

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- SETBACK LINE
- (C.M.) CONTROLLING MONUMENT
- IRF 1/2-INCH IRON ROD FOUND
- IRS 1/2-INCH IRON ROD
- IRS W/"PACHECO KOCH" CAP SET

0 50 100 200 300

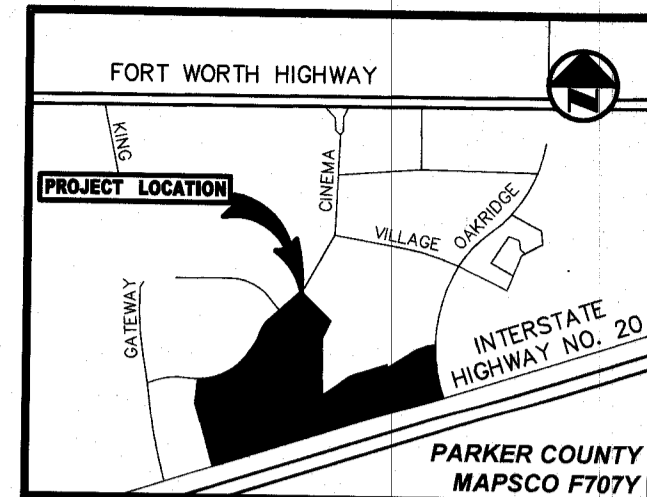
GRAPHIC SCALE IN FEET

1" = 100'

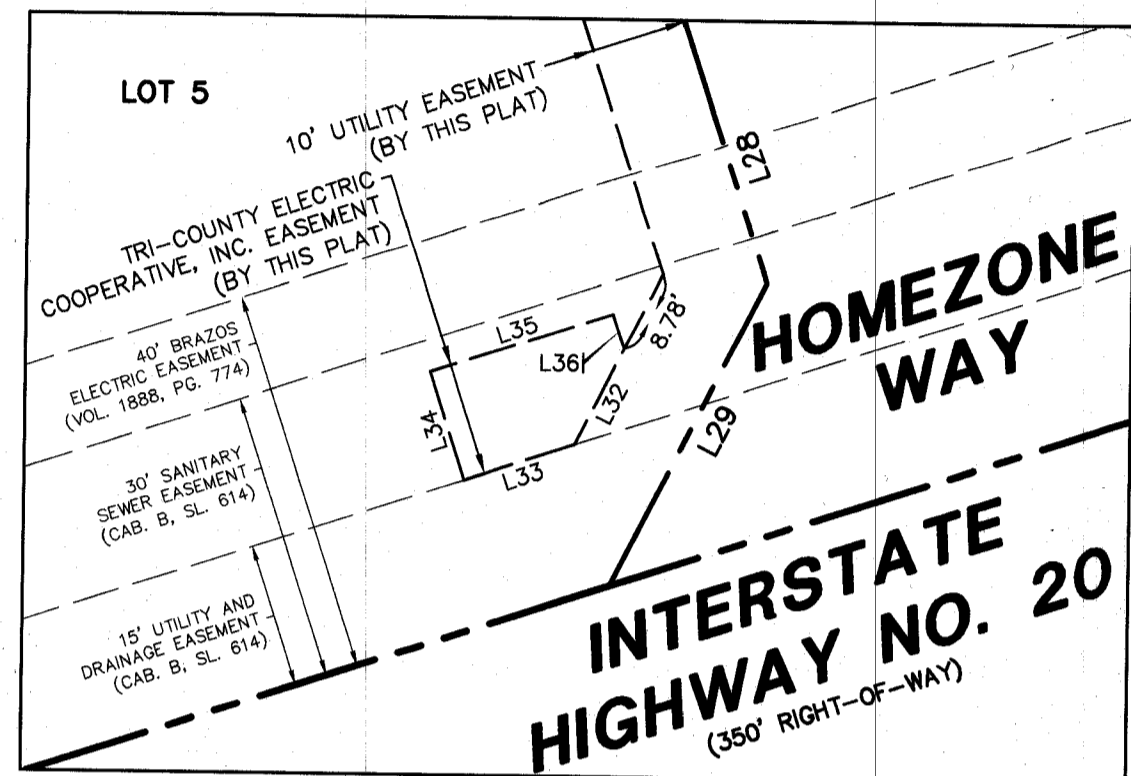
AREA TABLE

LOT	SF	ACRES
COMMON AREA C1R	110,415	2.535
LOT 3R	103,213	2.369
LOT 5	100,614	2.310
LOT 6	183,877	4.221
RIGHT-OF-WAY	21,952	0.504

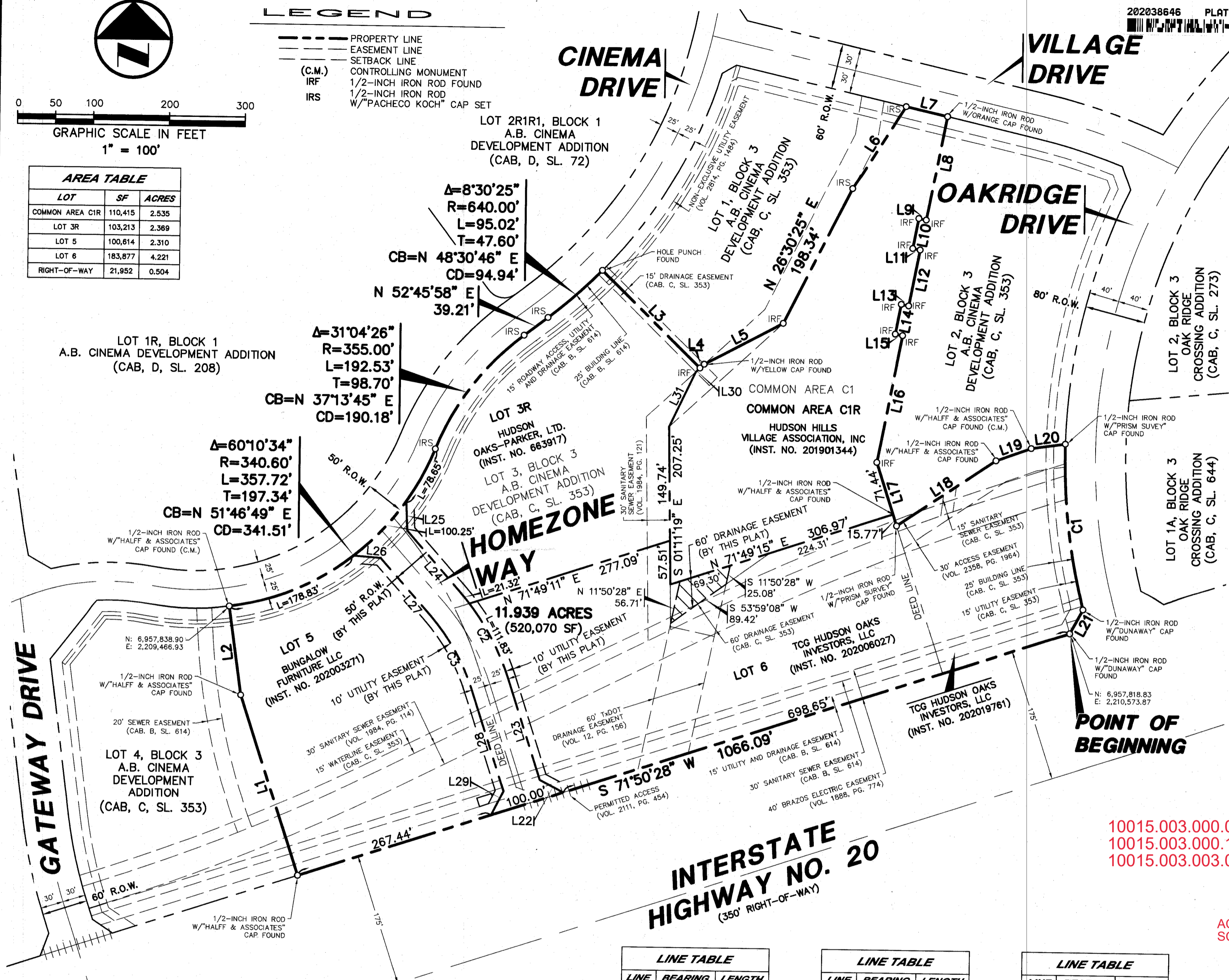
202038646 PLAT Total Pages: 1



VICINITY MAP (NOT TO SCALE)



1 DETAIL NOT TO SCALE



OWNER: BUNGALOW FURNITURE, LLC  
 2401 W. MARSHALL DRIVE  
 GRAND PRAIRE TX 75051  
 PHONE: 817-319-6800  
 jason@badamsgroup.com  
 CONTACT: JASON ADAMS

OWNER: HUDSON OAKS-PARKER, LTD. and  
 HUDSON HILLS VILLAGE ASSOCIATION, INC  
 P.O. BOX 541057  
 DALLAS, TX 75654  
 PHONE: 214-357-4694  
 mwc@connellcompanies.com  
 CONTACT: MARK CONNELL

OWNER: TCG HUDSON OAKS INVESTORS, LLC  
 12720 HILLCREST ROAD, SUITE 650  
 DALLAS, TX 75230  
 PHONE: 214-343-4477  
 EMAIL: tthompson@crestviewcompanies.com  
 CONTACT: TIM THOMPSON

SURVEYOR: PACHECO KOCH CONSULTING ENGINEERS, INC.  
 6100 WESTERN PLACE, SUITE 1001  
 FORT WORTH, TX 76107  
 817-412-7155  
 rtidwell@pkce.com  
 CONTACT: RUSSELL TIDWELL

10015.003.000.00  
 10015.003.000.10  
 10015.003.003.00

ACCT NO: 10015  
 SCH DIST: WE

- NOTES**
- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on November 2, 2019 with a combined scale factor of 1.00012.
  - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Map No. 483670300E, Community-Panel No. 480147 0300 E, Revised Date: September 26, 2008. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
 Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
  - Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits.
  - Coordinates shown are Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202 on grid values, no scale and no projection.
  - The purpose of this plat is to divide two lots in to four lots and a right-of-way.
  - The owners of all corner lots shall maintain sight triangles in accordance with the City's Subdivision Ordinance.
  - The owner hereby waives all claims 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.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 18°09'32" W	248.63'
L2	N 08°07'54" W	117.26'
L3	S 45°44'27" E	181.58'
L4	N 47°07'39" E	7.51'
L5	N 61°56'41" E	117.31'
L6	N 32°12'42" E	130.00'
L7	S 77°06'45" E	56.10'
L8	S 10°50'56" W	140.00'
L9	N 79°09'04" W	10.00'
L10	S 10°50'56" W	40.00'
L11	S 79°09'04" E	10.00'
L12	S 10°50'56" W	75.00'

**LINE TABLE**

LINE	BEARING	LENGTH
L13	N 79°09'04" W	10.00'
L14	S 10°50'56" W	40.00'
L15	S 79°09'04" E	10.00'
L16	S 10°50'56" W	169.82'
L17	S 18°10'48" E	87.21'
L18	N 56°06'59" E	156.40'
L19	N 70°04'26" E	49.39'
L20	N 81°39'13" E	45.18'
L21	S 28°06'43" W	36.10'
L22	N 63°09'33" W	35.36'
L23	N 18°09'34" W	139.28'
L24	N 41°37'55" W	104.94'

**LINE TABLE**

LINE	BEARING	LENGTH
L25	N 02°18'11" W	38.68'
L26	S 85°58'28" E	35.76'
L27	S 41°37'55" E	100.55'
L28	S 18°09'34" E	139.28'
L29	S 26°50'27" W	35.36'
L30	S 47°07'39" W	7.51'
L31	S 25°09'46" W	80.21'
L32	S 26°50'27" W	11.22'
L33	S 71°50'28" W	12.07'
L34	N 18°09'32" W	11.73'
L35	N 71°50'28" E	20.00'
L36	S 18°09'32" E	3.79'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	015°55'28"	790.00'	219.57'	110.50'	S 6°51'01" E	218.86'
C2	023°28'21"	325.00'	133.14'	67.52'	N 29°53'44" W	132.21'
C3	023°28'21"	275.00'	112.66'	57.13'	S 29°53'44" E	111.87'

SHEET 1 OF 2  
 FINAL PLAT  
**LOT 3R, 5, 6 AND  
 COMMON AREA C1R,  
 BLOCK 3, A.B. CINEMA  
 DEVELOPMENT ADDITION**  
 LOCATED IN THE CITY OF HUDSON OAKS  
 PARKER COUNTY, TEXAS  
 AND BEING OUT OF THE  
 COLUMBUS J. EDDLEMAN SURVEY, ABSTRACT NO. 439,  
 11.939 ACRES  
 4 LOTS  
 AUGUST 2020

**Pacheco Koch** 4060 BRYANT IRVIN ROAD  
 FORT WORTH, TX 76109 817.412.7155  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008001

DRAWN BY RMT	CHECKED BY PMD	SCALE 1"=100'	DATE AUG. 2020	JOB NUMBER 4437-19.528
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EG19

RTIDWELL 10/7/2020 2:41 PM M:\DWG-44\4437-19.528\DWG SURVEY C3D 2018\4437-19.528RP.DWG