

NOTICE: Selling a portion of any lot within this addition by metes and bounds in violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits. The final plat shall contain a waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility (site) triangle indicated on this 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: 48367 C 0300 E
DATE: SEPTEMBER 27, 2008

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.

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 SEAL OF OFFICE on this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201712654
05/26/2017 10:55 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, THE CHARLES AND TRINA GILCHRIST GRANTOR TRUST 2000 (Volume 2754, Page 723) are the sole owners of Lot 1R and Lot 2R, Block A, SOUTHWEST SUZUKI ADDITION, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 493, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the intersection of the north right of way line of Fort Worth Highway, U S Highway No. 80 and the west right of way line of Thompson Trail, said iron being the southeast corner of said Lot 1R, Block A;

THENCE S 89°19'13" W, with the north right of way line of said Fort Worth Highway, 808.17 feet to an iron rod found at the southwest corner of said Lot 2R at the southeast corner of a tract of land described by deed to T A MacMurray Texas Properties, LLC., recorded in Volume 2934, Page 1342, Official Records, Parker County, Texas;
THENCE N 00°06'09" E, passing the northeast corner of said T A MacMurray tract and in all 550.10 feet to an iron rod found at the northwest corner of said Lot 2 at the northeast corner of a tract of land described by deed to City of Hudson Oaks, recorded in Volume 1302, Page 133, Real Records, Parker County, Texas in the south right of way line of Oykey Trail;
THENCE N 89°18'46" E, with the south right of way line of said Oykey Trail, 800.56 feet to a 3/8" iron rod found at the northeast corner of said Lot 1R at the intersection of the south right of way line of said Oykey Trail in the west right of way line of said Thompson Trail;
THENCE S 00°41'28" E, with the west right of way line of said Thompson Trail, 550.16 feet to the POINT OF BEGINNING and containing 10.158 acres (442,486 square feet) of land.

STATE OF TEXAS)
COUNTY OF PARKER)

We the undersigned owners of the land shown on this plat, and designating herein as LOT 1R1 AND LOT 2R1, BLOCK A, SOUTHWEST FORD ADDITION, TO THE CITY OF HUDSON OAKS, TEXAS, being a re-plat of Lot 1R and Lot 2R, Block A, Southwest Suzuki Addition, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 493, Plat Records, Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourse, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Southwest Suzuki Addition have been notified and signed this plat.

We further acknowledge that the dedications and/or exactions make herein are proportional to the impact of the subdivision upon the public services requested.

Charles W. Gilchrist
Charles W. Gilchrist, Individually
Trina L. Gilchrist
Trina L. Gilchrist, Individually

John E. Westhoff, Trustee of The Charles and Trina Gilchrist Grantor Trust 2000 Agreement dated December 20, 2000

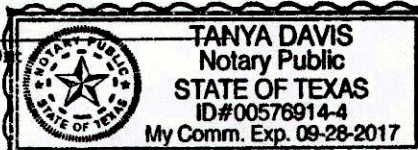
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES W. GILCHRIST 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 18 day of May, 2017

Tanya Davis
Notary Public in and for the State of Texas

My Commission Expires On _____



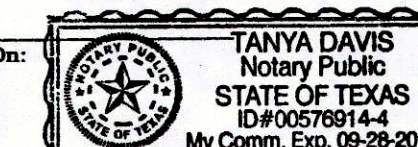
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared TRINA L. GILCHRIST 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 18 day of May, 2017

Tanya Davis
Notary Public in and for the State of Texas

My Commission Expires On _____



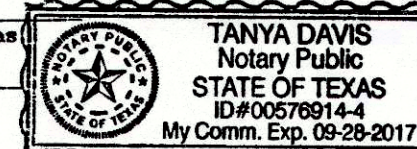
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared JOHN E. WESTHOFF, TRUSTEE 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 18 day of May, 2017

Tanya Davis
Notary Public in and for the State of Texas

My Commission Expires On _____



I hereby certify that the above and foregoing plat of Lot 1R1 and Lot 2R1, Block A, Southwest Ford Addition to the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks on the _____ day of _____, 2017.

City Secretary _____ Date _____

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Parker County, Texas within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Hudson Oaks.

WITNESS OUR HAND, this 20th day of May, 2017.

Recommended for final approval:

Shelley Scanzero 5/26/17
City Administrator Date

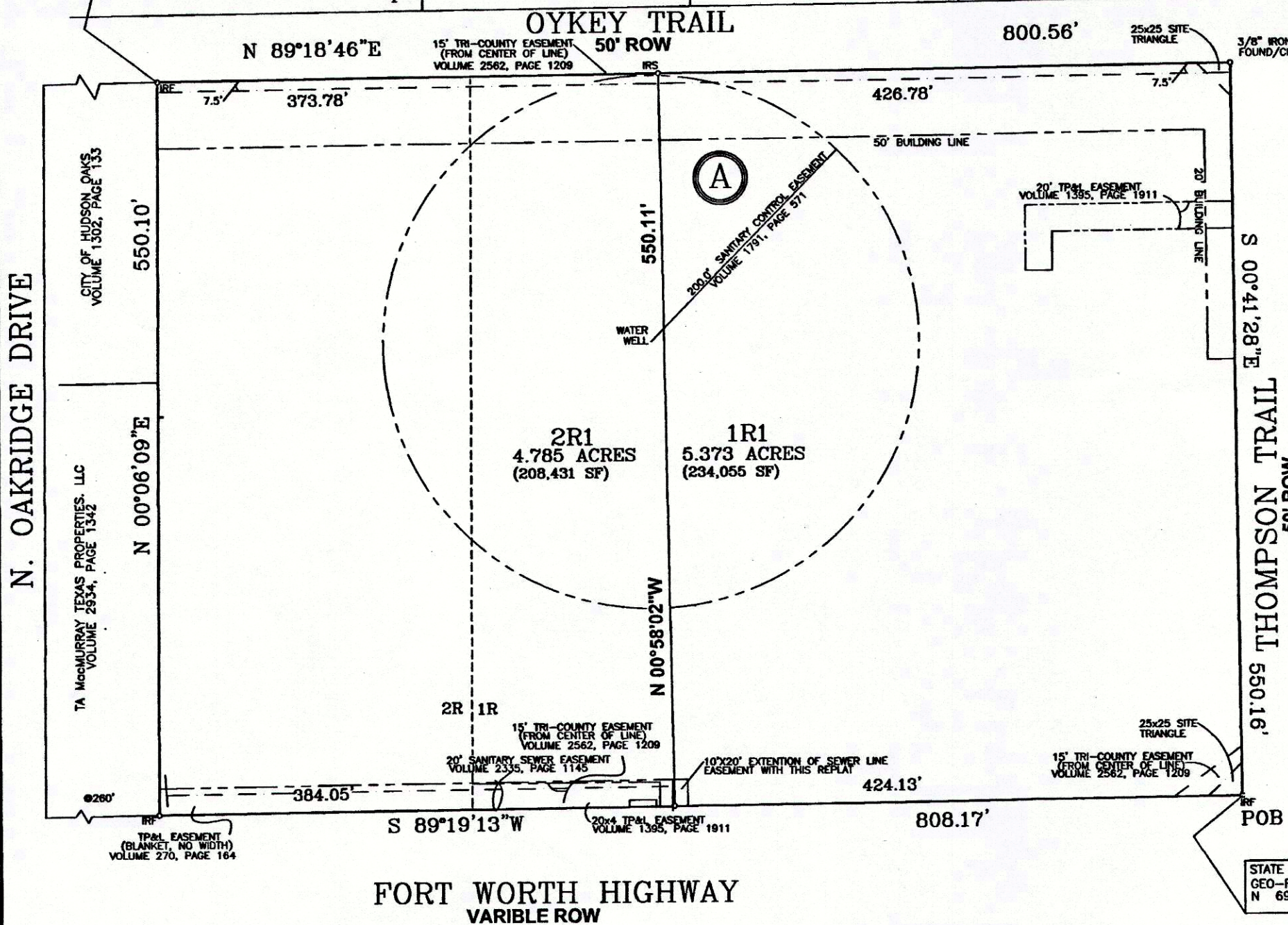
Attest:
Shelley Scanzero 5/26/17
City Secretary Date

OWNER/DEVELOPER:
Charles Gilchrist
3000 FORT WORTH HWY
WILLOW PARK TX, 76087
817-597-4201
cgilchrist@southwestford.com

STATE PLANE COORDINATES
GEO-REFERENCE
N 695987.416, S 2211425.337

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the 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.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
MARCH, 2017



STATE PLANE COORDINATES
GEO-REFERENCE
N 6959346.903, S 2212232.476

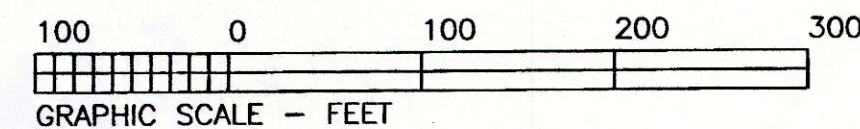
IRP 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

Cabinet/Instrument# _____

Slide

MINOR REPLAT
LOT 1R1 AND LOT 2R1, BLOCK A
SOUTHWEST FORD ADDITION
AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS
A REPLAT OF 10.158 ACRES BEING LOT 1R AND 2R, BLOCK A,
SOUTHWEST SUZUKI ADDITION
IN THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS



harlanland@yahoo.com

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

SCALE: 1" = 100'

JT. NO: 17598
H. DIST: LJE
Y: JES
P NO: _____

17598.00A.001-00
17598.00A.002-00

17085