

WHEREAS LARRY JR. LAND & CATTLE II, LLC, AND HUDSON OAKS CREEKSIDE, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE P.B. PIPKIN SURVEY, ABSTRACT NO. 1073 AND THE C.J. EDDLEMAN SURVEY, ABSTRACT NO. 490, PARKER COUNTY, TEXAS, AS DESCRIBED IN THE DEEDS AS RECORDED IN BOOK 2815, PAGE 1408, DEED RECORDS, PARKER COUNTY, TEXAS, AND DOCUMENT NO. 201607238, SAID DEED RECORDS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIELD NOTES FOR ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT 6, BLOCK 1 OF A.B. CINEMA DEVELOPMENT ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS AND WEATHERFORD, ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 353, AND LOT 3R2, BLOCK 1, REPLAT OF A.B. CINEMA DEVELOPMENT ADDITION, CABINET D, PAGE 208 PLAT RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A METAL FENCE CORNER POST FOUND FOR THE MOST WEST NORTHWEST CORNER OF LOT 3R2, OF SAID PLAT;  
THENCE NORTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 495.41 FEET TO A METAL FENCE CORNER POST FOUND FOR ANGLE POINT;  
THENCE SOUTH 00 DEGREES 51 MINUTES 23 SECONDS WEST, A DISTANCE OF 206.17 FEET TO A METAL FENCE CORNER POST FOUND FOR ANGLE POINT;  
THENCE NORTH 89 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 129.18 FEET TO A 1/4 INCH IRON ROD WITH CAP SET FOR ANGLE POINT;  
THENCE NORTH 00 DEGREES 10 MINUTES 56 SECONDS EAST, A DISTANCE OF 31.78 FEET TO A 1/4 INCH IRON ROD WITH CAP SET FOR ANGLE POINT, BEING AT THE TERMINUS OF THE WEST RIGHT OF WAY LINE OF HANCOCK ROAD, A 40 FOOT WIDE RIGHT OF WAY UNDER APPARENT PUBLIC USE;  
THENCE NORTH 88 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 539.77 FEET TO A 1/4 INCH IRON ROD WITH CAP SET FOR ANGLE POINT;  
THENCE NORTH 00 DEGREES 30 MINUTES 53 SECONDS EAST, A DISTANCE OF 790.62 FEET 1/4 INCH IRON ROD WITH CAP SET FOR ANGLE POINT AND THE SOUTHWEST CORNER OF LOT 3R1 OF SAID PLAT;  
THENCE SOUTH 88 DEGREES 55 MINUTES 57 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 3R1, A DISTANCE OF 787.08 FEET 1/4 INCH IRON ROD WITH CAP SET FOR ANGLE POINT, BEING IN THE WEST LINE OF LOT 3R3 OF SAID PLAT;  
THENCE SOUTH 01 DEGREES 02 MINUTES 39 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 3R3, A DISTANCE OF 228.85 FEET TO A 5/8 INCH IRON ROD FOUND FOR ANGLE POINT AND THE SOUTHWEST CORNER OF SAID LOT 3R3;  
THENCE NORTH 71 DEGREES 50 MINUTES 53 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 3R3, A DISTANCE OF 253.09 FEET TO A 5/8 INCH IRON ROD FOUND FOR ANGLE POINT, BEING THE BEGINNING OF A TANGENT CURVE;  
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 35.22 FEET, A CENTRAL ANGLE OF 07 DEGREES 20 MINUTES 17 SECONDS, WHOSE CHORD BEARS NORTH 69 DEGREES, 10 MINUTES 44 SECONDS EAST, A DISTANCE OF 35.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR A POINT OF NON-TANGENCY, BEING IN THE NORTH RIGHT OF WAY LINE OF CINEMA DRIVE, A 50 FOOT RIGHT OF WAY UNDER APPARENT PUBLIC USE;  
THENCE SOUTH 25 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET TO 1/4 INCH IRON ROD WITH CAP SET FOR ANGLE POINT, BEING IN THE SOUTH RIGHT OF WAY LINE OF SAID CINEMA DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE;  
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 18.60 FEET, A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 47 SECONDS, WHOSE CHORD BEARS NORTH 62 DEGREES 50 MINUTES 48 SECONDS EAST, A DISTANCE OF 18.60 FEET TO A CHISELED "X" FOUND IN CONCRETE FOR A POINT OF NON-TANGENCY;  
THENCE SOUTH 63 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 16.57 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR ANGLE POINT, BEING IN THE WEST RIGHT OF WAY LINE OF GATEWAY DRIVE, A 60 FOOT RIGHT OF WAY UNDER APPARENT PUBLIC USE;  
THENCE SOUTH 07 DEGREES 23 MINUTES 12 SECONDS EAST, WITH THE WEST RIGHT OF WAY LINE OF SAID GATEWAY DRIVE, A DISTANCE OF 238.61 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR ANGLE POINT AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT;  
THENCE ALONG SAID CURVE TO THE LEFT AND THE WEST RIGHT OF WAY LINE OF SAID GATEWAY DRIVE, HAVING A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 127.89 FEET, A CENTRAL ANGLE OF 10 DEGREES 46 MINUTES 34 SECONDS, WHOSE CHORD BEARS SOUTH 12 DEGREES 46 MINUTES 29 SECONDS EAST, A DISTANCE OF 127.71 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR A POINT OF TANGENCY;  
THENCE SOUTH 18 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE OF 24.08 FEET TO 1/2 INCH IRON ROD WITH CAP SET FOR ANGLE POINT;  
THENCE SOUTH 20 DEGREES 34 MINUTES 47 SECONDS WEST, A DISTANCE OF 32.95 FEET TO A TxDOT MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT, BEING IN THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 20, A 350 FOOT PUBLIC RIGHT OF WAY;  
THENCE SOUTH 71 DEGREES 49 MINUTES 52 SECONDS WEST, WITH THE NORTH RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 20, A DISTANCE OF 2451.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT;  
THENCE NORTH 00 DEGREES 14 MINUTES 20 SECONDS WEST, WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 740.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.465 ACRES (1,370,624 SQUARE FEET) OF LAND, MORE OR LESS.

THERE ARE NO LIENS AGAINST THE PROPERTY.  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LARRY JR. LAND & CATTLE II, LLC, AND HUDSON OAKS CREEKSIDE, LTD., OWNERS OF ABOVE DESCRIBED PROPERTY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "A.B. CINEMA DEVELOPMENT ADDITION", AN ADDITION TO THE CITY OF HUDSON OAKS AND THE CITY OF WEATHERFORD, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD. IN ADDITION UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE OF PARTICULAR UTILITIES. SAID USES BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF HUDSON OAKS & THE CITY OF WEATHERFORD USE THEREOF. THE CITY OF HUDSON OAKS AND THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF SUCH UTILITIES.

WITNESS MY HAND AT HUDSON OAKS, PARKER COUNTY, TEXAS THIS 12 DAY OF JAN, 2017

STATE OF TEXAS  
COUNTY OF Dallas  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Allen

MEMBER OF LARRY JR. LAND & CATTLE II, LLC, A CORPORATION KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 12 DAY OF Jan 2017

SHARON TURNEY JENNINGS  
Notary ID # 126370930  
My Commission Expires January 10, 2020

WITNESS MY HAND AT HUDSON OAKS, PARKER COUNTY, TEXAS THIS 17 DAY OF Jan 2017

STATE OF TEXAS  
COUNTY OF Dallas  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Altman

MEMBER OF HUDSON OAKS CREEKSIDE, LTD., A CORPORATION KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 17 DAY OF Jan 2017

NOTARY PUBLIC AND FOR THE STATE OF TEXAS

CAITLYN HUSSEY  
Notary Public, State of Texas  
Comm. Expires 06-03-2017  
Notary ID 12944234

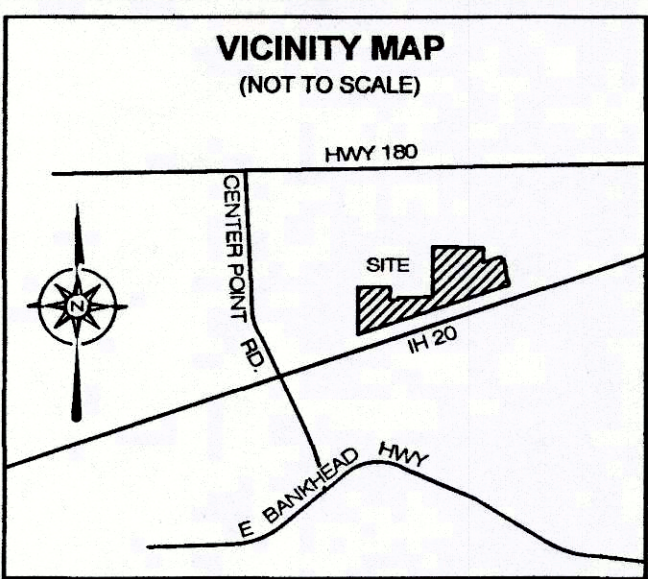
201701698 PLAT Total Pages: 4

DRAWN BY: JAGMILL DATE: 01/09/2016 JOB NO. 1510.0038 SCALE: 1" = 100' PAGE: 1 OF 4

301 W. BROADWAY ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106

ALL AMERICAN SURVEYING

D 668



N:6957352.32  
E:2206891.39  
P.O.B.

J.B. TEAGUE ETUX,  
JOY TEAGUE  
VOL. 2011, PG. 1150  
CALLED 5 ACRES

A. HAWKINS SURVEY  
A-665

HERMILTO GONZALEZ GUERRA  
VOL. 2828, PG. 1485  
D.R.P.C.T.

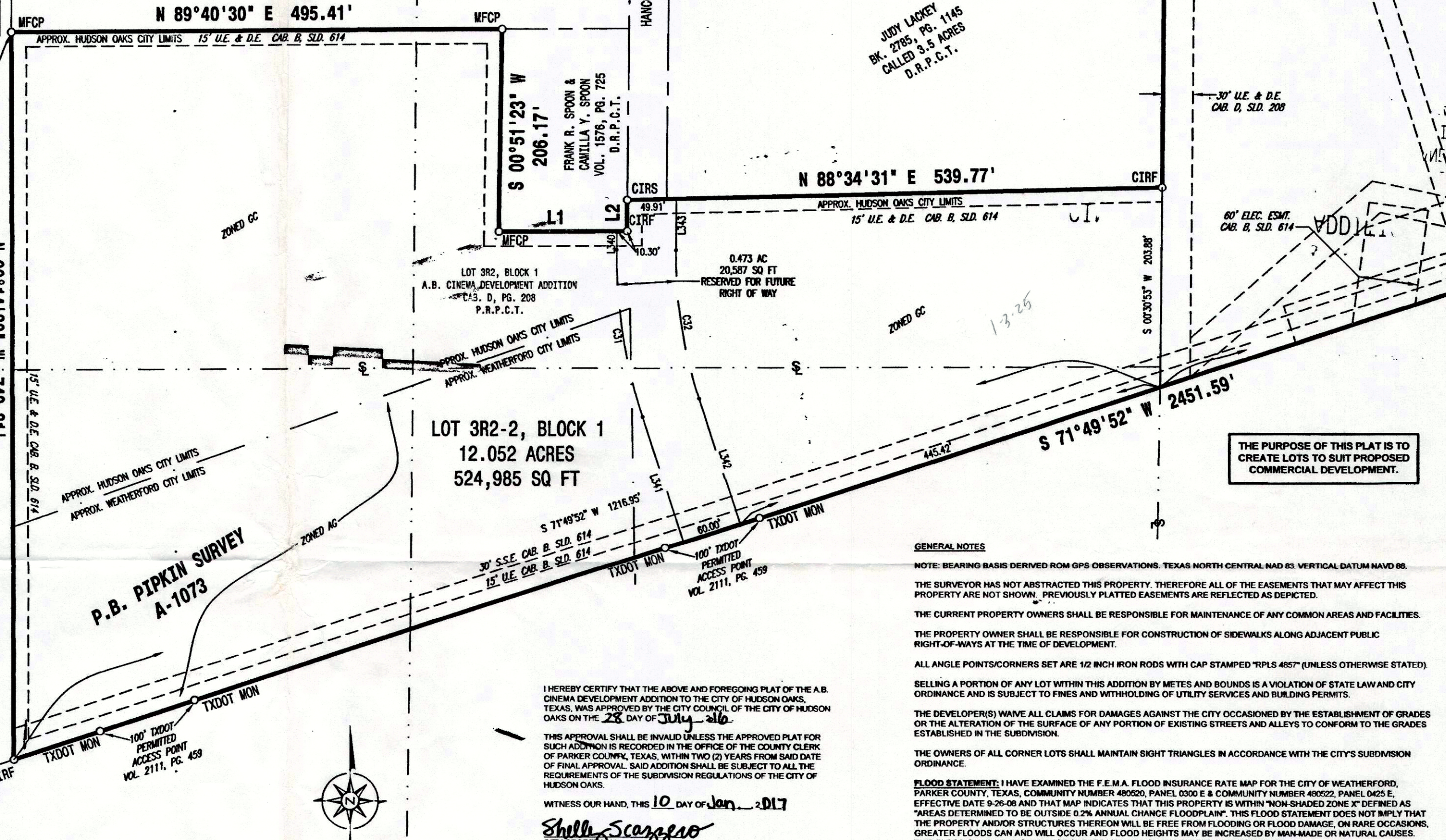
NORA LA FAYE WOODY  
VOL. 1141, PG. 471  
CALLED 1.72 ACRES  
D.R.P.C.T.

JUDY LACEY  
BK. 2785, PG. 1145  
CALLED 3.5 ACRES  
D.R.P.C.T.

30" EMPIRE GAS  
PRELIM EXCISEMENT  
VOL. 767, PG. 233  
(PER GROUND LOCATION)

30" U.E. & D.E.  
CAR. D. SLD. 208

60" ELEC. ESMT.  
CAR. B. SLD. 614



THE PURPOSE OF THIS PLAT IS TO  
CREATE LOTS TO SUIT PROPOSED  
COMMERCIAL DEVELOPMENT.

GENERAL NOTES  
NOTE: BEARING BASIS DERIVED FROM GPS OBSERVATIONS. TEXAS NORTH CENTRAL NAD 83. VERTICAL DATUM NAVD 88.  
THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THEREFORE ALL OF THE EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE NOT SHOWN. PREVIOUSLY PLATTED EASEMENTS ARE REFLECTED AS DEPICTED.  
THE CURRENT PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY COMMON AREAS AND FACILITIES.  
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWAYS ALONG ADJACENT PUBLIC RIGHT-OF-WAYS AT THE TIME OF DEVELOPMENT.  
ALL ANGLE POINTS/CORNERS SET ARE 1/2 INCH IRON RODS WITH CAP STAMPED "RPLS 4857" (UNLESS OTHERWISE STATED).  
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.  
THE DEVELOPER(S) WAIVE 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.  
THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.  
FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, COMMUNITY NUMBER 480520, PANEL 0300 E & COMMUNITY NUMBER 480522, PANEL 0425 E, EFFECTIVE DATE 9-26-08 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.  
WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITIES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.  
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.  
VAM IF NEEDED.  
SUBJECT AND ADJACENT PROPERTY WITHIN CITY LIMITS OF WEATHERFORD IS ZONED AG. SUBJECT AND ADJACENT PROPERTY WITHIN CITY LIMITS OF HUDSON OAKS IS ZONED GC.  
BUILDING PERMITS IN THE PORTION OF THE PLAT IN WEATHERFORD WILL REQUIRE EITHER A SURVEY SHOWING THE ACTUAL WEATHERFORD CITY LIMIT OR AN AMENDING PLAT LOCATING THE WEATHERFORD CITY LIMIT PRIOR TO PERMIT ISSUANCE.  
UNLESS OTHERWISE APPROVED, THE PORTION OF THE PLAT LOCATED IN THE CITY OF WEATHERFORD WILL BE SERVED BY CITY OF WEATHERFORD UTILITIES.

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE A.B. CINEMA DEVELOPMENT ADDITION TO THE CITY OF HUDSON OAKS, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF HUDSON OAKS ON THE 28 DAY OF July 2016.  
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 10 DAY OF Jan 2017

Shelly Scappeno  
CITY SECRETARY

RECOMMENDED FOR FINAL APPROVAL:  
DATE 1/10/17  
CHAIRMAN PLANNING AND ZONING COMMISSION

ATTEST:  
Shelly Scappeno 1/10/17  
CITY SECRETARY

APPROVED:  
Parker 1-11-17  
MAYOR  
CITY OF HUDSON OAKS, TEXAS

ATTEST:  
Shelly Scappeno 1/11/17  
CITY SECRETARY

RECOMMENDED FOR FINAL APPROVAL:  
DATE 1.9.17  
CITY ENGINEER

APPROVED BY:  
Dorothy 1-9-17  
CITY MANAGER/CITY MAYOR

ATTEST:  
Mirinda Howse 1/9/17  
CITY SECRETARY

10015-001-003-20 12-054  
10015-001-003-25 16.815  
10015-001-006-00 2.545  
FINAL PLAT  
LOTS 3R2-1, 3R2-2, 6R-1 & 6R-2  
A.B. CINEMA DEVELOPMENT ADDITION

CONSISTING OF 31.465-ACRES (1,370,624 SQ FT) AND BEING A REPLAT OF LOT 6, BLOCK 1, OF THE A.B. CINEMA DEVELOPMENT ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS AND WEATHERFORD, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, PAGE 353, PLAT RECORDS, PARKER COUNTY, TEXAS, AND ALSO LOT 3R2, BLOCK 1, OF THE A.B. CINEMA DEVELOPMENT ADDITION, AS RECORDED IN CABINET P, PAGE 208, PLAT RECORDS, PARKER COUNTY, TEXAS.  
PLAT PREPARED 05/17/2016

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

301 W. BROADWAY ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106

STATE OF TEXAS REGISTERED LAND SURVEYOR J.E. THOMPSON 4857

SURVEYOR JOHN E. THOMPSON, II ALL AMERICAN SURVEYING 301 W. BROADWAY STREET GAINESVILLE, TX 76240 (940) 665-9105 JT@ALLAMERICANSURVEYING.COM

OWNERS LARRY JR. LAND & CATTLE II, LLC 200 BAILEY, STE. 308 FORT WORTH, TX 76107 (214) 740-0175

HUDSON OAKS CREEKSIDE, LTD. 15653 HWY 243 KAUFMAN, TEXAS 75142 (872) 852-7878 FIRSTCORP@GMAIL.COM

ENGINEER EVOLVING TEXAS 430 THROCKMORTON STREET, STE. 930 FORT WORTH, TX 76102 (817) 529-2700 SAMANTHA@EVOLVINGTEXAS.COM