

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, JERRY DURANT being the sole owner of 7.733 Acres situated in and being a portion of the J. C. RIDER SURVEY, ABSTRACT No. 2503, Parker County, Texas and being all that certain Lot, Tract or Parcel of land recorded in Volume 1979, Page 193, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from a nail found at the northeast corner of Crestview Addition, an addition to Parker County, Texas, according to the plat recorded in Volume 320, Page 602, Deed Records, Parker County, Texas in the south line of Lakeshore Hills Estates, an addition to Parker County, Texas, according to the plat recorded in Volume 276, Page 327, Deed Records, Parker County, Texas, said nail being the northwest corner of said Tract 1, 2.0 feet west of the east right of way line of Windfield Drive and being called by deed to be N 89°39'00" E, 806.69 feet from the northwest corner of said J. C. Rider Survey; THENCE S 00°02'21" W, with the east line of said Crestview Addition, 1654.83 feet to an iron rod set and POINT OF BEGINNING;

THENCE East, 249.11 feet to an iron rod set in the west line of Valley Trails Estates, an addition to Parker County, Texas, according to the plat recorded in Volume 360A, Page 59, Plat Records, Parker County, Texas;

THENCE S 00°00'32" E, with the west line of said Valley Trails Estates, 681.75 feet to an iron rod set at the most westerly southwest corner of said Valley Trails Estates;

THENCE N 88°20'35" E, on or about a fence line, 168.42 feet to a post;

THENCE S 87°30'39" E, 200.93 feet to an iron rod set;

THENCE S 00°07'00" E, 100.57 feet to an iron rod set;

THENCE East, 109.27 feet to an iron rod found in the west right of way line of Valley Trail Drive;

THENCE S 00°07'00" E, with the west right of way line of said Valley Trail Drive, 284.43 feet to an iron rod found in the north right of way line of U. S. Highway No. 80;

THENCE N 68°20'00" W, with the north right of way line of said U. S. Highway No. 80, 784.30 feet to an iron rod found in the east line of said Crestview Addition;

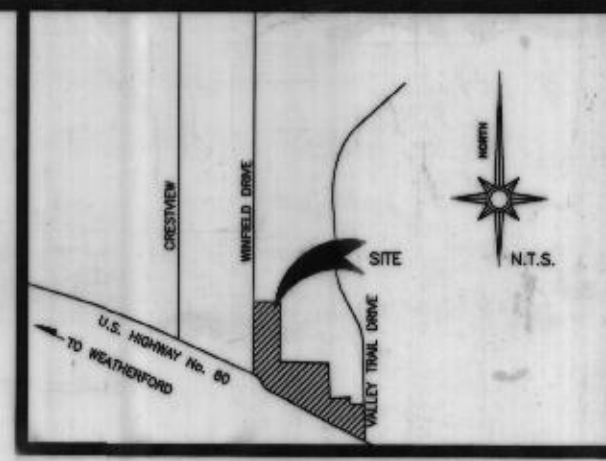
THENCE N 00°02'21" E, 2.0 feet east and parallel to the east right of way line of said Windfield Drive on the east line of said Crestview Addition, 781.03 feet to the POINT OF BEGINNING and containing 7.733 acres (336867 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JERRY DURANT acting by and through the undersigned, its duly authorized officer do hereby adopt this plat designating the hereinabove described real property as JBS ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, TEXAS, PARKER COUNTY, TEXAS BEING 7.733 ACRES SITUATED IN AND BEING A PORTION OF THE J. C. RIDER SURVEY, ABSTRACT No. 2503, PARKER COUNTY, TEXAS does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford Parker County, Texas this 27th day of February, 2002.

Jerry Durant
Jerry Durant

FINAL PLAT JBS ADDITION AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, BEING 7.733 ACRES SITUATED IN AND BEING A PORTION OF THE J. C. RIDER SURVEY ABSTRACT No. 2503, PARKER COUNTY, TEXAS



SITE MAP

STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

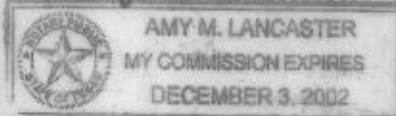
DEVELOPER:
Jerry Durant
P O Box 839
Weatherford, TX 76086
817-594-8784

TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged 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 28th day of February, 2002.

Notary Public in and for the State of Texas



Doc 00440036 Bk OR Vol 1994 Pg 962

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Mar 07, 2002 at 11:15A

Document Number: 00440036

Amount: .00

By: Belinda Eystone

STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

Mar 07, 2002

JERIE BRUNSON, COUNTY CLERK
PARKER COUNTY

APPROVED BY TOWN PLANNING COMMISSION:

Philip Skay
Chairman, Town Planning Commission: 02-12-02 Date

Approved by the Town Council:

I hereby certify that this plat of the JBS Addition to the town Limits of the town of Hudson Oaks, Texas was approved by the Town Council of the Town of Hudson Oaks, Texas, on the 28 day of February, 2002.

Ann R. Bell
Mayor: 02-28-02 Date

Shirley Elmore
City Secretary: 02-28-02 Date

Approved by City Engineer:
Philip Skay, P.E.
City Engineer: 02-28-02 Date

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

NOTE: We do hereby waive all claims for damages against the City 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.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS

B-676

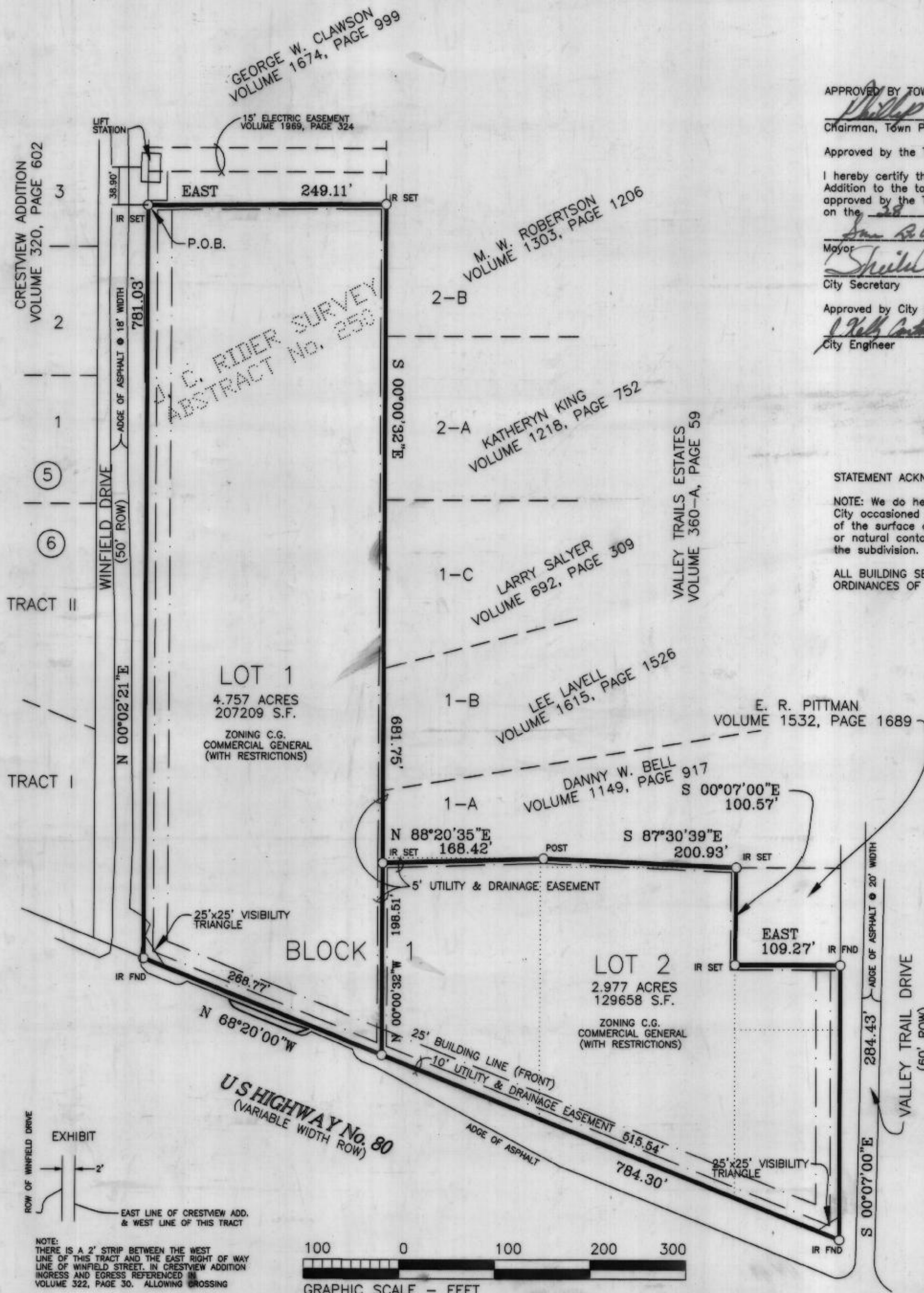
THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
Date: January 7, 2002



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833



NOTE: THERE IS A 2' STRIP BETWEEN THE WEST LINE OF THIS TRACT AND THE EAST RIGHT OF WAY LINE OF WINFIELD STREET, IN CRESTVIEW ADDITION INGRESS AND EGRESS REFERENCED IN VOLUME 322, PAGE 30, ALLOWING CROSSING

