



STATE OF TEXAS ()
 COUNTY OF PARKER ()

WHEREAS, The Durant Grantor Trust A and B and the The Charles and Trina Gilchrist Grantor Trust, acting by and through the undersigned, its duly authorized agents, are the owners of the following described tracts of land, being a 12.49 acre tract within the City of Hudson Oaks, Parker County, Texas and being all of Lots 4-6, Block 4, and Lots 1-4, Block 5, Oakridge Addition, as recorded in Cabinet A, Slide 54, Plat Records Parker County, Texas; Lots 1R-1, 2 and 3R, Block 4, Oakridge Addition, as recorded in Cabinet B, Slide 340, Plat Records Parker County, Texas; being the same property as conveyed to Durant Grantor Trust A and B by deed recorded in Volume 1284, Page 964, Deed Records Parker County, Texas and Charles & Trina Gilchrist Grantor Trust by deed recorded in Volume 1854, Page 1846, Volume 1160, Page 602, and Volume 2395, Page 1989, Deed Records Parker County, Texas. Said 12.49 acre tract being more particularly described by metes and bounds as follows:

Beginning at a found 1/2 inch iron rod in the north line of US Highway 180 for the intersection of the US Highway 180 north line and the east line of West View Street, said point being the southwest corner of Block 5, Oakridge Addition;

Thence North 00°36'04" West with the east line of West View Street a distance of 549.96 feet to a found 1/2 inch iron rod for the intersection of the West View Street east line and the south line of Oykey Trail, said point being the northwest corner of Block 5, Oakridge Addition;

Thence North 89°26'23" East with the Oykey Trail south line a distance of 1350.46 feet to a set 1/2 inch iron rod for the intersection of the Oykey Trail south line and the west line of Midway Lane, said point being the northeast corner of Block 4, Oakridge Addition and the beginning of a curve to the right having a radius of 110.00 feet, a central angle of 56°09'50", and a long chord that bears South 27°33'57" West, 103.56 feet;

Thence along said curve to the right and west line of Midway Lane an arc distance of 107.83 feet to a point of reverse curvature of a curve to the left having a radius of 160.00 feet, a central angle of 55°04'44", and a long chord that bears South 28°06'32" West, 147.95 feet;

Thence along said curve to the left and west line of Midway Lane an arc distance of 153.81 feet to a set 1/2 inch iron rod for the northeast corner of Lot 1B, Block 4, Oakridge Addition as recorded in Cabinet B, Slide 45, Plat Records Parker County, Texas;

Thence South 89°10'02" West with the Lot 1B north line a distance of 440.95 feet to a set 1/2 inch iron rod for the northwest corner of the remainder of Lot 1R, Block 4, Oakridge Addition as recorded in Cabinet B, Slide 340, Plat Records Parker County, Texas;

Thence South 00°46'41" East a distance of 325.40 feet to a set 1/2 inch iron rod for the southwest corner of the James Mask tract as recorded in Volume 1610, Page 97, Deed Records Parker County, Texas, said point being in the north line of US Highway 180;

Thence South 89°20'40" West with the US Highway 180 north line a distance of 790.56 feet to the Point of Beginning and Containing 544,279 square feet, 12.49 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, The Durant Grantor Trust A and B and The Charles and Trina Gilchrist Grantor Trust, by and through the undersigned, its duly authorized agent, do hereby adopt this plat designating the hereinabove described real property as Lots 1 and 2, Block A, Auto Sales Addition, an addition to the City of Hudson Oaks, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand this the 31 day of July 2014.

The Durant Grantor Trust A
 John E. Westhoff, Trustee of The Durant Grantor Trust A
 The Durant Grantor Trust B
 John E. Westhoff, Trustee of The Durant Grantor Trust B
 The Charles and Trina Gilchrist Grantor Trust
 John E. Westhoff, Trustee of The Charles and Trina Gilchrist Grantor Trust

ACCT. NO: 10286
 SCH. DIST: WE
 CITY: HO
 MAP NO: J-15

GENERAL NOTES

1. Basis of Bearing for this plat is the Texas State Plane Coordinate System, North Central Texas Zone, NAD83.
2. 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 companies, and/or 1-800-DIG-TESS for locates on existing utility lines.
3. No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
4. No portion of the subject plat includes any lots of a prior subdivision limited by deed restrictions to residential use of not more than two residential units per lot.
5. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits.
6. The detention ponds and associated appurtenances shall be owned and maintained by the owner(s) of the respective lots.

LINE	CHORD BEARING	ARC	RADIUS	DELTA
L1	S75°17'45"W	883.89		
L2	S30°32'05"W	215.83		
L3	N88°41'36"W	3242.16		
L4	S86°32'37"E	2600.99		
L5	N56°44'19"E	23.57		
L6	N56°44'19"E	13.96		
C1	N73°05'47"E	32.83	57.50	32°42'56"
C2	N73°05'47"E	24.27	42.50	32°42'56"
L7	N89°27'15"E	180.98		
L8	N89°27'15"E	181.05		
L9	N00°48'58"W	87.84		
L10	N89°10'02"E	132.91		
L11	S00°48'58"W	87.85		
L12	N00°48'58"W	87.85		
L13	N89°10'02"E	129.77		

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 John E. Westhoff, known by me to be the Trustee of The Durant Grantor Trust A 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 31 day of July 2014.
 Lori Tollett
 Notary Public in and for the State of Texas
 STATE OF TEXAS ()
 COUNTY OF PARKER ()
 My Comm. Exp. 08/17/2013

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared John E. Westhoff, known by me to be the Trustee of The Durant Grantor Trust B 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 31 day of July 2014.
 Lori Tollett
 Notary Public in and for the State of Texas
 STATE OF TEXAS ()
 COUNTY OF PARKER ()
 My Comm. Exp. 08/17/2013

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared John E. Westhoff, known by me to be the Trustee of The Charles & Trina Gilchrist Grantor Trust 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 31 day of July 2014.
 Lori Tollett
 Notary Public in and for the State of Texas
 STATE OF TEXAS ()
 COUNTY OF PARKER ()
 My Comm. Exp. 08/17/2013

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201417028
 05/26/2014 01:55 PM
 Fee: 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

Charles F. Stark, a Registered Public Land Surveyor in the State of Texas, have platted the above subdivision from an actual on the ground survey, 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.
 Charles F. Stark, RPLS
 Texas Registration No. 5084

OWNER:
 THE DURANT GRANTOR TRUST A
 THE DURANT GRANTOR TRUST B
 THE CHARLES AND TRINA GILCHRIST GRANTOR TRUST
 C/O JOHN E. WESTHOFF, TRUSTEE
 1250 SANTA FE DRIVE
 WEATHERFORD, TEXAS 76086

FLOOD HAZARD STATEMENT
 This tract does not appear to be in the special flood hazard area according to the Department of Housing and Urban Development's via flood hazard boundary map.
 Map Number: 48367 C0300 E
 Date: September 26, 2008

BARRON, STARK & SWIFT
 CONSULTING ENGINEERS, LP
 CIVIL ENGINEERING • LAND SURVEYING
 6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (817) 231-8100 Office (817) 231-8144 Fax
 Texas Registered Engineering Firm F-10998
 www.barronstark.com

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET _____ SLIDE _____
 DATE: _____

CITY FINAL PLAT APPROVAL
 Approved by City Planning & Zoning Commission
 Charish Planning & Zoning Commission
 Approved by City Council
 I hereby certify this plat of the AUTO SALES ADDITION in the City Limits of the City of Hudson Oaks, Texas was approved by the City Council of the City of Hudson Oaks, Texas on the 24 day of July 2014.
 Mayor: Shelley May 8-18-14
 City Secretary: Shelley May 8-18-14
 City Engineer: Greg Saunders 8/4/2014

FINAL PLAT
LOTS 1 & 2, BLOCK A
AUTO SALES ADDITION
 BEING A REPLAT OF
 LOTS 1R-1, 2, 3R, 4, 5, 6; BLOCK 4
 LOTS 1-4; BLOCK 5
 OAKRIDGE ADDITION
 CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS
 PROJ. # 240-9206 MAY 2014 SHEET 1 OF 1

15820.004.006.00 15820.004.004.00 15820.005.001.00 15820.004.003.00
 15820.004.005.00 15820.004.001.00 15820.004.002.00