

LOCATION MAP  
NOT TO SCALE

Doc 00439210 Bk OR Vol 1992 Pg 304

PCB-669

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Feb 25, 2002 at 02:53P

Document Number: 00439210

Amount: .00

By Faye Woody

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.

Feb 26, 2002

JESSE BRINSON, COUNTY CLERK  
PARKER COUNTY

JERRY V. DURANT  
VOLUME 1813, PAGE 294

DAVID EDDLEMAN SURV ABST NO. 440  
T & P R R CO. BLK 3 SURV 1, A 1513

POINT OF BEGINNING  
16.842 ACRE TRACT

INTERSTATE HIGHWAY 20

LOT 1 BLOCK 1  
THE SOUTHWEST  
FORD DEVELOPMENT  
16.835 ACRES

CHARLES W. GILCHRIST  
VOLUME 1673, PAGE 148  
REMAINDER OF 10.0 ACRE TRACT

JERRY'S CHEVROLET, INC.  
A TEXAS CORPORATION  
VOLUME 1708, PAGE 1228  
4.00 ACRES

CHARLES W. GILCHRIST  
VOLUME 1692, PAGE 1851  
10.835 ACRES

BRAZOS ELECTRIC  
COOPERATIVE EASEMENT  
VOL. 1888, PG. 795



This is to certify that I, Jerry L. Leheuw, 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 have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Jerry L. Leheuw, RPLS  
Texas Registration No. 3897  
Date 10/12/2001

LEGEND	
	EASEMENT LINE
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT CENTERLINE
	RIGHT-OF-WAY CENTERLINE
	CONTROL MONUMENT
CM	

OWNER  
NAME: SOUTHWEST FORD  
CONTACT: CHARLES W. GILCHRIST  
ADDRESS: 3001 FORT WORTH HIGHWAY  
HUDSON OAKS, TEXAS 76087  
PHONE: (817) 596-5700

SURVEYOR  
NAME: HALFF ASSOCIATES  
CONTACT: JERRY L. LEHEUW  
ADDRESS: 4000 FOSSIL CREEK BLVD  
FORT WORTH, TEXAS 76137  
PHONE: (817) 429-9975

ENGINEER:  
Half Associates, Inc.  
ENGINEERS - ARCHITECTS - SCIENTISTS - PLANNERS - SURVEYORS  
DESIGN EGC DRAWN CADD DATE SEPT 2001 SCALE 1"=100' AVO 19596 FILE 596CFP01 NO. FP-1

FIELD NOTES of a 16.835 acre tract of land being a part of the DAVID EDDLEMAN SURVEY, Abstract 440, and Section 1, T.& P. R.R. COMPANY SURVEY, BLOCK 3, Abstract 1513, Parker County, Texas, and being a part of that 10.0 acre tract of land conveyed to Charles W. Gilchrist, as recorded in Book 1673, Page 148, Real Records, Parker County, Texas, and all of the 10.835 acre tract of land conveyed to Charles W. Gilchrist, as recorded in Book 1692, Page 1853, Real Records, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found Concrete Monument in the North Line of Interstate Highway 20, said point being South, 152.37 ft. and West, 4135.49 ft. from the most northerly NE corner of Section 1, T. & P. R.R. Company Survey, Block 3, Abstract 1513, Parker County, Texas;

THENCE North 0 degrees 26 minutes 43 seconds West for a distance of 953.90 feet to a found iron rod w/cap (RPLS #4818) in the South Line of U.S. Highway 180, for a corner, said point being the NW corner of said 10.835 acre tract;

THENCE North 89 degrees 50 minutes 17 seconds East, with the South Line of U.S. Highway 180, 908.45 feet to a set iron rod, for a corner;

THENCE South 0 degrees 34 minutes 08 seconds West, 673.81 feet to a set iron rod in the North Line of said Interstate Highway 20, for a corner, said iron rod being the beginning of a curve to the left having a central angle of 0 degrees 55 minutes 53 seconds and a radius of 5904.58 feet

THENCE with the North Line of said Interstate Highway 20, for an arc length of 96.00, chord bearing South 72 degrees 48 minutes 54 seconds West, 95.99 feet to a found iron rod;

THENCE South 72 degrees 25 minutes 17 seconds West, with the North Line of said Interstate Highway 20, 276.70 feet, to the point of Beginning and containing 16.835 acres of land, more or less.

Note: Bearings are correlated with the R.O.W. line of Interstate Highway No. 20

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Bank One, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as the Southwest Ford Development to the Town of Hudson Oaks, Parker County, Texas, and it does hereby dedicate to the public's use forever the easements shown, thereon.

Witness my hand at \_\_\_\_\_, Parker County, Texas, This the 24th day of Oct., 2001.

Signature: \_\_\_\_\_  
Print Name/Title: \_\_\_\_\_  
DEDICATION

Southwest Ford Development  
an addition to the Town of Hudson Oaks, Parker County, Texas

THE STATE OF TEXAS:  
COUNTY OF PARKER:

Whereas Charles W. Gilchrist, Sole owner of the described 16.835 acre tract of land, being a part of the David Eddleman Survey - 440 and the Section 1, T.& P. R.R. Company Survey, Block 3 - 1513, Parker County, Texas DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS THE SOUTHWEST FORD DEVELOPMENT, an addition to the Town of Hudson Oaks, Parker County, Texas, I DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE EASEMENTS SHOWN THEREON, and I DO DECLARE THAT ALL TAXES ON THE ABOVE DESCRIBED REAL PROPERTY ARE PAID TO DATE.

This the 23 day of Oct., 2001.

Charles W. Gilchrist

Any development upon any lot, parcel, tract, or replat of Southwest Ford Development is subject to all development regulations of the Town of Hudson Oaks including, but not limited to, provisions for drainage and storm water control as well as the sanitary and accompanying easements and appurtenance.

STATE OF TEXAS:  
COUNTY OF PARKER:

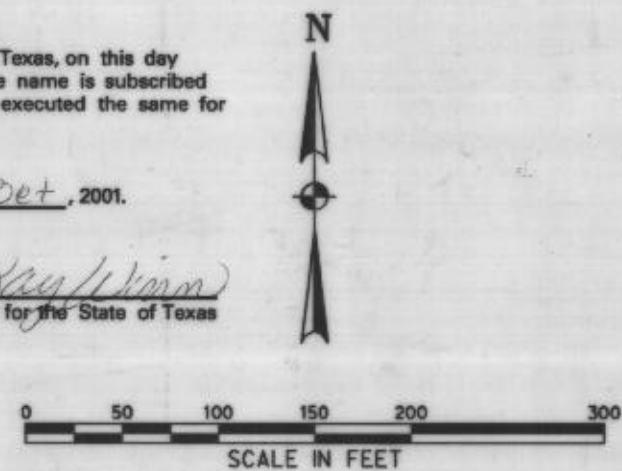
BEFORE ME, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Charles W. Gilchrist, known to me to be the person whose name is subscribed to the above and foregoing instrument and who acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23 day of Oct., 2001.



Notary Signature: \_\_\_\_\_  
NOTARY PUBLIC, in and for the State of Texas

Commission Expiration  
Date Here: April 20 2002



Approved by Town Planning Commission:

Signature: \_\_\_\_\_  
Chairman, Town Planning Commission

Date: 02-26-02

Approved by the Town Council:

I hereby certify that this plat of the Southwest Ford Subdivision, Lot 1, Block 1 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 \_\_\_\_\_ day of \_\_\_\_\_, 2001.

Mayor: \_\_\_\_\_  
Town Secretary: \_\_\_\_\_

Date: 02-26-02

Date: 02-26-02

Town Engineer: \_\_\_\_\_

Date: 02-26-02

FINAL PLAT

FOR  
LOT 1, BLOCK 1  
THE SOUTHWEST  
FORD DEVELOPMENT  
16.835 ACRES

IN THE  
TOWN OF HUDSON OAKS,  
PARKER COUNTY TEXAS

IN THE  
DAVID EDDLEMAN SURVEY, ABST. 440

AND THE  
T. & P. R.R. COMPANY SURVEY  
SECTION 1, BLOCK 3, ABST. 1513

ZONING:  
COMMUNITY BUSINESS DISTRICT: C-2