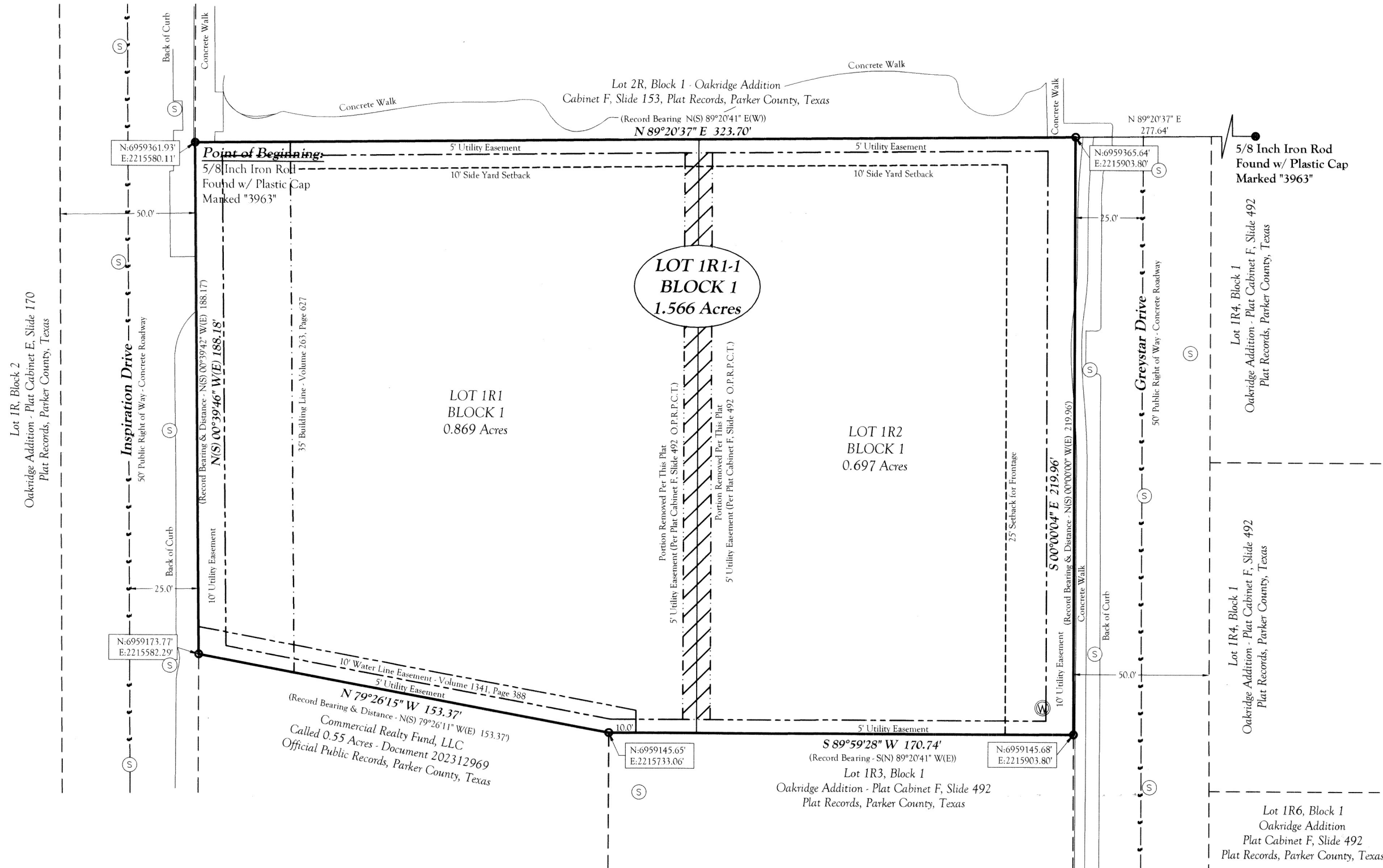


SYMBOL LEGEND	
	Water Meter
	Electric Transformer
	Propane Tank
	Telecom
	Sewer / Storm Drain Manhole
	Power Meter
	Air Conditioner



1.566 ACRES OF LAND LOCATED IN THE DAVID EDDLEMAN SURVEY, ABSTRACT 440. BEING ALL OF LOT 1R1 & 1R2, BLOCK 1, OAKRIDGE ADDITION, AS RECORDED IN PLAT CABINET F, SLIDE 492, OFFICIAL PLAT RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8 INCH IRON ROD WITH CAP MARKED "3963" IN THE EAST LINE OF INSPIRATION DRIVE AT THE NORTHWEST CORNER OF LOT 1R1, BLOCK 1, OAKRIDGE ADDITION, AS RECORDED IN PLAT CABINET F, SLIDE 492, OFFICIAL PLAT RECORDS OF PARKER COUNTY, TEXAS AND THE SOUTHWEST CORNER OF LOT 2R, BLOCK 1, OAKRIDGE ADDITION, AS RECORDED IN PLAT CABINET F, SLIDE 153, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE SOUTH LINE OF SAID LOT 2R, BLOCK 1, N 89°20'37" E - 323.70 FEET TO A 3/8 STEEL SPIKE SET WITH CAP MARKED "JRP 5959" IN THE WEST LINE OF GREYSTAR DRIVE FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID GREYSTAR DRIVE, S 00°00'04" E 219.96 FEET TO A 3/8 STEEL SPIKE SET WITH CAP MARKED "JRP 5959" AT THE NORTHEAST CORNER OF LOT 1R3, BLOCK 1, OAKRIDGE ADDITION, AS RECORDED IN PLAT CABINET F, SLIDE 492, OFFICIAL PLAT RECORDS OF PARKER COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID LOT 1R3, BLOCK 1, OAKRIDGE ADDITION, S 89°59'28" W - 170.74 FEET TO A 3/8 STEEL SPIKE SET WITH CAP MARKED "JRP 5959" AT THE NORTHEAST CORNER OF A CALLED 0.55 ACRES TRACT OF LAND CONVEYED TO COMMERCIAL REALTY FUND, LLC AS DESCRIBED IN DOCUMENT 202312969, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID CALLED 0.55 ACRES, N 79°26'15" W - 153.37 FEET TO A 3/8 STEEL SPIKE SET WITH CAP MARKED "JRP 5959" IN THE EAST LINE OF INSPIRATION DRIVE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID INSPIRATION DRIVE, N 00°39'46" W - 188.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.566 ACRES OF LAND.

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

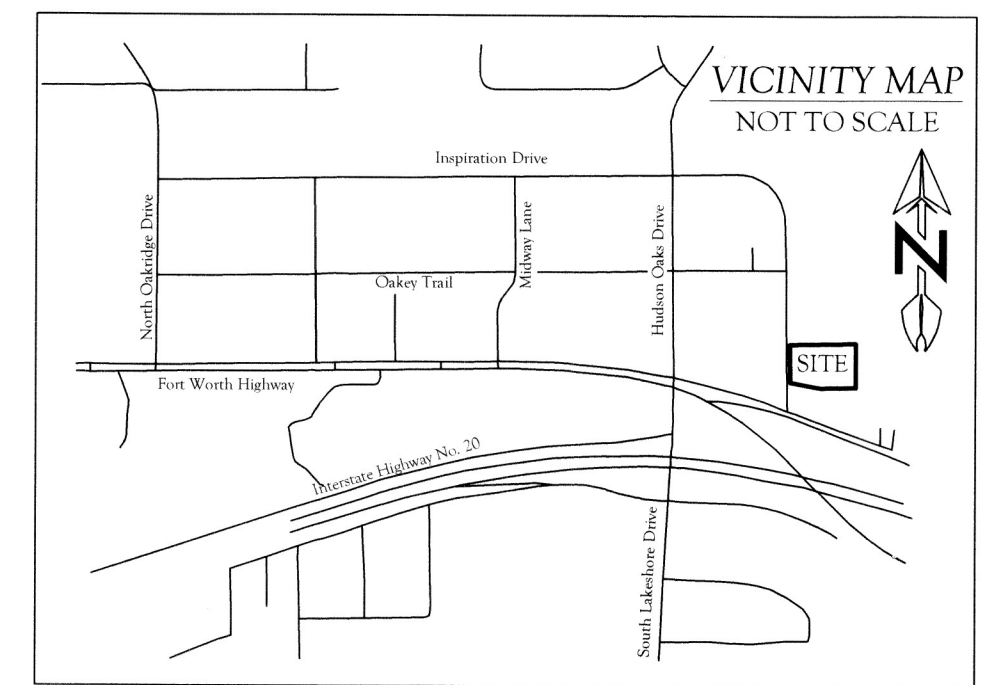
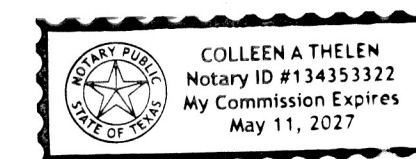
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER - SIGNATURE
John Russell Martin
OWNER - PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John Russell Martin, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS THE 25 DAY OF NOV, 2025

Colleen Thelen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER
Critex Hudson Oaks, LLC
2920 Alta Mere Drive
Fort Worth, TX 76116
John Russell Martin - Manager
Phone No. 609-651-9327

DEVELOPER
Martex Partners, LLC
2920 Alta Mere Drive
Fort Worth, TX 76116
Colleen Thelen
Phone No. 609-651-9327
cr@martexfw.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@noctumaps.com



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202531376
11/13/2025 12:49 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

CASE# P-2025-148

APPROVED BY THE CITY OF HUDSON OAKS, TEXAS ON THIS 12th DAY OF November, 2025.
Shelly Sanyer
CITY ADMINISTRATOR
DATE 11/12/2025
Shelly Sanyer
CITY SECRETARY
DATE 11/12/25
CITY OF HUDSON OAKS
CORPORATE SEAL
1978
TEXAS

CABINET G, SLIDE 199