

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Jerry Durant, am the sole owner of part of the DAVID EDDLEMAN SURVEY, Abstract No. 440 situated in the City of Hudson Oaks in Parker County, Texas, embracing all of Tract 1, the 9-046/1000 acres tract, and all of Tract 2, the 8-774/1000 acres tract, described in the deed to John E. Westhoff, trustee of the Durant Grantor Trust A and John E. Westhoff, trustee of the Durant Grantor Trust B recorded in volume 2446, page 54 of the Real Records of Parker County, Texas and described by metes and bounds as follows:

Beginning at a 5/8" capped iron recovered for the northwest corner of said Tract 2 and the northeast corner of the 4 acres tract described in the deed to Jerry Durant recorded in volume 2015, page 1146 of the said Real Records and in the south right-of-way of U. S. Highway No. 80.

Thence north 89 degrees-22 minutes-16 seconds east, along the north line of said Tract 2 and the south right-of-way of said U.S. Highway No. 80, 588-16/100 feet to a railroad spike set at the beginning of a curve to the right having a radius of 5648-58/100 feet.

Thence southeasterly, along the north line of said Tract 2 and the south right-of-way of said U.S. Highway No. 80 to and along the north line of said Tract 1 and along said curve to the right on an arc length of 1058-74/100 feet to a 5/8" capped iron set for the most northerly northeast corner of said Tract 1 at the intersection of the south right-of-way of said U. S. Highway No. 80 and the westerly right-of-way of Interstate Highway No. 20. The long chord of said 1058-74/100 feet arc is south 85 degrees-27 minutes-11 seconds east 1057-19/100 feet

Thence southeasterly, along the east line of said Tract 1 and the westerly line of said Interstate Highway No. 20, the following:

south 39 degrees-00 minutes-34 seconds east 150-03/100 feet to a 1/2" iron found;
south 03 degrees-08 minutes-00 seconds west 124-94/100 feet to a 1/2" iron found;
south 54 degrees-01 minutes-14 seconds west 105-55/100 feet to a 1/2" iron found for the most southerly southeast corner of said Tract 1 in the north right-of-way of said Interstate Highway No. 20.

Thence southwesterly, along the south line of said Tract 1 and the north right-of-way of said Interstate Highway No. 20 to and along the south line of said Tract 2, the following:

south 81 degrees-12 minutes-24 seconds west 209-59/100 feet to a 1/2" iron found at the beginning of a curve to the left having a radius of 5904-58/100 feet;
along said curve to the left on an arc length of 1452-82/100 feet to a 5/8" capped iron recovered for the southwest corner of said Tract 2 and the southeast corner of said 4 acres tract. The long chord of said 1452-82/100 feet arc is south 52 degrees-35 minutes-34 seconds west 1448-15/100 feet.

Thence north 00 degrees-00 minutes-02 seconds east, along the west line of said Tract 2 and the east line of said 4 acres tract, 599-57/100 feet to the place of beginning and containing 17-613/1000 acres.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths to convert horizontal ground lengths to grid lengths multiply by 0.999836349. All 5/8" capped irons set or recovered are marked (BROOKES BAKER SURVEYORS).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT I, Jerry Durant, being the sole owner do hereby adopt this plat designating the herein above described real property as LOT 1 BLOCK 1 DURANT CHEVROLET ADDITION, an addition to Hudson Oaks, Parker County, Texas and I do hereby dedicate to the public's use forever the street, alleys, parks and easements shown thereon.

WITNESS my hand at Hudson Oaks, Parker County, Texas, this 10th day of JUNE, 2010.

Jerry Durant (Owner)
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 Jerry Durant, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

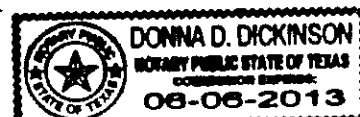
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 10th day of JUNE, 2010.

Notary Public, Parker County, Texas

My Commission Expires on 06-06-2013

Lien Holder Statement

STATE OF TEXAS
COUNTY OF PARKER:



WHEREAS, the undersigned, as lien holder on the mortgage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication for the use of the public forever, the streets, (parks, alleys, etc) and easements shown thereon.

WITNESSED MY HAND THIS DAY on this 10th day of June, 2010.

Pat Hamilton, Banking Center President

Date: 6/10/10 2010



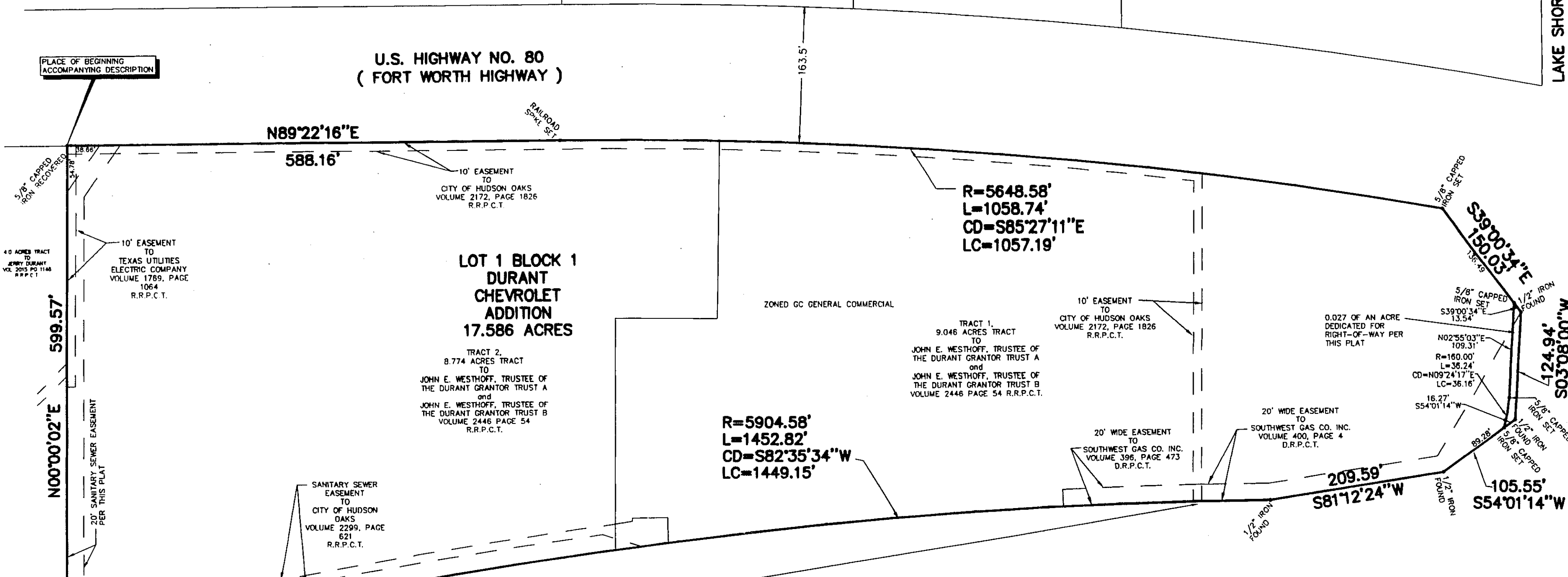
GRAPHIC SCALE IN FEET 1"= 100'

FILE NAME: DON10\CHEVYPLT.DWG

DRAWN BY: DBC

D75

Doc# 746328
Book 2791 Page 1392



U.S. HIGHWAY NO. 80
(FORT WORTH HIGHWAY)

LOT 1 BLOCK 1
DURANT
CHEVROLET
ADDITION
17.586 ACRES

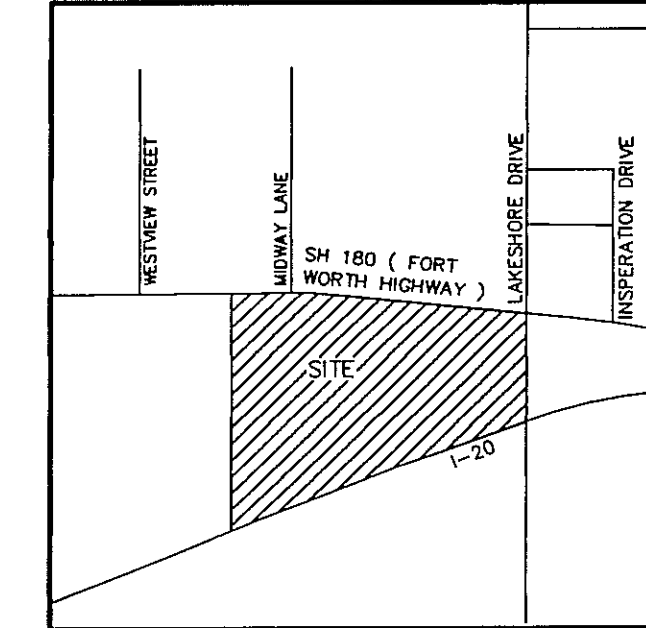
R=5904.58'
L=1452.82'
CD=S82°35'34"W
LC=1449.15'

R=5648.58'
L=1058.74'
CD=S85°27'11"E
LC=1057.19'

INTERSTATE HIGHWAY NO. 20
(VARIABLE WIDTH RIGHT-OF-WAY)

ACCT. NO.: 11855
SCH. DIST.: WE
CITY: HO
MAP NO.: J-15

FINAL PLAT
LOT 1 BLOCK 1
DURANT CHEVROLET ADDITION,
being part of the DAVID EDDLEMAN SURVEY,
Abstract No. 440 situated in the City of
Hudson Oaks in Parker County, Texas.
We marked the corners as shown hereon.
The basis for bearings true north.
Surveyed on the ground July, 2009.
BROOKES BAKER SURVEYORS



VICINITY MAP
(NOT TO SCALE)

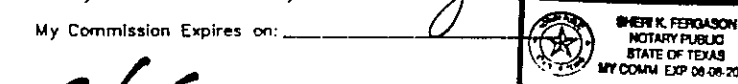
Doc# 746328 Fees: \$66.00
07/28/2010 10:59AM H Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TERRANCE ROBINSON COUNTY CLERK

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 Pat Hamilton, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 10th day of June, 2010.

Notary Public, Parker County, Texas



Approved by City Planning and Zoning Commission: 7/21/10

Chairman, City Planning and Zoning Commission

Approved by City Council:

I hereby certify that this plat of the Addition to the City of Hudson Oaks, was approved by the City Council of the City of Hudson Oaks, Texas, on the 10th day of June, 2010.

Mayor: Steve Elmore 7-16-10

City Secretary: 7-16-10

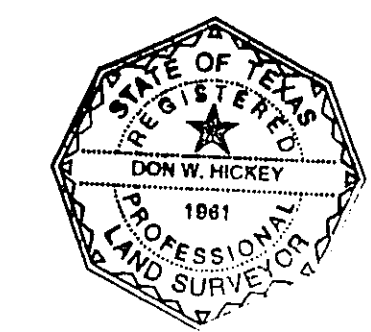
City Engineer: Greg D. Saunders 7/19/2010

Surveyor's Certification

This is to certify that I, Don W. Hickey, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Don W. Hickey
Registered Professional Land Surveyor No 1981

March 3, 2010.



NOTES: Any development upon any lot, parcel, tract or replat of the land herein platted is subject to all subdivisions (and zoning, if in City Limits), regulation of the City of Hudson Oaks including, but not limited to, provisions for drainage and storm water control, water well control and sanitary sewer control including any required accompanying easements and appurtenances. Also, before construction or digging, please contact the City of Hudson Oaks, the proper utility company, and/or 1-800-DIG-TESS for locates on existing utility lines.

THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.

Map Number: 48367CD300 E
Effective Date: SEPTEMBER 26, 2008.
LAST REVISED MAY 10, 2010.

OWNER/DEVELOPER
JERRY DURANT
P.O. BOX 839
WEATHERFORD, TEXAS
76086
(817) 597-4450

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
METRO: (817) 279-0232
FAX: (817) 279-9694
donh@brookesbakersurveyors.com