block 2, North Oakridge Acres (Cab. D, Sl. 377).

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202502254
01/28/2025 01:37 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 053

Vicinity Map (1" = 2,000')



Now, Therefore, Know All Men By These Presents:

That J. Walker Properties, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as **Lot 24-R2, Block 2, North Oakridge Acres**, an addition to the Extraterritorial Jurisdiction of the City of Hudson Oaks, Parker County, Texas, and do(es) hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon, the streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Hudson Oaks. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Hudson Oaks's use thereof. The City of Hudson Oaks and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Hudson Oaks and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

There are no liens against the property.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Hudson Oaks, Texas.

Witness, my hand, this the 22 day of January, 2025.

By:

J. Walker Properties, LLC (Owner)
Joel Walker (Manager)

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 Joel Walker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 22 day of January, 2025.

Jaime Godi
Notary Public in and for the State of Texas

JAIME GODI
Notary Public, State of Texas
Comm. Expires 11-02-2027
Notary ID 134630773

I hereby certify that this plat of the North Oakridge Acres, an addition to the Extraterritorial Jurisdiction of the City of Hudson Oaks, Texas meets the administrative plat (minor plat) requirements of the City of Hudson Oaks Code of Ordinance and the Texas Local Government Code Section 212.0065 and is hereby approved by the City Administrator and the City Secretary of the City of Hudson Oaks, Texas.

on this the 9th day of January, 2025.

Sterling Nan — City Administrator — Date 1/23/25

Shelle Scazzero — City Secretary — Date 1/23/25

City of Hudson Oaks Notes:

A) The developer does hereby waive all claims for damages against the City of Hudson Oaks occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

B) Building lines shown hereon are derived from previous plats of record.

C) 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.

D) Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Hudson Oaks's use thereof. The City of Hudson Oaks and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Hudson Oaks and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

E) Water to be provided by the City of Hudson Oaks.

F) Sanitary sewer to be provided by private on-site sewage facilities.

G) This plat does not alter or remove existing deed restrictions, if any, on this property.

CITY OF HUDSON OAKS CORPORATE SEAL 1978 TEXAS

Replat
Lot 24-R2, Block 2
North Oakridge Acres

an addition to the Extraterritorial Jurisdiction of the City of Hudson Oaks, Parker County, Texas

Being a 10.036 acre tract of land out of the J. Earnest Survey, Abstract No. 433, Parker County, Texas; being all of Lots 23-R-1-R and 24-R-1-R, Block 2, North Oakridge Acres, as recorded in Plat Cabinet D, Slide 377, Plat Records, parker County, Texas and being a portion of Lots 22 & 23, Block 2, North Oakridge Acres, as recorded in Volume 279, Page 642, Plat Records, Parker County, Texas

January 2025

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586