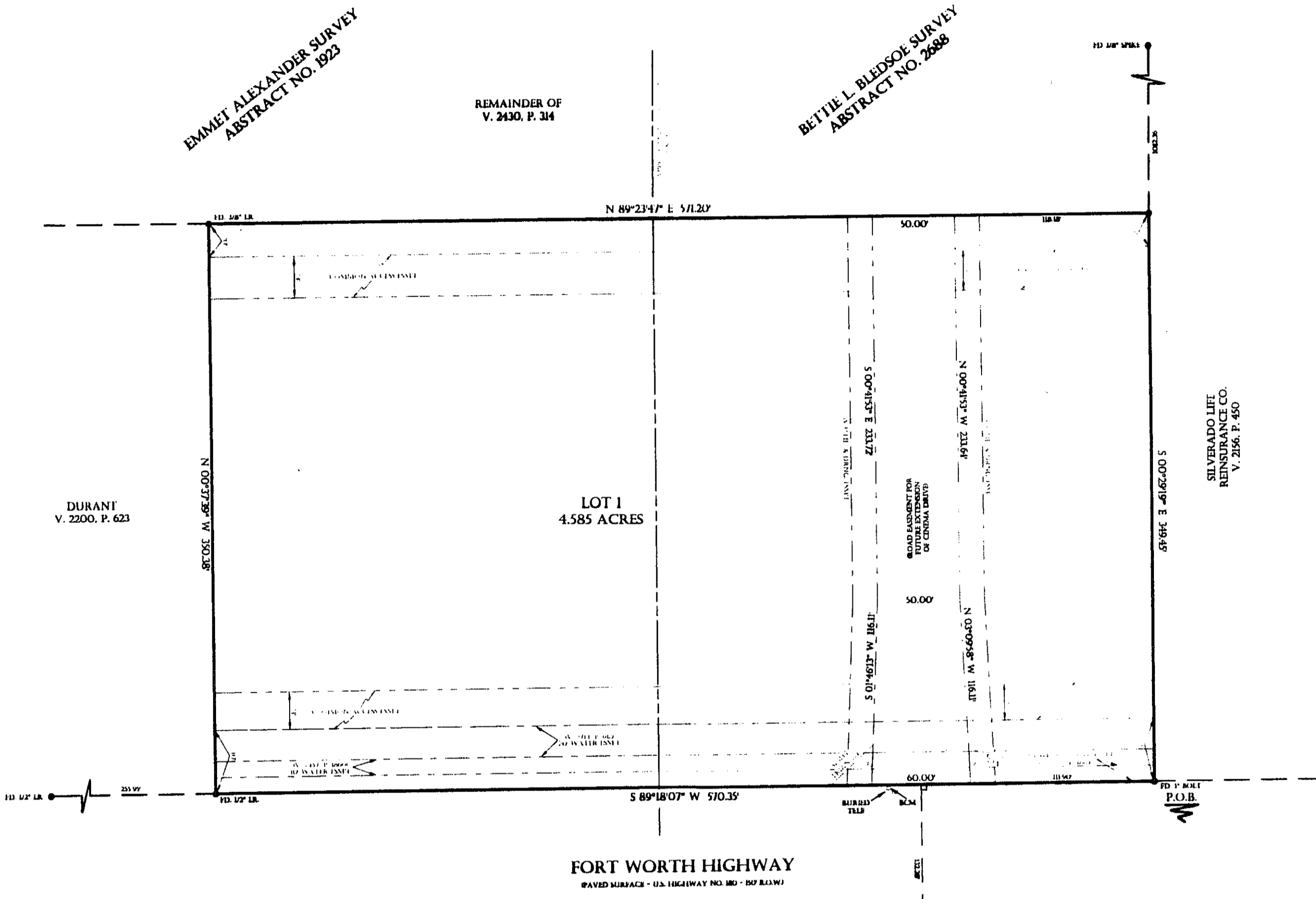


D-250



STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, COOL RIVERS HOLDINGS, LLC, BEING THE SOLE OWNER OF A CERTAIN 4.585 ACRES TRACT OF LAND OUT OF THE EMMET ALEXANDER SURVEY, ABSTRACT NO. 1923 AND THE BETTIE L. BLEDSOE SURVEY, ABSTRACT NO. 2688, PARKER COUNTY, TEXAS; SAME BEING THAT CERTAIN TRACT OF LAND CONVEYED TO COOL RIVERS HOLDINGS, LLC, IN DOCUMENT NO. 20120941 OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1" BOLT IN THE NORTH RIGHT OF WAY LINE OF FORT WORTH HIGHWAY (A PAVED SURFACE) AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SILVERADO LIFE REINSURANCE COMPANY IN VOLUME 2156, PAGE 450, R.R.P.C.T., AND AT THE SOUTHEAST CORNER OF SAID COOL RIVERS HOLDINGS, LLC TRACT FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF THE DAVID EDDLEMAN SURVEY, ABSTRACT NO. 440, PARKER COUNTY, TEXAS, IS CALCULATED TO BEAR N 12°43'06" E 1674.56 FEET.

THENCE S 89°18'07" W 570.35 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID FORT WORTH HIGHWAY TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DURANT IN VOLUME 2200, PAGE 623, R.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°37'39" W 350.38 FEET TO A FOUND 3/8" IRON ROD AT THE NORTHEAST CORNER OF SAID DURANT TRACT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°23'47" E 571.20 FEET TO A SET 1/2" IRON ROD IN THE WEST BOUNDARY LINE OF SAID SILVERADO LIFE REINSURANCE CO. TRACT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°29'19" E 349.45 FEET ALONG THE WEST BOUNDARY LINE OF SAID SILVERADO LIFE REINSURANCE CO. TRACT TO THE POINT OF BEGINNING.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT COOL RIVERS HOLDINGS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, GRIDIRON ADDITION, AN ADDITION TO THE E.T.J. OF THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON.

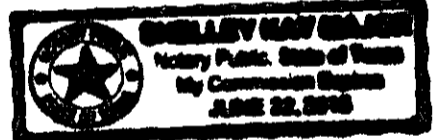
THIS THE 1ST DAY OF July 2013

Dusty Renfro
 DUSTY RENFRO, PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dusty Renfro, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE 1ST DAY OF July 2013.

Shelley Kay Ma
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES 10/27/15



SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
 CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX, 76086.
 JN12071R1 - DECEMBER, 2012

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Jeanne Brunson

201315637
 07/10/2013 02:30 PM
 Fee: 66.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

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: 48367C0300E
 DATE: SEPTEMBER 26, 2008

CITY FINAL PLAT APPROVAL BLOCK

APPROVED BY CITY PLANNING & ZONING COMMISSION:
Allen Davis 7/8/13
 CHAIRMAN, CITY PLANNING & ZONING COMMISSION DATE

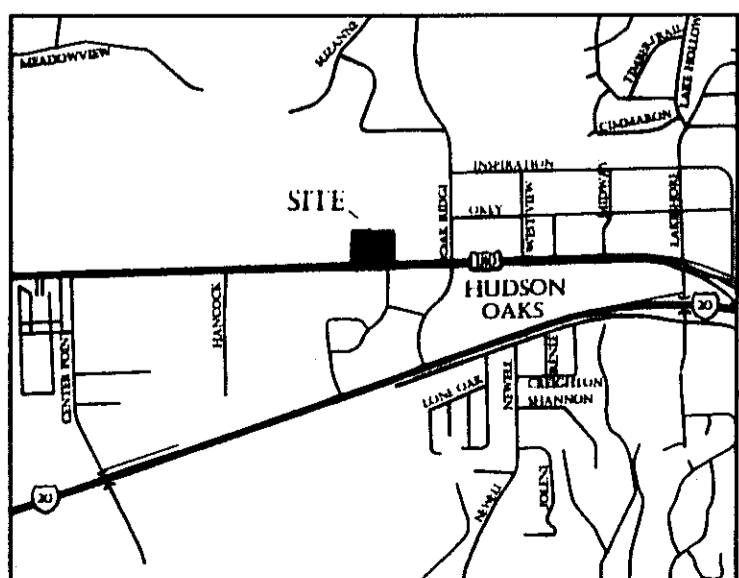
APPROVED BY CITY COUNCIL:
 I HEREBY CERTIFY THAT THIS PLAT OF THE GRIDIRON ADDITION TO THE CITY OF HUDSON OAKS, TEXAS, WAS APPROVED BY THE CITY OF HUDSON OAKS, TEXAS ON THE 28TH DAY OF March 2013.

Patricia 7-1-13
 MAYOR DATE

Shelley Kay Ma 7-1-13
 CITY SECRETARY DATE

Doug D. Saunders 7/2/2013
 CITY ENGINEER DATE

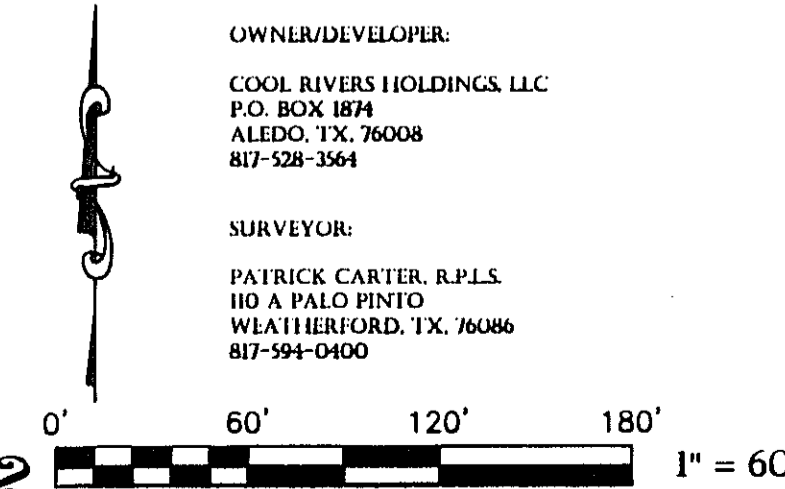
- NOTES**
1. THIS LOT IS CURRENTLY ZONED HUDSON OAKS E.T.J.
 2. WATER SERVICE PROVIDED BY PUBLIC FACILITIES.
 3. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
 4. PARKER COUNTY AND THE PARKER COUNTY COMMISSIONER'S COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.
 5. ALL CORNERS ARE SET CAPPLED 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
 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.
 7. ANY DEVELOPMENT UPON ANY LOT, PARCEL, TRACT OR REPLAT OF THE LAND HEREIN BEING PLATTED IS SUBJECT TO ALL SUBDIVISION (AND ZONING, IF IN CITY LIMITS) REGULATIONS 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.



FINAL PLAT LOT 1 GRIDIRON ADDITION

AN ADDITION TO E.T.J. OF THE CITY OF HUDSON OAKS PARKER COUNTY, TEXAS, BEING OUT OF THE EMMET ALEXANDER SURVEY, ABSTRACT NO. 1923 AND THE BETTIE L. BLEDSOE SURVEY, ABSTRACT NO. 2688, PARKER COUNTY, TEXAS, DECEMBER 2012

CARTER SURVEYING & MAPPING
 110 A PALO PINTO WEATHERFORD, TX 76086
 817.594.0400
 817.594.0403



from 21923, 013, 001-00