

THE STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS: being the owner of the
 COUNTY OF PARKER § Eric Addison and Glancarta Addison
 THAT following described property, to wit:

SITUATED in the City of Hudson Oaks, Parker County, Texas, and being a tract of land in the E. Alexander survey, Abstract No. 1923, and all of that certain tract conveyed to Eric and Glancarta Addison by deed recorded under County Clerk's file No. 201702605, and said tract being more fully described as follows:
 BEGINNING at a 1/2" iron rod found in place in the north line of Lot 1R, Block 1, A, B, Cinema Development Addition, as shown on plat thereof recorded in Cabinet D, Slide 209, Parker County Plat Records, for the southeast corner of said Addison tract and the southwest corner of Lot 2R1R1, Block 1, said A, B, Cinema Development Addition as shown on plat thereof recorded in Cabinet D, Slide 72, said Plat Records;

THENCE North 88 degrees, 54 minutes, 49 seconds West with the north line of said Lot 1R, for the south line of said Addison tract, passing the northeast corner of a 50 foot dedicated right-of-way as shown on said A, B, Cinema Development plat recorded in Cabinet D, Slide 209, continuing with the north line of said dedicated right-of-way, in all 209.13 feet to the common south corner of said Addison tract and that certain tract conveyed to Larry Jr. Land & Cattle II, by deed recorded in Volume 2835, Page 1164, Parker County Deed Records, from said point a 1/2" iron rod found in place bears South 0 degrees, 36 minutes East 0.41 foot, and a "1/2" capped 3/8" iron rod found in place bears, North 88 degrees, 55 minutes West, 41.88 feet;

THENCE North 0 degrees, 36 minutes 03 seconds West with the common line of said Addison and Larry Jr. Land & Cattle II tracts, 735.00 feet to the common north corner of said Addison and Larry Jr. Land & Cattle II tracts, said point being in the south line of Fort Worth Highway (U.S. Highway No. 180) (a 162 foot right-of-way at this point), and from said point a "HARLAN 2074", capped 1/2" iron rod found in place bears North 0 degrees, 36 minutes West, 0.24 foot;

THENCE North 89 degrees, 25 minutes, 07 seconds East with the south line of said Fort Worth Highway for the most northerly line of said Addison tract, 30.0 feet to a "MAG" nail set for the common north corner of said Addison tract and that certain tract conveyed to Horned Frog Investments, L.C., by deed filed under County Clerk's file No. 201704187;

THENCE South 0 degrees, 39 minutes, 19 seconds East with the most northerly east line of said Addison tract and the west line of said Horned Frog tract, 283.36 feet to a 3/4" iron rod found in place, from said point a 1/2" iron rod found in place for the southwest corner of said Horned Frog tract bears South 70 degrees West, 0.85 feet;

THENCE North 89 degrees, 17 minutes, 23 seconds East with the most southerly north line of said Addison tract, along the south line of said Horned Frog tract, 179.10 feet to a point in the west line of Lot 2R1R2, Block 1, said A, B, Cinema Development Addition, Recorded in Cabinet D, Slide 72, for the common east corner of said Addison and Horned Frog tracts, from said point a "J&M BOUNDARY" capped 1/2" iron rod set for reference bears South 44 degrees, 22 minutes, West, 7.08 feet;

THENCE South 0 degrees, 33 minutes, 32 seconds East with the west line of said Lot 2R1R2, for the east line of said Addison tract, passing the common west corner of said Lots 2R1R2 and 2R1R1, continuing with the west line of Lot 2R1R1, in all 458.12 feet to the PLACE OF BEGINNING, and containing a computed surface area of 2.3813 acres, of which 0.0032 acre is dedicated for right-of-way.

DOES HEREBY ADOPT THE PLAT ACCOMPANYING HERewith as its plan for subdividing same, to be known as LOTS 1, BLOCK 1, ADDISON PROPERTIES, an addition to the City of Hudson Oaks, Parker County, Texas, and, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services.

Eric Addison
Eric Addison
 Glancarta Addison
Glancarta Addison

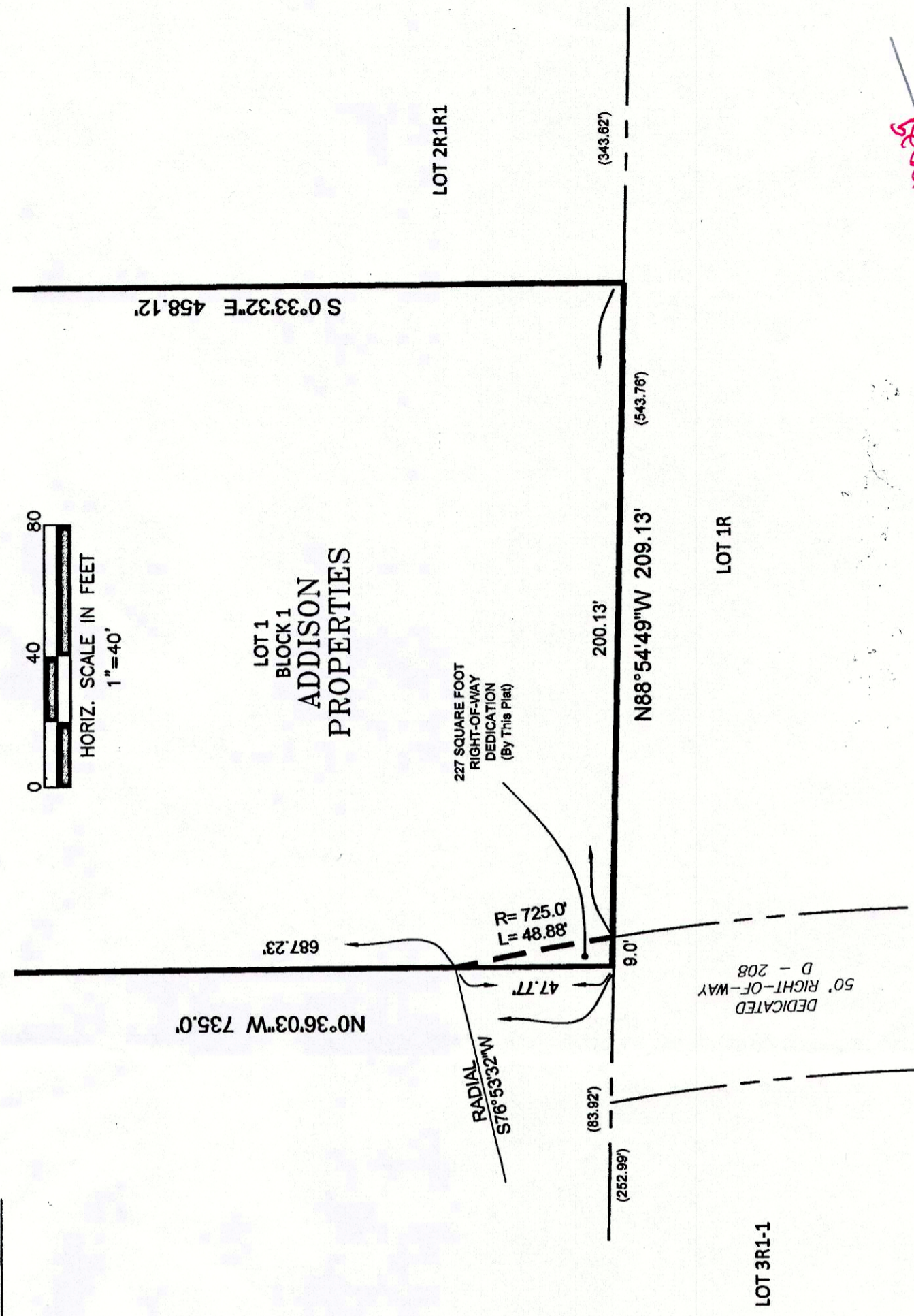
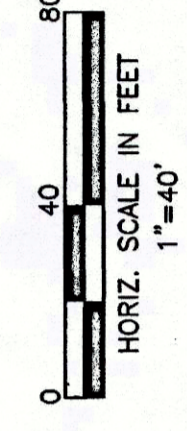
THE STATE OF TEXAS §
 COUNTY OF PARKER §
 This instrument acknowledged before me on June 20 2017.

BY: Eric Addison and Glancarta Addison
 Notary Public, State of Texas
Sarah G Vanderpool
 My commission expires 7/15/2020



- NOTES:**
- NOTICE: Selling a portion of this subdivided by means and bounds is a violation of state law, and is subject to fines and withholding of utilities and building permits.
 - BUILDING SETBACK:** All building setback lines within this subdivision shall conform to the Zoning Regulations of the City of Hudson Oaks in effect at the time Building Permits are issued.
 - FLOODPLAIN NOTICE:** At the time of platting, by scaled map location of FEMA's Flood Insurance Rate Map No. 488370350E, dated September 26, 2008, the property depicted in this plat lies within Flood Area Zone X (Unshaded).
 - Additional easements will be provided as a separate instrument at the time of construction if necessary.
 - WAIVER:** A waiver of claim for damages against the City of Hudson Oaks occasioned by the establishment of grades or alterations of the surface of any portion of existing streets and alleys to conform to the grades established in this subdivision is hereby granted.
 - Texas law requires calling toll-free 811 or 1-800-545-6005 at least 48 hours before excavating. 16 TAC Chapter 18, defines excavation as the movement of the earth by any means.
 - Bearings, distances shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Distances shown hereon are based on a project combined scale factor of 1.000163. Area shown hereon is distance by a project combined scale factor of 1.000163. Area shown hereon is surface area.
 - There are no reported Lien Holders on this property.

DETAIL OF RIGHT-OF-WAY DEDICATION



Owner and Developer at Time of Platting
 ERIC ADDISON
 HUDSON OAKS, TEXAS 76087

ENGINEER:
 EDDIE AGUILAR, P.E.
 JACOB & MARTIN CONSULTING ENGINEERS, LLC.
 1508 SANTA FE DRIVE
 WEATHERFORD, TEXAS 76086
 817-594-9880
 eagular@jacobmartin.com

SURVEYOR:
 ROBERT VISCOME, RPLS
 JACOB & MARTIN CONSULTING ENGINEERS, LLC.
 1508 SANTA FE DRIVE
 WEATHERFORD, TEXAS 76086
 817-594-9880
 rviscome@jacobmartin.com



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201715661
 06/28/2017 01:38 PM
 Fee: \$0.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

D 740

FINAL PLAT

Plat of Lot 1, Block 1, ADDISON PROPERTIES,
 an addition to the City of Hudson Oaks, being a 2.3761 acre tract of land in the E. ALEXANDER SURVEY, Abstract No. 1923, in the City of Hudson Oaks, Parker County, Texas.

DESIGNED: E. A.
 SURVEYOR: B.S.V.
 21923.014.000.00

DATE PREPARED: MAY, 2017

TOTAL NO. SHEETS: 2
 SHEET NO. 2