

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS I, Jerry Durant, am the sole owner of part of the DAVID EDDLEMAN SURVEY, Abstract No. 440 situated in Parker County, Texas; embracing all of the 4 acres tract described in the deed to Jerry Durant recorded in volume 2015, page 1146 of the Real Records of Parker County, Texas and described by metes and bounds as follows:

Beginning at a 5/8" capped iron set for the southeast corner of Lot 2R in Block 1 of THE SOUTHWEST FORD DEVELOPMENT, an Addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet C-37 of the Plat Records of Parker County, Texas for the southwest corner of said 4 acres tract in the north right-of-way of Interstate Highway No. 20.

Thence north 00 degrees-01 minutes-22 seconds east, along the east line of said Lot 2R for the west line of said 4 acres tract, 673-95 /100 feet to a 5/8" capped iron set for the northeast corner of said Lot 2R and the northwest corner of said 4 acres tract in the south right-of-way of U. S. Highway No. 80.

Thence north 89 degrees-17 minutes-17 seconds east, along the south right-of-way of said U. S. Highway No. 80 for the north line of said 4 acres tract, 274-01 /100 feet to a 5/8" capped iron set for the northeast corner of said 4 acres tract and the northwest corner 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 said Real Records.

Thence south 00 degrees-00 minutes-02 seconds west, along the east line of said 4 acres tract and the west line of said 8-774/1000 acres tract, 599-57 /100 feet to a 5/8" capped iron set for the southeast corner of said 4 acres tract and the southwest corner of said 8-774/1000 acres tract in the north right-of-way of said Interstate Highway No. 20 in a curve to the left having a radius of 5904-58/100 feet.

Thence southwesterly, along the north right-of-way of said Interstate Highway No. 20 for the south line of said 4 acres tract along said curve to the left an arc length of 285-10 /100 feet to the place of beginning and containing 3-999/1000 acres, the long chord of said 285-10/100 feet arc is south 74 degrees-09 minutes-42 seconds west 285-07 /100 feet.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown herein are horizontal ground lengths to convert horizontal ground lengths to grid lengths multiply by 0.999836349. All 5/8" capped irons set called for in this description 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 NISSAN 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 the 11 day of JUNE 2010.

Jerry Durant
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.

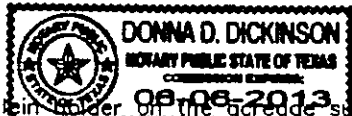
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of JUNE 2010.

Donna D. Dickinson
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, 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 the 10 day of JUNE 2010.

Pat Hamilton
Plains Capital Bank
Pat Hamilton Banking Center President

Date: 6/10/10 2010.

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 the 10th day of June 2010.

Robin K. Ferguson
Notary Public, Parker County, Texas

My Commission Expires on: _____



Approved by City Planning and Zoning Commission:

[Signature] 7/2/10
Chairman, City Planning and Zoning Commission Date

Approved by City Council:

I hereby certify that this plat of Lot 1 Block 1 Durant Nissan Addition to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks, Texas, on the 27th day of May 2010.

Pat Hamilton 7-16-10
Mayor Date

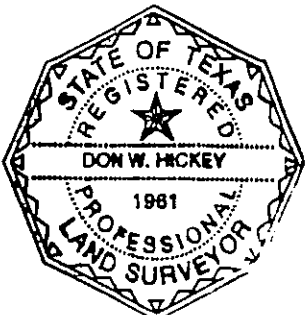
Shirley Emore 7-16-10
City Secretary Date

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

Surveyor's Certification

This is to certify that I, Don W. Hickey, a Registered Professional Land Surveyor of the State of Texas, have platted 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
Don W. Hickey
Registered Professional Land Surveyors No. 1961
March 18, 2010.



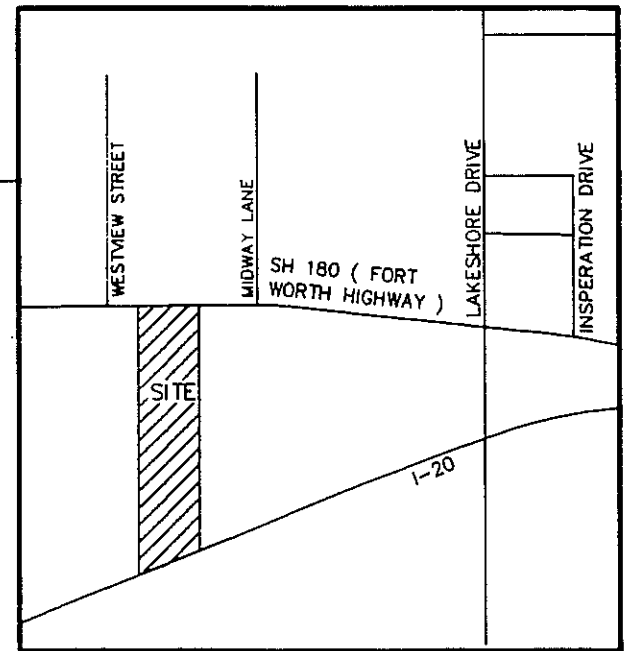
GRAPHIC SCALE IN FEET 1"=50'

FILE NAME: DONIONISSPLT.DWG DRAWN BY: DBC

NOTES: Any development upon any lot, parcel, tract or replat of land herein platted is subject to all subdivision (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: 48367C0300 E
Effective Date: SEPTEMBER 26, 2008.
LAST REVISED MAY 10, 2010.



VICINITY MAP
(NOT TO SCALE)

D 74

Doc# 746327
Book 2791 Page 1391

U.S. HIGHWAY NO. 80

N89°17'17"E

274.01'

10' GENERAL UTILITY EASEMENT PER PLAT VOL 2141 PG 1170

10' WATERLINE EASEMENT PER PLAT VOL 2141 PG 1170

4.0 ACRES TRACT
TO
JERRY DURANT
VOL 2015 PG 1146
R.R.P.C.T.

LOT 1 BLOCK 1
DURANT NISSAN
ADDITION
3.999 ACRES

ZONED GC GENERAL COMMERCIAL

LOT 2R in BLOCK 1
THE SOUTHWEST FORD DEVELOPMENT
PLAT CAB C-37 P.R.P.C.T.

N00°01'22"E
673.95'

S00°00'02"W
599.57'

10' EASEMENT TO TEXAS UTILITIES ELECTRIC COMPANY VOLUME 1789, PAGE 1064 R.R.P.C.T.

TRACT 2, 8.774 ACRES TRACT TO JOHN E. WESTHOFF, TRUSTEE OF THE DURANT OAKS GRANITOR TRUST A and JOHN E. WESTHOFF, TRUSTEE OF THE DURANT OAKS GRANITOR TRUST B VOL 2446 PG 54 R.R.P.C.T.

SANITARY SEWER EASEMENT TO CITY OF HUDSON OAKS VOLUME 2299, PAGE 621 R.R.P.C.T.

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION

25' BUILDING SETBACK PER PLAT VOL 2141 PG 1170

20' GENERAL UTILITY EASEMENT PER PLAT VOL 2141 PG 1170

5/8" CAPPED IRON SET

ACCESS TO I-20 PERMITTED VOLUME 2111, PAGE 480 AND REDESIGNATION OF ACCESS VOLUME 2293, PAGE 1121 R.R.P.C.T.

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

R=5904.58'
L=285.10'
CD=S74°09'42"W
LC=285.07'

ACCT. NO.: 11856

SCH. DIST.: WE

CITY: HO

MAP NO.: J-15

Doc# 746327 Fees: \$66.00
07/26/2010 10:59AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

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

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

FINAL PLAT
LOT 1 BLOCK 1
DURANT NISSAN ADDITION,
being a part of the DAVID EDDLEMAN SURVEY, Abstract
No. 440 situated in the City of Hudson Oaks, Parker
County, Texas.

We marked the corners as shown hereon.
The basis for bearings true north.
Surveyed on the ground August, 2007.
BROOKES BAKER SURVEYORS