

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS HUDSON OAKS CREEKSIDE, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE P.B. PIPKIN SURVEY, ABSTRACT NO. 1073 AND THE C.J. EDDLEMAN SURVEY, ABSTRACT NO. 439, PARKER COUNTY, TEXAS, AS DESCRIBED IN THE DEEDS AS RECORDED IN BOOK 2815, PAGE 1498, DEED RECORDS, PARKER COUNTY, TEXAS, AND DOCUMENT NO. 201807238, SAID DEED RECORDS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE C.J. EDDLEMAN SURVEY, ABSTRACT NUMBER 439, PARKER COUNTY, TEXAS, BEING ALL OF LOTS 3R2-1, 6R-2 AND 6R-1, BLOCK 1, ALONG WITH THE RIGHT-OF-WAY OF CINEMA DRIVE, AS SHOWN ON THE REPLAT OF THE A.B. CINEMA DEVELOPMENT ADDITION, RECORDED IN CABINET D, PAGE 668 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" ALUMINUM TxDOT MONUMENT FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 20 (IN 20) AT THE SOUTHWEST CORNER OF SAID LOT 3R2-1 AND THE SOUTHWEST CORNER OF LOT 3R2-2, BLOCK 1 OF SAID A.B. CINEMA ADDITION;

THENCE NORTH 00 DEGREES 30 MINUTES 53 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 3R2-1, A DISTANCE OF 994.50 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 88 DEGREES 55 MINUTES 57 SECONDS EAST, WITH THE WESTERNMOST NORTH LINE OF SAID LOT 3R2-1, A DISTANCE OF 787.08 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHERNMOST NORTHEAST CORNER THEREOF;

THENCE SOUTH 01 DEGREES 02 MINUTES 39 SECONDS WEST, WITH THE WESTERNMOST WEST LINE OF SAID LOT 3R2-1, A DISTANCE OF 228.85 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT A REENTRANT CORNER THEREOF;

THENCE NORTH 71 DEGREES 50 MINUTES 53 SECONDS EAST, WITH THE EASTERNMOST NORTH LINE OF SAID LOT 3R2-1, A DISTANCE OF 253.08 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT A POINT IN THE RIGHT-OF-WAY LINE OF SAID CINEMA DRIVE AT THE SOUTHERNMOST NORTHEAST CORNER OF SAID LOT 3R2-1 AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 07 DEGREES 20 MINUTES 17 SECONDS, AND A CHORD WHICH BEARS NORTH 82 DEGREES 10 MINUTES 44 SECONDS EAST A DISTANCE OF 35.22 FEET, WITH THE RIGHT-OF-WAY LINE OF CINEMA DRIVE, AN ARC DISTANCE OF 35.22 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 25 DEGREES 36 MINUTES 32 SECONDS EAST, WITH THE RIGHT-OF-WAY LINE OF CINEMA DRIVE, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 03 DEGREES 16 MINUTES 47 SECONDS, AND A CHORD WHICH BEARS NORTH 82 DEGREES 50 MINUTES 48 SECONDS EAST A DISTANCE OF 18.60 FEET, WITH THE RIGHT-OF-WAY LINE OF CINEMA DRIVE, AN ARC DISTANCE OF 18.60 FEET TO AN "X" CUT FOUND FOR CORNER;

THENCE SOUTH 63 DEGREES 50 MINUTES 16 SECONDS EAST, WITH THE RIGHT-OF-WAY LINE OF CINEMA DRIVE, A DISTANCE OF 16.57 FEET TO A CAPPED IRON ROD FOUND 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 24.06 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 32.05 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 IH 20, A DISTANCE OF 1234.63 FEET TO THE POINT OF BEGINNING AND ENCLOSING 19.414 ACRES OF LAND, MORE OR LESS.

THERE ARE NO LIENS AGAINST THE PROPERTY.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HUDSON OAKS CREEKSIDE, LTD., BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERINAFORE DESCRIBED PROPERTY AS LOTS 3R2-1-2 AND 6R-1-2, BLOCK 1, OF THE A.B. CINEMA DEVELOPMENT ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, AND WE DO HEREBY DEDICATE THE RIGHT-OF-WAYS AND EASEMENTS SHOWN THEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

WITNESS MY HAND AT HUDSON OAKS, PARKER COUNTY, TEXAS THIS 19 DAY OF Nov. 2018

*John E. Thompson, Surveyor*  
STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *John E. Thompson* 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 19 DAY OF Nov. 2018

*Nancy J. Vander Giessen*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires January 08, 2020

THIS IS TO CERTIFY THAT I, J.E. THOMPSON, II, A REGISTERED PROFESSIONAL LAND SURVEYOR OF 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.

*J.E. Thompson*  
J.E. THOMPSON, II, SURVEYOR  
TEXAS R.P.L.S. NO. 4857  
DATE: 11/26/18

STATE OF TEXAS  
COUNTY OF PARKER

EDWARD L. JAMES AND WIFE, CATHERINE A. JAMES  
VOL. 602, PG. 496  
CALLED 1 ACRE  
D.R.P.C.T.

EDWARD L. JAMES AND WIFE, CATHERINE A. JAMES  
VOL. 625, PG. 117  
CALLED 1.72 ACRES  
D.R.P.C.T.

JOHN MAHONEY AND WIFE, ANTONIA FERONICA MAHONEY  
VOL. 836, PG. 458  
CALLED 1.72 ACRES  
D.R.P.C.T.

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

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

LOT 3R2-2, BLOCK 1  
A.B. CINEMA DEVELOPMENT ADDITION  
CAB. D, PG. 668  
P.R.P.C.T.

LOT 3R2-1, BLOCK 1  
A.B. CINEMA DEVELOPMENT ADDITION  
CAB. D, PG. 208  
P.R.P.C.T.

LOT 6R-1, BLOCK 1  
A.B. CINEMA DEVELOPMENT ADDITION  
CAB. D, PG. 208  
P.R.P.C.T.

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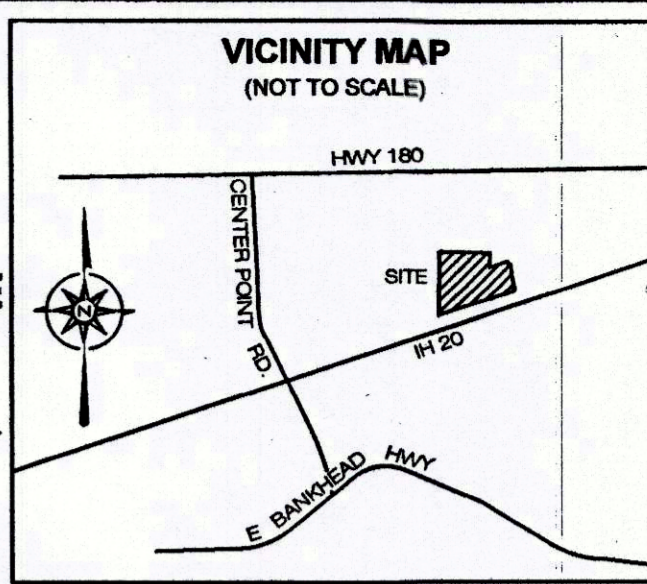
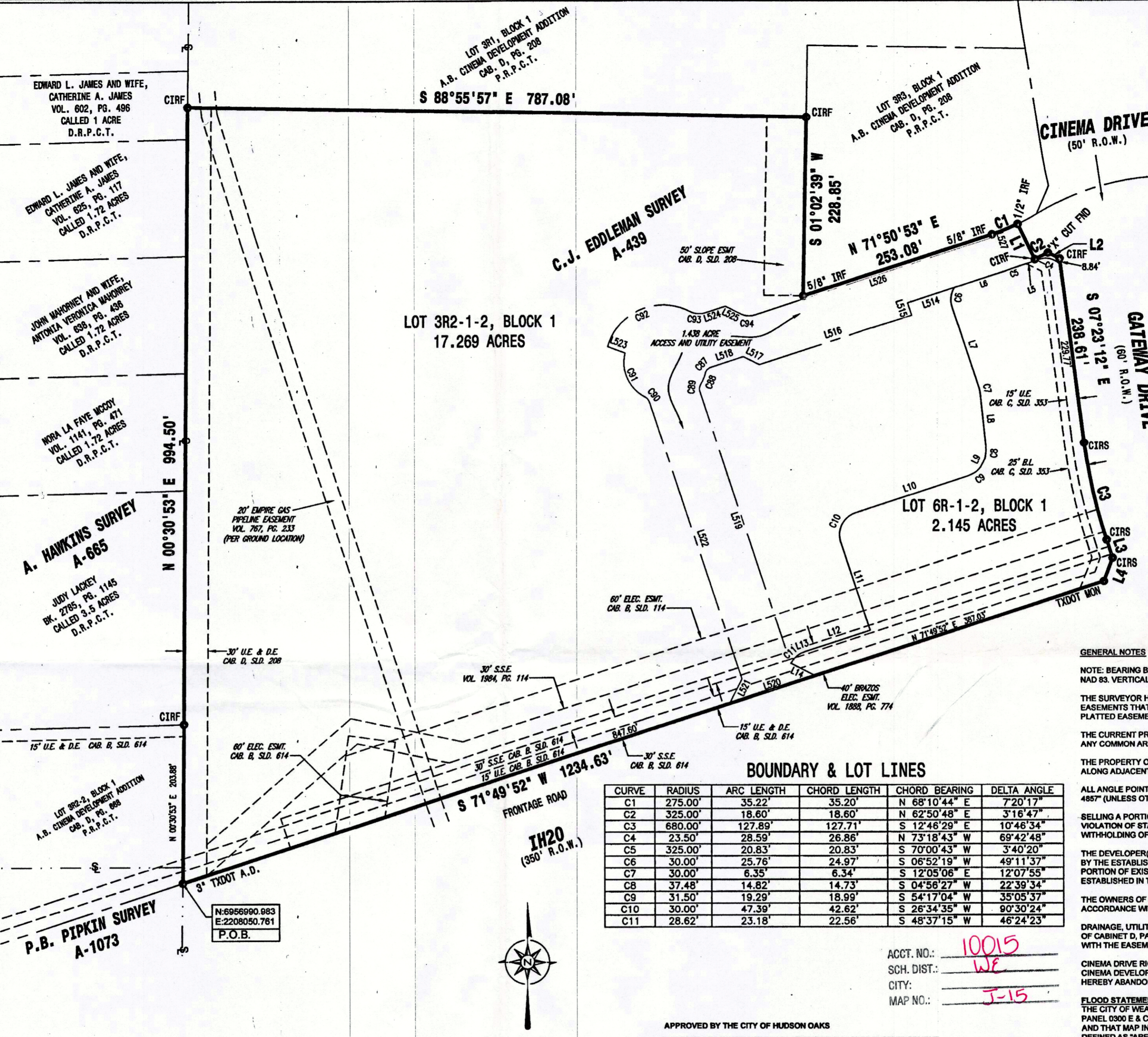
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LOT 3R2-2, BLOCK 1  
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CAB. D, PG. 668  
P.R.P.C.T.

LOT 3R2-1, BLOCK 1  
A.B. CINEMA DEVELOPMENT ADDITION  
CAB. D, PG. 208  
P.R.P.C.T.

LOT 6R-1, BLOCK 1  
A.B. CINEMA DEVELOPMENT ADDITION  
CAB. D, PG. 208  
P.R.P.C.T.



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

**BOUNDARY & LOT LINES**

LINE	BEARING	DISTANCE
L1	S 25°38'32" E	50.00'
L2	S 63°50'16" E	16.57'
L3	S 18°09'46" E	24.06'
L4	S 20°34'47" W	32.05'
L5	S 71°49'52" W	27.35'
L6	S 71°50'53" W	67.24'
L7	S 18°09'04" E	109.34'
L8	S 06°01'08" E	69.59'
L9	S 26°30'55" W	12.25'
L10	S 71°49'53" W	151.62'
L11	S 18°10'08" E	118.55'
L12	S 71°49'52" W	87.08'
L13	S 71°49'52" W	1.39'
L14	S 63°10'03" E	34.82'

**BOUNDARY & LOT LINES**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	35.22'	35.20'	N 68°10'44" E	7°20'17"
C2	325.00'	18.60'	18.60'	N 62°50'48" E	3°16'47"
C3	680.00'	127.89'	127.71'	S 12°46'29" E	10°46'34"
C4	23.50'	28.59'	26.86'	N 73°18'43" W	69°42'48"
C5	325.00'	20.83'	20.83'	S 70°00'43" W	3°40'20"
C6	30.00'	25.76'	24.97'	S 06°52'19" W	49°11'37"
C7	30.00'	6.35'	6.34'	S 12°05'06" E	12°07'55"
C8	37.48'	14.82'	14.73'	S 04°56'27" W	22°39'34"
C9	31.50'	19.29'	18.99'	S 54°17'04" W	35°05'37"
C10	30.00'	47.39'	42.62'	S 26°34'35" W	90°30'24"
C11	28.62'	23.18'	22.56'	S 48°37'15" W	46°24'23"

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 SIDEWALKS 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.

DRAINAGE, UTILITY, WATER AND MUTUAL ACCESS EASEMENTS SHOWN ON PAGES 3 & 4 OF CABINET D, PAGE 668, P.R.P.C.T. WILL BE ABANDONED BY THIS PLAT AND REPLACED WITH THE EASEMENTS SHOWN HEREON.

CINEMA DRIVE RIGHT OF WAY, A DEDICATED RIGHT OF WAY TO THE CITY, PER A.B. CINEMA DEVELOPMENT ADDITION, AS RECORDED IN CABINET B, PAGE 668, P.R.P.C.T. IS HEREBY ABANDONED PER THIS PLAT, AND IS DESIGNATED AS AN ACCESS EASEMENT.

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.

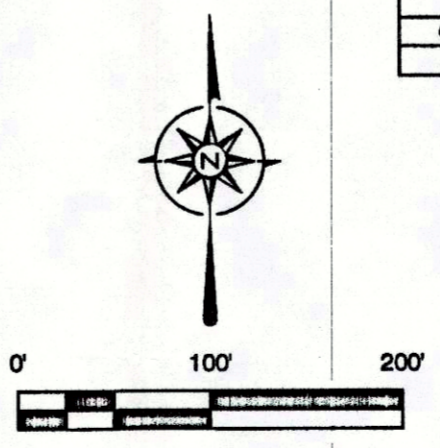
ACCT. NO.: 10015  
SCH. DIST.: WE  
CITY: J-15  
MAP NO.: J-15

APPROVED BY THE CITY OF HUDSON OAKS

I HEREBY, CERTIFY THAT THIS PLAT OF THE A.B. CINEMA DEVELOPMENT ADDITION TO THE CITY LIMITS OF THE CITY OF HUDSON OAKS, TEXAS, MEETS THE ADMINISTRATIVE PLAT (MINOR PLAT) REQUIREMENTS OF ORDINANCE 2002-07 OF THE CITY OF HUDSON OAKS, TEXAS AND THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0068 AND HEREBY APPROVED BY THE CITY ADMINISTRATOR AND CITY ENGINEER OF THE CITY OF HUDSON, TEXAS ON THE 26<sup>th</sup> DAY OF November, 2018.

*Shelly Scupper*  
CITY ADMINISTRATOR  
DATE: 11/26/18

*Shelly Scupper*  
CITY SECRETARY  
DATE: 11/26/18



SURVEYOR  
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GAINESVILLE, TX 76240  
PH. 940-665-9105  
FAX. 940-665-9106  
TBPLS FIRM NO. 10048000

DRAWN BY: LJG/CJ  
DATE: 04-09-2018  
JOB NO.: 1510.0038-6  
SCALE: 1" = 100'  
PAGE: 1 OF 6

REVISED: 07/06/2018

E 194  
10015.001.003.25 & 10015.001.006.00  
Cady.

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.