

OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, A. R. Dillard, Inc., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.929 acre tract of land situated in the David Eddleman Survey, A-440 and the B. L. Bledsoe Survey, A-2688, County of Parker, according to the deed recorded in Volume 2822, Page 1611, Real Property Records of Parker County, Texas, said tract being all of Lot 2 and Lot 3, Block 1, Shops at Hudson Oaks, an Addition to the City of Hudson Oaks, as shown on the final plat recorded in Cabinet D, Slide 147 of the Plat Records of Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 60d nail found in a concrete expansion joint in the southerly right of way of U. S. Highway No. 180 (aka Fort Worth Highway, 162.00 foot wide right of way) for the northwesterly corner of Lot 2 and the northeasterly corner of Lot 1;

THENCE North 89° 18' 37" East 73.68 feet along the southerly right of way of U. S. Highway No. 180 to a concrete right of way monument found for the northerly common corner of Lot 2 and Lot 3, from which a 1/2-inch iron rod found bears South 65° 35' 21" West 0.50 feet;

THENCE North 89° 22' 13" East 112.82 feet continuing along the southerly right of way of U. S. Highway No. 180 to a 1/2-inch iron rod found for the northerly common corner of Lot 3 and Lot 4;

THENCE South 00° 37' 47" East 217.00 feet along the common line of Lot 3 and Lot 4 to a mag nail found in rock for the southerly common corner of Lot 3 and Lot 4;

THENCE South 89° 22' 13" West along the common line of Lot 3 and Lot 6, at 112.00 feet pass a 1/2-inch iron rod found for the common corner of Lot 2, Lot 3, Lot 6 and Lot 8, continuing along the common line of Lot 2 and Lot 8 for a total distance of 186.50 feet to a mag nail found in concrete for the southerly common corner of Lot 2 and Lot 1;

THENCE North 00° 37' 47" West 216.92 feet along the common line of Lot 2 and Lot 1 to the POINT OF BEGINNING, and containing 0.929 acre (40,467 square feet), more or less.

Basis of Bearings: Final Plat-Shops At Hudson Oaks-Cabinet D, Slide 147-Plat Records of Parker County, Texas.

NOTE: This description is based upon field work performed during September, 2011.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, A. R. Dillard, Inc., by and through the undersigned, its duly authorized agent, does hereby adopt this replat designating the herein above described real property as LOT 2R, BLOCK 1, SHOPS AT HUDSON OAKS, an addition to the City of Hudson Oaks, Parker County, Texas and it does hereby dedicate to the public's use forever the streets, alleys, parks, and easements shown thereon.

WITNESS MY HAND, this the 15th day of December, 2011.

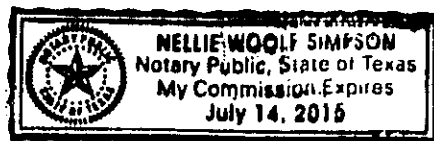
By: Jeff R. Dillard, President of A. R. Dillard, Inc.

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 Jeff R. Dillard, President of A.R. Dillard, Inc., known to me to be the person whose name is subscribed to the above and foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the 15th day of December, 2011.

Nellie Woolf Simpson, Notary Public in and for the State of Texas, My commission expires 7-14-15



APPROVED BY THE CITY OF HUDSON OAKS

City Administrator and City Engineer signatures and dates: 12-22-11 and 12/27/2011

Any development upon any lot, parcel, tract, or replat of the land herein being platted is subject to all subdivision and zoning 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.

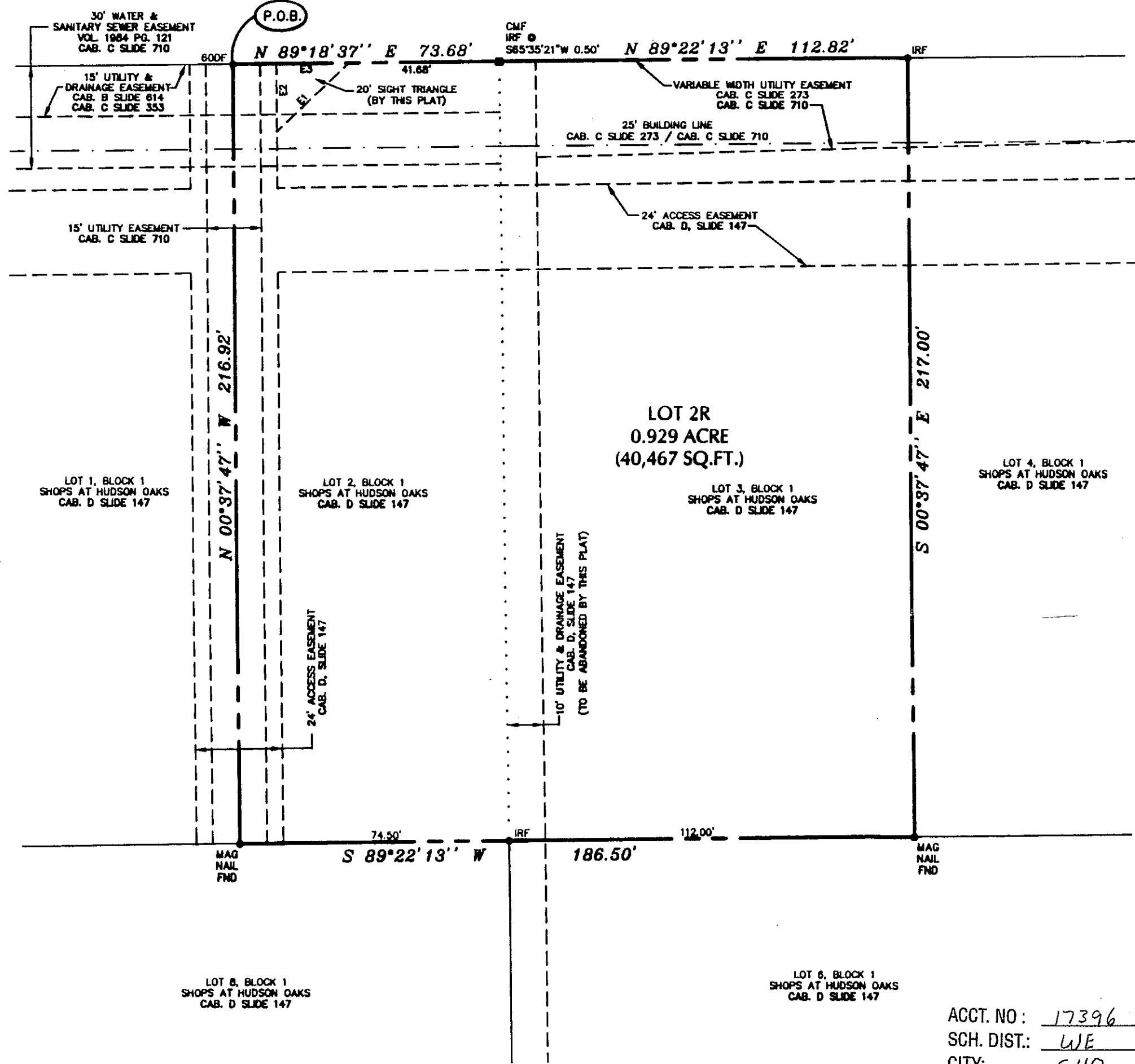
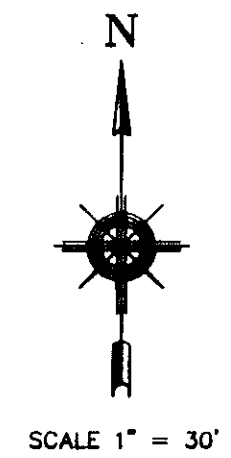
The parcel of land described hereon lies within Zone X (Areas determined to be outside 0.2 percent annual chance flood plain) according to Map No. 48367C 0300E, Federal Emergency Management Agency Flood Insurance Rate Map dated September 26, 2008.

DAVID EDDLEMAN SURVEY, A-440
B. L. BLEDSOE SURVEY, A-2688
HUDSON OAKS, PARKER COUNTY, TEXAS

Doc# 782445
Book 2887 Page 317

EASEMENT LINE TABLE
E1 S44°20'25"W 28.30'
E2 N00°37'47"W 20.00'
E3 N89°18'37"E 20.00'

U.S. HIGHWAY NO. 180
(FORT WORTH HIGHWAY)
(162' R.O.W.)



SURVEYOR'S CERTIFICATE:

This is to certify that I, Gary G. Brown, a Registered Professional Land Surveyor in 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 shall be properly marked on the ground, and that this plat correctly represents that survey made by me, or under my supervision.

Gary G. Brown, Registered Professional Land Surveyor No. 4654, Goodwin-Lasiter, Inc., 1806 S. Chestnut St., Suite 202, Lufkin, TX 75901

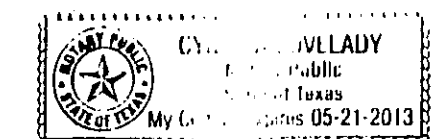


STATE OF TEXAS §
COUNTY OF ANGELINA §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary G. Brown, RPLS, 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 12th day of December, 2011.

Notary Public in and for the State of Texas, My commission expires 5-21-2013



ACCT. NO.: 17396
SCH. DIST.: WE EXISTING ZONING OF LOT 2 & LOT 3: GC-GENERAL COMMERCIAL
CITY: CHO
MAP NO.: J-15

LEGEND

- FOUND
IRF 1/2" Iron Rod
60DF 60D Nail
CMF Concrete Monument

Doc# 782445 Fees: \$66.00
12/27/2011 3:28PM # Pages 1
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS
JERNE BRUNSON, COUNTY CLERK

OWNER/DEVELOPER:
A. R. DILLARD, INC
1000 FOCH STREET SUITE 150
FORT WORTH, TEXAS 78107

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REPLAT
LOT 2R, BLOCK 1
SHOPS AT HUDSON OAKS

CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS
BEING A REVISION OF LOT 2 AND LOT 3, BLOCK 1 SHOPS AT HUDSON OAKS, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS AS SHOWN ON THE PLAT RECORDED IN CABINET D, SLIDE 147 PLAT RECORDS OF PARKER COUNTY, TEXAS

OCTOBER 2011



GOODWIN-LASITER, INC.
ENGINEERS - ARCHITECTS
SURVEYORS

1806 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlasiter.com
3000 STATE HWY 6 SOUTH, SUITE 102 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • clex@goodwinlasiter.com

THIS PLAT FILED IN CABINET

D SLIDE 163 DATE 12-27-11