

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- FOUND IRON ROD
- 1/2" FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC."
- RAILROAD SPIKE
- 1/4" SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC."
- CONTROL MONUMENT

OWNER CERTIFICATE
 STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, Hudson Oaks-Parker Ltd., acting by and through the undersigned, its duly authorized agent, is the sole owner of the tract of land described herein;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Hudson Oaks-Parker Ltd., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein described real property as the A.B. Cinema Development Addition to the City of Hudson Oaks, Parker County, Texas and does hereby dedicate to the public use forever the streets and easements shown thereon.

WITNESS MY HAND at Hudson Oaks, Parker County, Texas, this the 11th day of JUNE, 2010.

Mark W. Connell
 Date: 6-11-10
 Connell Realty Services, Inc., General Partner
 Hudson Oaks-Parker Ltd.

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared MARK W. CONNELL, known to me to be 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, this the 11th day of JUNE, 2010.

Lauren Elizabeth Lowrey
 Notary Public (Agent's Name)
 My Commission Expires 4-4-2013

WHEREAS, the undersigned, do then holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication for the use of the public forever, the streets and easements shown thereon.

WITNESS MY HAND THIS DAY on this the 15th day of JUNE, 2010.

Tanya McCorquodale
 Date: 6/15/10
 Tanya McCorquodale, Senior Vice President
 Texas Capital Bank, National Association

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Tanya McCorquodale, known to me to be 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, this the 15th day of JUNE, 2010.

Lele C. Nab
 Notary Public (Agent's Name)
 My Commission Expires 3/12/2011

SURVEYOR CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:

THAT I, Douglas A. Calhoun, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Douglas A. Calhoun
 Date: 3/21/10
 Registered Professional Land Surveyor
 Texas No. 5619

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Douglas A. Calhoun, known to me to be 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, this the 9 day of JUNE, 2010.

D. Calhoun
 Notary Public (Agent's Name)
 My Commission Expires 3-31-14

CITY OF HUDSON OAKS, TEXAS

Approved by City Council
 Chairman, City Planning & Zoning Commission
 Approved by City Council

I, hereby certify that this plat of the A.B. Cinema Development Addition to 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 27th day of May, 2010.

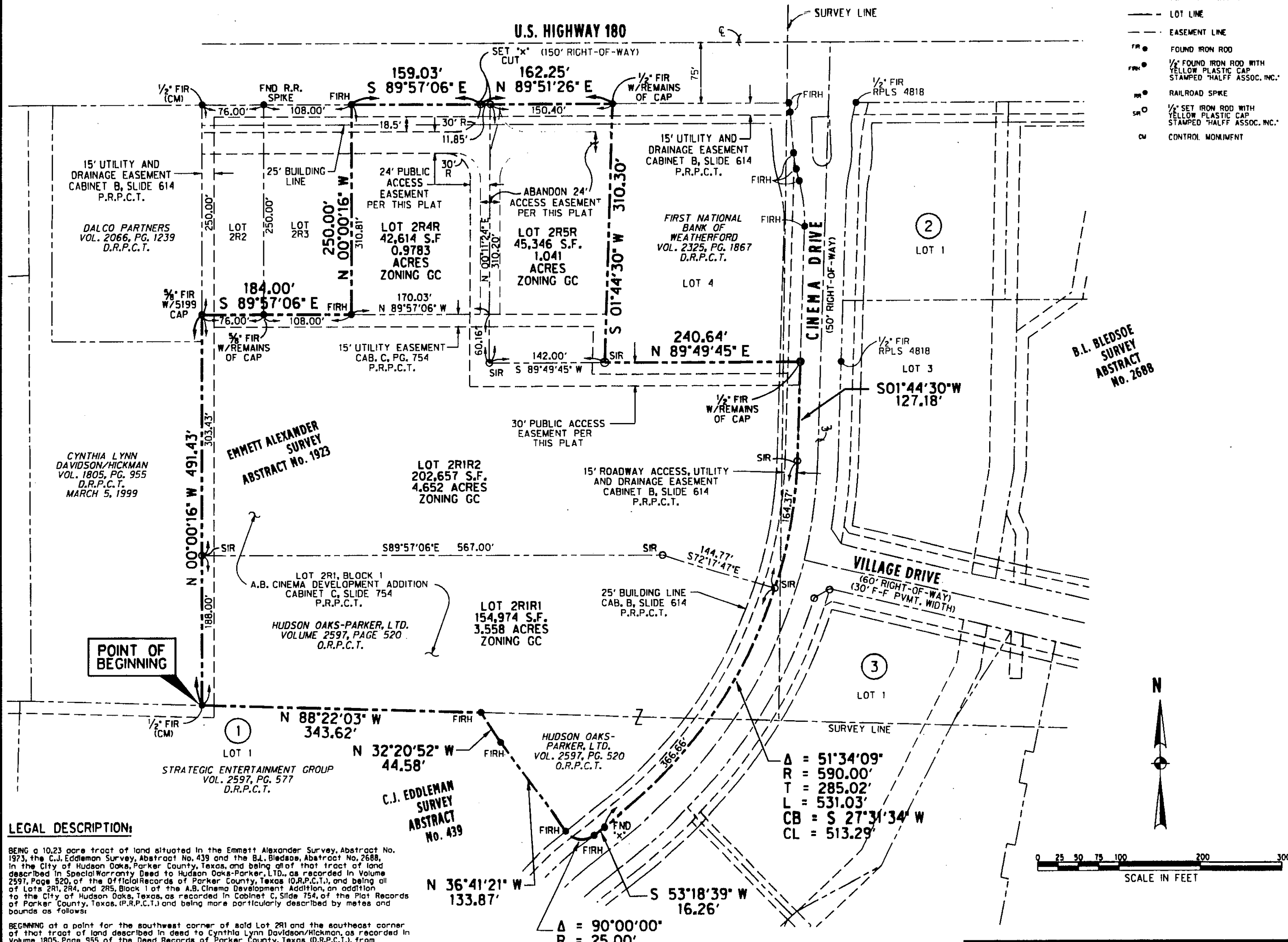
Paula
 Mayor, 6/17/10
Shirley Elmore
 City Secretary, 6/17/10
Gregg Saunders
 City Engineer, 6/21/2010

ACCT. NO.: 10015
 SCH. DIST.: WE
 CITY: HO
 MAP NO.: J-15

REPLAT
 OF
 LOTS 2R1, 2R4, AND 2R5, BLOCK 1
 TO
 LOTS 2R1R1, 2R1R2, 2R4R, AND 2R5R, BLOCK 1
 OF THE
 A.B. CINEMA DEVELOPMENT ADDITION

OUT OF THE
 EMMETT ALEXANDER SURVEY, ABSTRACT NO. 1923
 B.L. BLEDSOE SURVEY, ABSTRACT NO. 2688
 C.J. EDDLEMAN SURVEY, ABSTRACT NO. 439

IN THE
 CITY OF HUDSON OAKS
 PARKER COUNTY, TEXAS



LEGAL DESCRIPTION:

BEGINNING a 10.23 acre tract of land situated in the Emmett Alexander Survey, Abstract No. 1923, the C.J. Eddleman Survey, Abstract No. 439 and the B.L. Bledsoe Survey, Abstract No. 2688, in the City of Hudson Oaks, Parker County, Texas, and being all of that tract of land described in Special Warranty Deed to Hudson Oaks-Parker Ltd., as recorded in Volume 2597, Page 520, of the Official Records of Parker County, Texas (O.R.P.C.T.), and being all of Lots 2R1, 2R4, and 2R5, Block 1 of the A.B. Cinema Development Addition, an addition to the City of Hudson Oaks, Texas, as recorded in Cabinet C, Slide 754, of the Plat Records of Parker County, Texas (P.R.P.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of said Lot 2R1 and the southeast corner of that tract of land described in deed to Cynthia Lynn Davidson/Hickman, as recorded in Volume 1805, Page 955 of the Deed Records of Parker County, Texas (D.R.P.C.T.), from which a 1/2-inch found iron rod bears North 21 degrees 28 minutes 28 seconds East, a distance of 0.11 feet, said point also being on the north line of Lot 1, Block 1 of said A.B. Cinema Development Addition;

THENCE North 00 degrees 00 minutes 16 seconds West, departing said north line and along the common line between said Lot 2R1 and said Davidson/Hickman tract, a distance of 491.43 feet to a point for the common northwest corner of said Lot 2R1 and the southwest corner of Lot 2R2, Block 1 of said A.B. Cinema Development Addition, from which a 5/8-inch found iron rod with cap bears North 17 degrees 54 minutes 01 second East, a distance of 0.15 feet;

THENCE South 89 degrees 57 minutes 06 seconds East, departing said west line and along the common line between said Lots 2R1 and 2R2, of 76.00 feet pass a point for the southwest corner of Lot 2R3, Block 1 of said A.B. Cinema Development Addition, from which a 5/8-inch found iron rod with cap bears North 13 degrees 47 minutes 24 seconds West, a distance of 0.12 feet, continuing along the common line between said Lots 2R1 and 2R3 in a distance of 184.00 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap") for the southeast corner of said Lot 2R3, and being the southwest corner of said Lot 2R4;

THENCE North 00 degrees 00 minutes 16 seconds West, departing the north line of said Lot 2R1 and along the common line between said Lots 2R3 and 2R4, a distance of 250.00 feet to a 1/2-inch found iron rod with cap for the northwest corner of said Lot 2R4, and being on the south right-of-way line of U.S. Highway 180 to 150 foot right-of-way;

THENCE South 89 degrees 57 minutes 06 seconds East, departing said common line and along the common line between said U.S. Highway 180 right-of-way and said Lot 2R4, a distance of 150.00 feet to a set "X" cut in concrete;

THENCE North 89 degrees 51 minutes 26 seconds East, continuing along said common line, of 11.85 feet pass a set "X" cut in concrete for the northwest corner of Lot 2R5, Block 1 of said A.B. Cinema Development Addition, continuing along the common line between said U.S. Highway 180 right-of-way and said Lot 2R5 in a distance of 162.25 feet to a point for the common northeast corner of said Lot 2R5 and the northwest corner of Lot 4, Block 1 of said A.B. Cinema Development Addition, from which a 1/2-inch found iron rod with cap bears South 42 degrees 41 minutes 34 seconds East, a distance of 0.15 feet;

THENCE North 01 degree 44 minutes 30 seconds West, departing said south right-of-way line and along the common line between said Lot 2R5 and said Lot 4, a distance of 310.30 feet to a 1/2-inch set iron rod with cap for corner, said iron rod being on a circular curve to the right having a radius of 590.00 feet, whose chord bears South 27 degrees 31 minutes 34 seconds West, a distance of 513.29 feet;

THENCE North 89 degrees 49 minutes 45 seconds East, continuing along the common line between said Lot 2R1 and said Lot 4, a distance of 170.03 feet to a 1/2-inch found iron rod with cap for the most easterly northeast corner of said Lot 2R1 and the southeast corner of said Lot 4, said iron rod also being on the west right-of-way line of Cinema Drive (60 foot right-of-way);

THENCE South 01 degree 44 minutes 30 seconds West, along said west right-of-way line, a distance of 127.18 feet to a 1/2-inch set iron rod with cap for corner, said iron rod being on a circular curve to the right having a radius of 590.00 feet, whose chord bears South 27 degrees 31 minutes 34 seconds West, a distance of 513.29 feet;

THENCE Southerly, continuing along said west right-of-way line and along said curve to the right, through a central angle of 51 degrees 34 minutes 09 seconds, an arc length of 531.03 feet to an X-cut found for corner;

THENCE South 53 degrees 18 minutes 39 seconds West, continuing along said west right-of-way line, a distance of 16.26 feet to a 1/2-inch found iron rod with cap for corner on the common line between said Lot 2R1 and said Lot 1, said iron rod being on a circular curve to the right having a radius of 25.00 feet, whose chord bears North 81 degrees 41 minutes 21 seconds West, a distance of 35.36 feet;

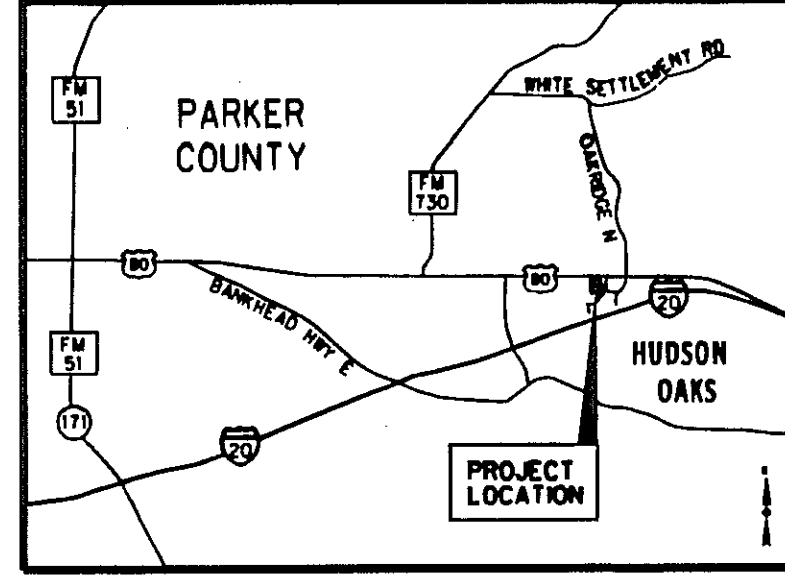
THENCE North 36 degrees 41 minutes 21 seconds West, continuing along said common line, a distance of 133.87 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 32 degrees 20 minutes 52 seconds West, continuing along said common line, a distance of 44.58 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 88 degrees 22 minutes 03 seconds West, continuing along said common line, a distance of 343.62 feet to the POINT OF BEGINNING AND CONTAINING 445,591 square feet or 10.23 acres of land, more or less.

GENERAL NOTES:

1. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C000E FOR PARKER COUNTY, TEXAS DATED SEPTEMBER 26, 2008, NONE OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN.
2. BEARINGS ARE BASED ON THE WEST LINE OF LOT 2R, BLOCK 1 OF CABINET C, SLIDE 355.
3. THE CURRENT PROPERTY OWNER SHALL INITIALLY BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREA LOTS AND FACILITIES. IT IS ANTICIPATED THAT THIS RESPONSIBILITY WILL BE TRANSFERRED TO A PROPERTY OWNER ASSOCIATION AT A FUTURE DATE.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF PUBLIC SIDEWALKS ALONG ADJACENT PUBLIC RIGHTS-OF-WAY AT THE TIME OF DEVELOPMENT OF EACH INDIVIDUAL LOT.



LOCATION MAP
 NOT TO SCALE

Doc# 744035 Fees: \$66.00
 06/24/2010 9:51AM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 TRAFF BRINSON COUNTY CLERK

SURVEYOR
 NAME: HALFF ASSOCIATES, INC.
 ADDRESS: DOUGLAS A. CALHOUN, R.P.L.S. NO. 5619
 4000 FOSSIL CREEK BLVD.
 FORT WORTH, TEXAS 76137
 PHONE: (817) 847-1422
 FAX: (817) 232-9784
 EMAIL: dcalhoun@halff.com

ENGINEER
 NAME: HALFF ASSOCIATES, INC.
 ADDRESS: J. RUSSELL KILLEN, P.E. NO. 64688
 4000 FOSSIL CREEK BLVD.
 FORT WORTH, TEXAS 76137
 PHONE: (817) 847-1422
 FAX: (817) 232-9784
 EMAIL: rkillem@halff.com

OWNER / DEVELOPER
 NAME: CONNELL REALTY SERVICES, INC.
 ADDRESS: MARK W. CONNELL
 2315 W. NORTHWEST HIGHWAY #2301
 DALLAS, TEXAS 75220
 PHONE: (214) 357-4694
 FAX: (214) 357-4953
 EMAIL: mwc@connellcompanies.com

DESIGN	DRAWN	DATE	SCALE	AVO	FILE	NO.
JRK	CADD	MAY 2010	1"=100'	23257	257CRP LOT2R1R5	1 OF 1