

State of Texas  
County of Parker

Whereas Parker County Emergency Services District #3 and City of Hudson Oaks, being the sole owners of a certain 3.124 acre tract of land, being a portion of Lot 11, Block 1, Oakridge Addition, an addition to the City of Hudson Oaks, according to the plat recorded in Cabinet A, Slide 54, Plat Records, Parker County, Texas, and being all of Lot 10R, Block 1, Oakridge Addition, an addition to the City of Hudson Oaks, according to the plat recorded in Cabinet E, Slide 339, Plat Records, Parker County, Texas, same being all of those tracts described in Clerk's File No.'s 202501393 and 202501394, and the remainders of those tracts described in Clerk's File No.'s 20192120 and 202130269, 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 intersection of the north line of Inspiration Drive (paved; 50 foot right-of-way) and the east line of Lakeshore Drive (paved; 60 foot right-of-way), being the southwest corner of said 202501393 and also being in the south line of said Lot 11, Block 1, Oakridge Addition (V. 263, P. 627), for the southwest and beginning corner of this tract.

THENCE N 00°36'24" W 350.70 feet, along the east line of said Lakeshore Drive, to a set 1/2" capped iron rod at the southwest corner of Lot 1, Block 7, Lakeshore Hill Estates, according to the plat recorded in Volume 276, Page 637, Plat Records, Parker County, Texas, same being the northwest corner of that certain City of Hudson Oaks tract described in Clerk's File No. 202130269, for the northwest corner of this tract.

THENCE N 89°33'13" E 388.65 feet, along the common line of said Lot 1, Block 7, Lakeshore Hill Estates, to a found 1/2" capped iron rod in the south line of Lot 2, Block 7, said Lakeshore Hill Estates, being the northeast corner of said Lot 10R, Block 1, Oakridge Addition (E-339), the northeast corner of said 202501394 and also the northwest corner of Lot 9R, Block 1, said Oakridge Addition (E-339), for the northeast corner of this tract.

THENCE S 00°36'24" E 349.82 feet, along the common line of said Lots 9R and 10R, Block 1, Oakridge Addition (E-339), to a found 1/2" capped iron rod in the north line of said Inspiration Drive, same being the southerly common corner of said Lots 9R and 10R, Block 1, Oakridge Addition (E-339), for the southeast corner of this tract.

THENCE along the north line of said Inspiration Drive the following courses and distances:

S 89°28'44" W 248.93 feet, to a found 1/2" iron rod at the southwest corner of said Lot 10R, Block 1, Oakridge Addition (E-339), same being the southeast corner of said Lot 11, Block 1, Oakridge Addition (V. 263, P. 627), for a corner of this tract;

S 89°19'29" W 139.72 feet, along the north line of said Inspiration Drive, to the POINT OF BEGINNING.

#### 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  
weatherfordtxsurveying.com - 817-594-0400  
Project ID: W2404027-RP  
Field Date: July 25, 2024  
Preparation Date: March 24, 2025



#### 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 survey. 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) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

#### City of Hudson Oaks Notes:

A) Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines and withholding of utilities and building permits.

B) 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.

C) All building setback lines shall conform to current zoning ordinances of the City of Hudson Oaks.

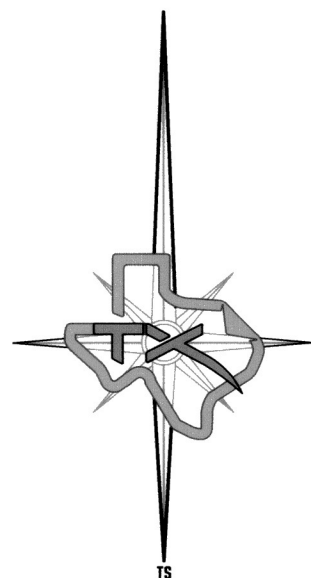
D) All lots comply with the minimum size requirements of the zoning district.

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

F) 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.

G) Water and sanitary sewer services to be provided by the City of Hudson Oaks.

I) All Utility Easements and Building Lines from the previous plat of record have been reconfigured, as shown hereon, and are dedicated by this plat. The 10 foot by 250 foot Utility Easement shown hereon was vacated by City of Hudson Oaks Ordinance No. 2025-03.



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

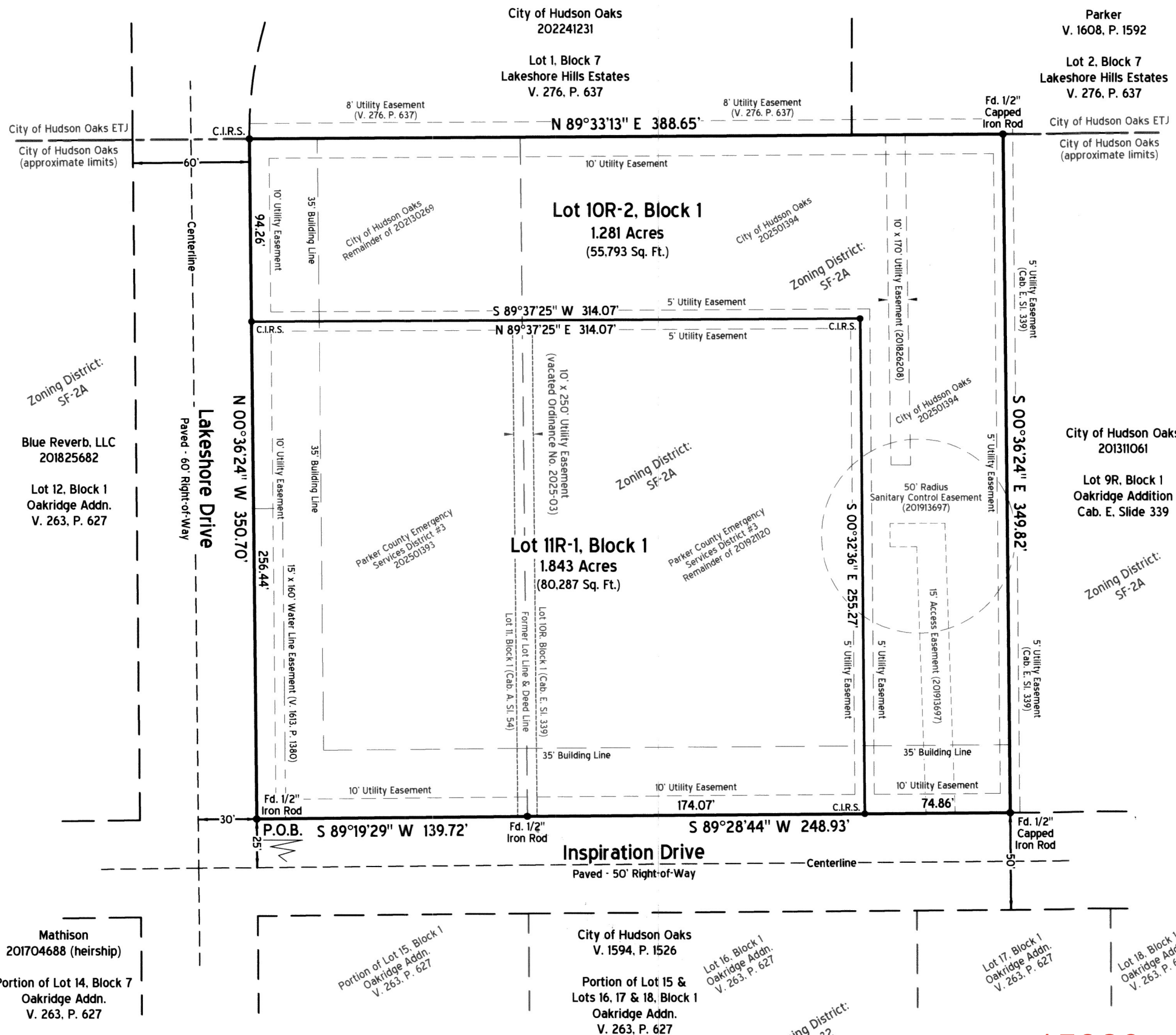
Owner 1:  
Parker County Emergency Services District #3  
Donna Lambert (Administrator)  
150 N Oakridge Dr  
Hudson Oaks, TX 76087  
dlambert@esd3.org

Owner 2:  
City of Hudson Oaks  
Sterling Naron (City Administrator)  
210 Hudson Oaks Dr  
Hudson Oaks, TX 76087  
sterling.naron@hudsonoaks.com

1" = 60'



202510398 PLAT Total Pages: 1



15820.001.010.00  
15820.001.011.00

Hudson Oaks City Case No. 2025-10

The purpose of this replat is to reconfigure the common lot line between Lot 10R, Block 1, Oakridge Addition (Cab. E. Sl. 339) and Lot 11, Block 1, Oakridge Addition (Cab. A. Sl. 54), and to reconfigure Building Lines and Utility Easements along the new lot lines. If a lot is modified or developed in the future, a replat may be required.

FILED AND RECORDED

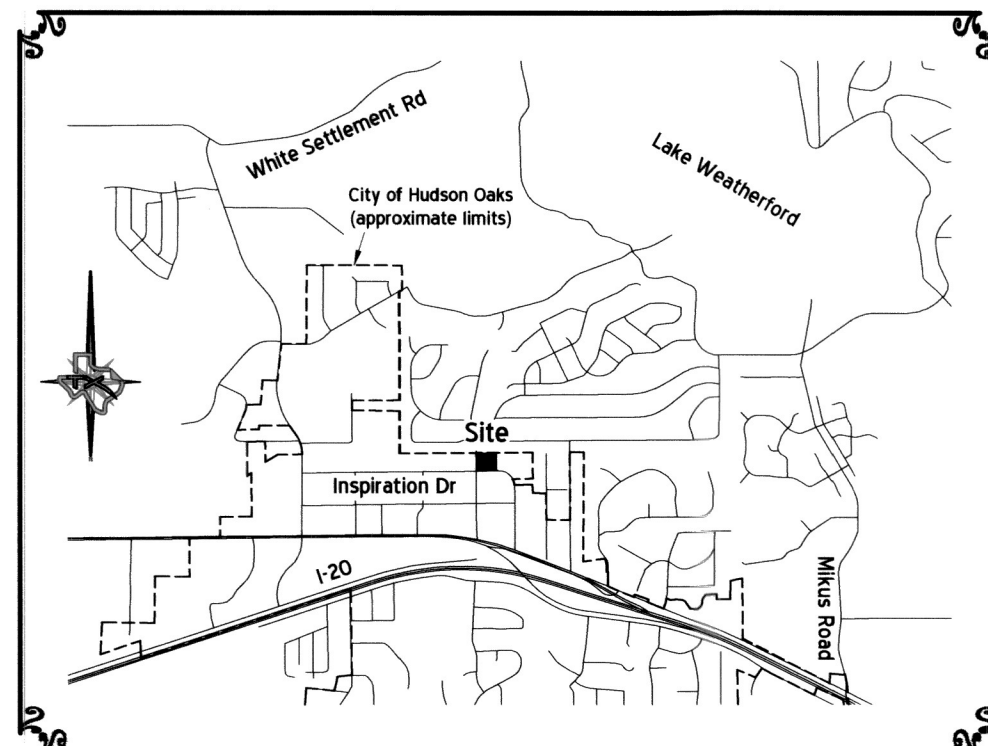
OFFICIAL PUBLIC RECORDS

Lila Deakle

202510398  
04/22/2025 12:18 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

Plat Cabinet 6 Slide 093

Vicinity Map ( 1" = 4,000' )



Now, Therefore, Know All Men By These Presents:

Sheet 1 of 1  
Arch C ( 18" x 24" )

that Parker County Emergency Services District #3 and City of Hudson Oaks, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 10R-2 and 11R-1, Block 1, Oakridge Addition, an addition to 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 22nd day of April, 2025.

By:

Sterling Naron  
City of Hudson Oaks  
Sterling Naron (City Administrator)

Donna Lambert  
Parker County Emergency Services District #3  
Donna Lambert (Administrator)

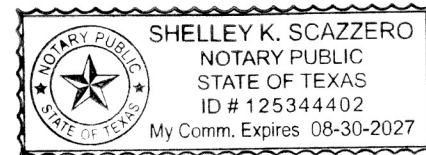
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Sterling Naron, 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 22nd day of April, 2025.

Shelley Scazzero  
Notary Public in and for the State of Texas



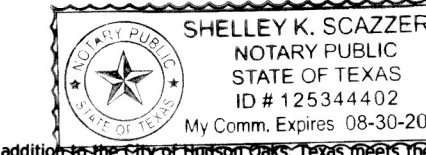
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Donna Lambert, 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 22nd day of April, 2025.

Shelley Scazzero  
Notary Public in and for the State of Texas



I hereby certify that this plat of the Oakridge Addition, an addition to 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 22nd day of April, 2025.

Sterling Naron  
City Administrator

4/22/2025  
Date

Shelley Scazzero  
City Secretary

4/22/2025  
Date



Replat  
Lots 10R-2 and 11R-1, Block 1  
Oakridge Addition  
an addition to the City of  
Hudson Oaks, Parker County, Texas

Being a 3.124 acre replat of a portion of Lot 11, Block 1, Oakridge Addition, an addition to the City of Hudson Oaks, according to the plat recorded in Volume 263, Page 627, Plat Records, Parker County, Texas and all of Lot 10R, Block 1, Oakridge Addition, an addition to the City of Hudson Oaks, according to the plat recorded in Cabinet E, Slide 339, Plat Records, Parker County, Texas

March 2025

TEXAS  
SURVEYING &  
ENGINEERING  
INC.

WEATHERFORD • MINERAL WELLS • ALEDO  
SURVEYING FIRM NO. 10100000 • ENGINEERING FIRM NO. F-17586