PC C353

U.S. HIGHWAY 180
(150' RIGHT-OF-WAY)

R.O.W. DEDICATION
1,536 S.F.
0.035 ACRES

COMMON AREA C2
1,219 S.F.
0.028 ACRES

R.O.W. DEDICATION
219 S.F.
0.005 ACRES

SURVEY LINE

S89° 57' 06"E
343.03'

CONC MON

½" FIR

½" FIR RPLS 4818

N89° 51' 26"E
897.71'

15' UTILITY AND DRAINAGE EASEMENT CABINET B, SLIDE 614 P.R.P.C.T.

162.25' | 232.74' | 188.25' | 248.16' | 15.24'

75'

25' BUILDING LINE

15' UTILITY AND DRAINAGE EASEMENT CABINET B, SLIDE 614 P.R.P.C.T.

FIRST NATIONAL BANK OF WEATHERFORD
VOL. 2325, PG. 1867
D.R.P.C.T.

S01° 44' 30"W 310.30'

CHARLES & MILDRED MORRIS
VOL. 1132, PG. 608
D.R.P.C.T.

DALCO PARTNERS
VOL. 2066, PG. 1239
D.R.P.C.T.

C.E. MORRIS
VOL. 269, PG. 293
D.R.P.C.T.

SET 'X'

S57°37'45"E
32.96

C4-1-4 | C1-4-1 | C2-1-1 | C2-1-2 | C4-1-3 | C4-1-2 | C3-1-3 | CA2-2 | CA2-1

L10 | L5 | L9 | L7 | L6 | L8 | L11

SET PK NAIL

49.34' | 33.71' | 71.77'

R.O.W. DEDICATION
1,536 S.F.
0.035 ACRES

R.O.W. DEDICATION
219 S.F.
0.005 ACRES

LOT 4
72,883 SQ
1.67 ACRES

½" FIR RPLS 4818

N89° 49' 45"E
240.64'

½" FIR RPLS 4818

S01° 44' 30"W
127.18'

CIMEMA DRIVE
(50' RIGHT-OF-WAY)

S01° 44' 30"W 236.00'

CA2-2 | CA2-1 | C1-4-1 | C2-1-1

L1 | L5 | L6

½" FIR RPLS 4818

N01° 44' 30"E 159.30'

2

LOT 1
46,107 S.F.
1.06 ACRES

½" FIR RPLS 4818

S01°03'43"W 235.05'

N09°59'12"E 229.58'

S09°59'12"W 238.48'

LOT 2
58,984 S.F.
1.35 ACRES

235.00'

15' DRAINAGE EASEMENT

S89°51'26"W
253.84'
238.83'

LOT 1, BLOCK 2
OAK RIDGE CROSSING ADDITION
CABINET C, SLIDE 273
P.R.P.C.T.

S89°51'26"W 199.42'
214.42'

E6

S54°59'12"W
81.21'

B.L. BLEDSOE SURVEY ABSTRACT No. 2688

S00° 19' 19"E
717.39'

½" FIR RPLS 4818

25' BUILDING LINE

30' SANITARY SEWER EASEMENT
VOL. 1184, PG. 121
D.R.P.C.T.

LOT 3
70,303 S.F.
1.61 ACRES

215.03'

S01°03'43"W
176.78'
170.24'

BEALL HUDSON OAKS PROPERTIES, L.P.
VOL. 2202, PG. 603
VOL. 2202, PG. 607
VOL. 2202, PG. 611
D.R.P.C.T.

LOT 4
95,692 S.F.
2.20 ACRES

15' UTILITY AND DRAINAGE EASEMENT CABINET B, SLIDE 614 P.R.P.C.T.

10' TXU ELECTRIC CO. EASEMENT & R.O.W. VOL. 1845, PG. 63 D.R.P.C.T.

15' ROADWAY ACCESS, UTILITY AND DRAINAGE EASEMENT CABINET B, SLIDE 614 P.R.P.C.T.

25' BUILDING LINE

N33° 21' 10"W
21.84'

E1 | E2 | E5 | E3 | E4

S09°25'14"W
139.14'

N76° 34' 04"W 95.31'

VILLAGE DRIVE
(60' RIGHT-OF-WAY)
(30' F-F PVMT. WIDTH)

15' UTILITY EASEMENT

N76° 34' 04"W 211.41'

15.27'

S16° 34' 04"E 329.68'
401.15'

10.05'

N60° 04' 06"E
21.84'

15' UTILITY EASEMENT

LOT 1
81,859 S.F.
1.88 ACRES

N76° 34' 04"W
56.10'

E7 | E8 | E9

S16° 34' 04"E
121.25'

79.43'
109.16'

S32°45'23"W
130.00'

N11° 23' 37"E
140.00'

25' BUILDING LINE

20.54'

SURVEY LINE

3

15' DRAINAGE EASEMENT

N11° 23' 37"E
40.00'

L4 | L3 | L2 | L1

15' UTILITY AND DRAINAGE EASEMENT CABINET B, SLIDE 614 P.R.P.C.T.
(TO BE ABANDONED BY THIS PLAT)

N11° 23' 37"E
75.00'

LOT 2
108,358 S.F.
2.49 ACRES

HUDSON OAKS VENTURE
No. ONE, L.P.
VOL. 2358, PG. 1974
D.R.P.C.T.

N11° 23' 37"E
40.00'

N11° 23' 37"E
169.83'

15' UTILITY EASEMENT

S82° 11' 54"W
45.18'

N17° 38' 07"W
87.20'

S70° 37' 07"W
49.39'

15' SANITARY SEWER EASEMENT

½" FIR (BENT)

30.32'

15.20'

40'

215.32'

C3-3-1

C2

5/8" FIR DUNAWAY

S28° 36' 34"
36.10'

5/8" FIR DUNAWAY (CM #2)

C1

S19° 43' 59"E
33.75'

OAK RIDGE DRIVE
(80' RIGHT-OF-WAY)
(61' F-F PAVEMENT WIDTH)

350.96'

C3-2-1

C3-3-2

C1-1-3

CIMEMA DRIVE
(50' RIGHT-OF-WAY)
(40' F-F PAVEMENT WIDTH)

C1-2-1

C3-3-3

C1-2-2

C3-3-4

SET 'X'

7.50'

N45° 11' 46"W
181.58'

167.00'

166.24'

7.50'

S47° 40' 20"W
7.51'

S62° 29' 22"W
117.31'

S27° 03' 06"W
198.34'

N53° 18' 39"E
39.21'

15' DRAINAGE EASEMENT

S47° 40' 20"W
7.51'

E15 | E16 | E17

S25° 42' 27"W
80.21'

COMMON AREA C1
113,795 S.F.
2.61 ACRES

LOT 2R
452,370 S.F.
10.38 ACRES

C.J. EDDLEMAN SURVEY ABSTRACT No. 439

30' SANITARY SEWER EASEMENT
VOL. 1984, PG. 121
D.R.P.C.T.

S00° 38' 29"E
258.60'

30' SANITARY SEWER EASEMENT
VOL. 1984, PG. 114
D.R.P.C.T.

S56° 39' 40"W
156.40'

14.2'

E14 | EC1 | E13

15.17'

19.81'

31.16'

30' ACCESS ESMT.
VOL. 2358, PG. 1964
D.R.P.C.T.

N72° 21' 53"E
169.38'

N54° 31' 41"E
160.31'

89.42'

E12 | E11 | E10

SSMH

60' DRAINAGE EASEMENT

60' TxDOT DRAINAGE EASEMENT
VOL. 12, PG. 156
D.R.P.C.T.

25' BUILDING LINE

BEALL HUDSON OAKS PROPERTIES, L.P.
VOL. 2202, PG. 603
VOL. 2202, PG. 607
VOL. 2202, PG. 611
D.R.P.C.T.

25' BUILDING LINE
CAB. B, SLIDE 614
P.R.P.C.T.

N57° 14' 33"W
68.78'

S89° 49' 45"W 236.25'

S01° 37' 57"W
50.00'

S32° 20' 52"E
44.58'

LOT 5
39,221 S.F.
0.90 ACRES

S 53°18'39" W
16.26'

S36° 41' 21"E
133.87'

C1-1-1

S53° 18' 39"W
22.95'

SET 'X'

SET 'X'

C1-1-2

N53° 18' 39"E
39.21'

15' DRAINAGE EASEMENT

S47° 40' 20"W
7.51'

S25° 42' 27"W
80.21'

E15 | E16 | E17

COMMON AREA C1
113,795 S.F.
2.61 ACRES

15' WATERLINE EASEMENT

60' ELECTRIC EASEMENT CABINET B, SLIDE 614 P.R.P.C.T.

BRAZOS ELECTRIC
40' ELECTRIC EASEMENT
VOL. 1888, PG. 774
D.R.P.C.T.

1,066.09'

30' SANITARY SEWER EASEMENT
CABINET B, SLIDE 614
P.R.P.C.T.

NOTES

SEE SHEET 1 OF 4 FOR BEARING AND CURVE DATA TABLES.

REPLAT
OF
LOTS 1 - 3
TO
LOTS 1, 2R, 3R AND 4 - 6, BLOCK 1
LOTS 1 - 4, BLOCK 2
LOTS 1 - 4, BLOCK 3
AND
COMMON AREAS C1 AND C2
OF THE
A.B. CINEMA DEVELOPMENT ADDITION
OUT OF THE
C.J. EDDLEMAN SURVEY, ABSTRACT NO. 439
EMMETT ALEXANDER SURVEY, ABSTRACT NO. 1923
B.L. BLEDSOE SURVEY, ABSTRACT NO. 2688
ADDISON HAWKINS, SURVEY, ABSTRACT NO. 665
P.B. PIPKIN, SURVEY, ABSTRACT NO. 1073
IN THE
CITIES OF HUDSON OAKS AND WEATHERFORD,
PARKER COUNTY, TEXAS

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

N

0 25 50 75 100 200 300
SCALE IN FEET

MATCH LINE (SEE SHEET 2)

S88° 22' 03"E
1,290.41'

½" FIR

½" FIR

343.62'
S88° 22' 03"E 567.72'

1066.31'

6.06' MAX. FENCE LINE ENCROACHMENT

2.07' MAX. FENCE LINE ENCROACHMENT

N00° 00' 16"W
741.43'

N01° 37' 57"E
282.99'

CYNTHIA LYNN DAVIDSON/HICKMAN
VOL. 1805, PG. 955
D.R.P.C.T.
MARCH 5, 1999

C.E. MORRIS
VOL. 327, PG. 278
D.R.P.C.T.

EMMETT ALEXANDER SURVEY ABSTRACT No. 1923

1

LOT 1
298,644 S.F.
6.86 ACRES

BEALL CINEMA PROPERTIES, L.P.
VOL. 2202, PG. 615
D.R.P.C.T.

LOT 3R
1,790,494 S.F
41.10 ACRES

C1-1-6

15' ROADWAY ACCESS, UTILITY AND DRAINAGE EASEMENT CABINET B, SLIDE 614 P.R.P.C.T.

25' BUILDING LINE
CAB. B, SLIDE 614
P.R.P.C.T.

N13° 10' 27"W
48.51'

C1-3R-2 | C1-3R-1 | C1-1-5 | C1-1-4

S24°56'51"E
50.00'

SET 'X'

C3-4-2 | C3-4-3

N38° 16' 16"E
98.09'

41.60'

C1-1-6
19.66'

S72° 23' 09"W
234.96'

S63° 11' 01"E
262.19'

N01° 35' 13"W
117.26'

20' SANITARY SEWER EASEMENT
CABINET B, SLIDE 614
P.R.P.C.T.

LOT 3
406,279 S.F.
9.33 ACRES

15' UTILITY EASEMENT

GATEWAY DRIVE
(60' RIGHT-OF-WAY)
(30' F-F PVMT. WIDTH)

N08° 49' 42"W 197.27'

S08° 49' 42"E 230.58'

N01° 35' 13"W 248.63'

LOT 4
101,864
2.34 ACRES

1

LOT 6
113,030
2.59 AC

C1-1-7

130.71'

113.79'

N17° 36' 16"W
24.05'

18.80'

19.50'

31.97'

N56° 10' 52"W
255.06'

S17° 36' 16"E
24.06'

18.79'

S21° 08' 17"W
32.06'

19.59'

229.93'

S72° 23' 09"W
3,873.02'

TxDOT MON

TxDOT MON

TxDOT MON

15' UTILITY AND DRAINAGE EASEMENT CABINET B, SLIDE 614 P.R.P.C.T.

INTERSTATE HIGHWAY 20
(350' RIGHT-OF-WAY)

SURVEYOR	ENGINEER	OWNER /DEVELOPER	OWNER	OWNER
NAME: HALFF ASSOCIATES, INC. ROBERT L DAVIS, R.P.L.S. No. 5836	NAME: HALFF ASSOCIATES, INC. J. RUSSELL KILLEN, P.E. No. 64688	NAME: BEALL CINEMA PROPERTIES, L.P. BEALL HUDSON OAKS PROPERTIES, L.P.	NAME: FIRST NATIONAL BANK OF WEATHERFORD	NAME: HUDSON OAKS VENTURE NO. ONE, L.P.
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		EMAIL: rsbeall@aol.com		

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DESIGN	DRAWN	DATE	SCALE	AVO	FILE	NO.
RLD	CADD	NOVEMBER 2005	1"=100'	23257	257CFP03	3 OF 4

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