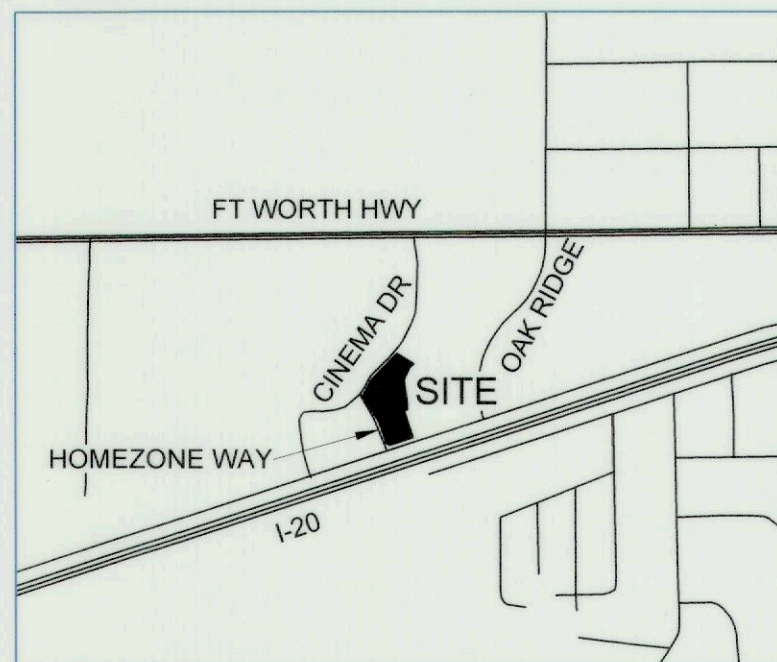


VICINITY MAP
NOT TO SCALE



LEGEND

CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
POB = POINT OF BEGINNING
CAB = CABINET
VOL = VOLUME
PG = PAGE
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS
D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY

10015.003.003.00
10015.003.006.00

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 63°10'07" W	35.36'
L2	N 02°18'39" W	38.68'
L3	N 52°45'30" E	39.21'
L4	S 47°07'58" W	7.51'
L5	S 71°48'10" W	58.24'
L6	S 62°36'05" E	15.00'
L7	S 27°23'55" W	95.85'
L8	S 17°36'05" E	197.60'
L9	S 11°51'37" W	30.50'
L10	N 17°36'05" W	230.36'
L11	N 27°23'55" E	102.06'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.16'	325.00'	23°28'31"	N 29°54'24" W	132.23'
C2	78.65'	340.60'	13°13'50"	N 28°17'59" E	78.48'
C3	192.53'	355.00'	31°04'26"	N 37°13'17" E	190.18'
C4	95.02'	640.00'	8°30'25"	N 48°30'18" E	94.94'
C5	7.08'	20.04'	20°15'15"	N 81°31'17" E	7.05'
C6	6.96'	20.00'	19°56'27"	S 61°59'45" W	6.93'

OWNER

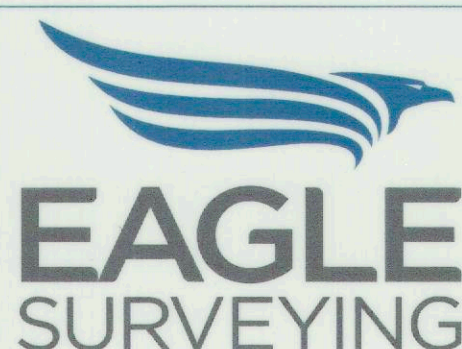
TCG HUDSON OAKS INVESTORS, LLC &
HUDSON OAKS-PARKER, LTD.
12720 HILLCREST ROAD SUITE: 650
DALLAS, TX 75230
214.33.4477
TTHOMPSON@CRESTVIEWCOMPANIES.COM

SURVEYOR

EAGLE SURVEYING, LLC
222 SOUTH ELM STREET
SUITE: 200
DENTON, TX 76201
940.222.3009

ENGINEER

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE
SUITE: 406
BEDFORD, TX 76021
817.281.0572

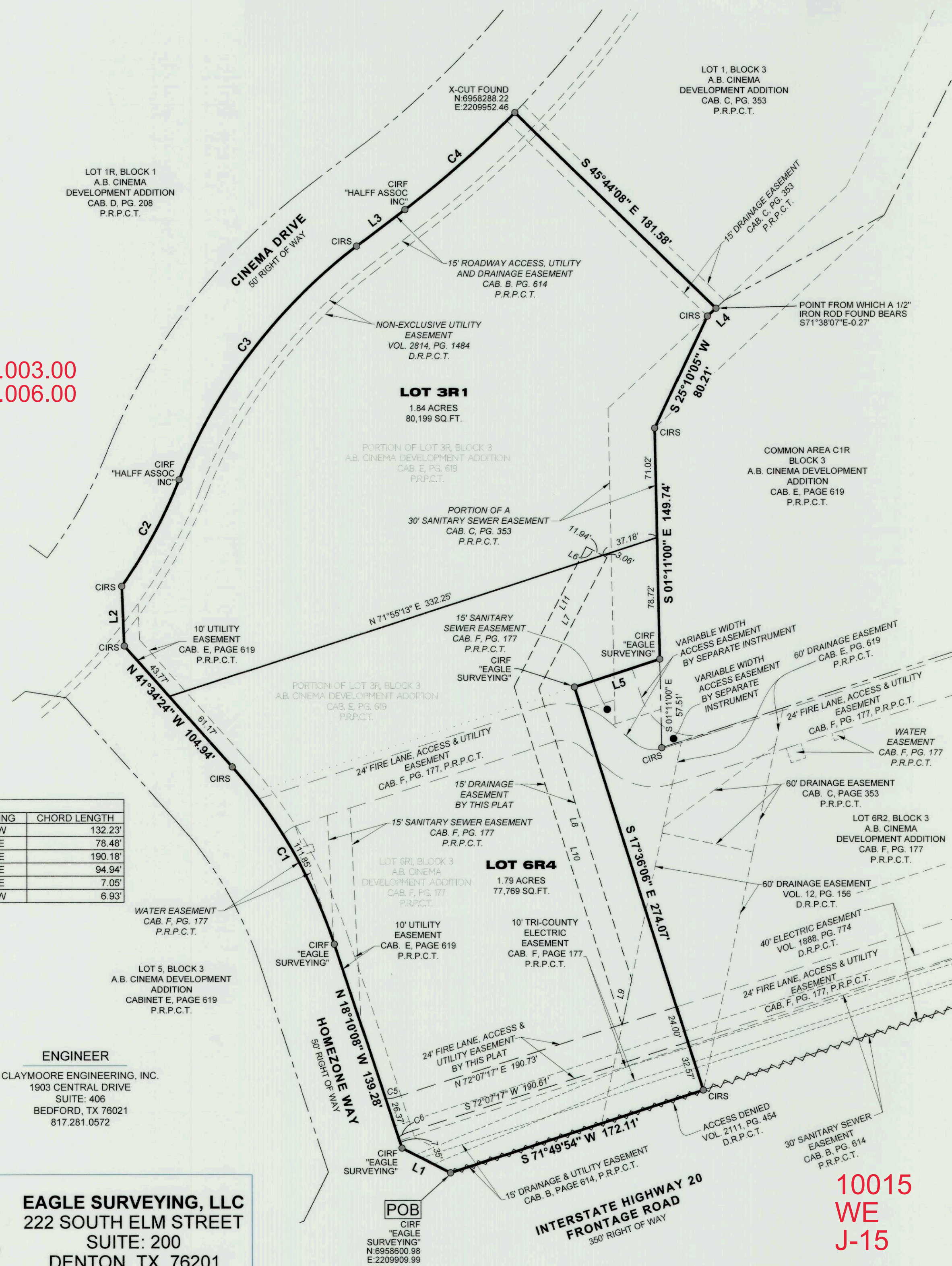


EAGLE SURVEYING, LLC
222 SOUTH ELM STREET
SUITE: 200
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

JOB #: 1910.011-12

DATE: 10/25/2023

DRAWN BY: EN



GENERAL NOTES

- 1.) The purpose of this plat is to adjust a Lot line between two platted lots and dedicate easements.
- 2.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J. No 100-year floodplain exists on this site.
- 3.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011, Texas North Central Zone 4202).
- 4.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011, Texas North Central Zone 4202).
- 5.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 6.) All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 7.) The owner 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.
- 8.) All building setback lines shall conform to the zoning ordinances of Hudson Oaks.
- 9.) UTILITY EASEMENTS - Any public franchised utility, including the City of Hudson Oaks, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all time to Ingress and Egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- 10.) This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

MINOR PLAT
A.B. CINEMA
DEVELOPMENT ADDITION
LOTS 6R4 & 3R1, BLOCK 3

BEING A REPLAT OF LOT 6R1, BLOCK 3,
A.B. CINEMA DEVELOPMENT ADDITION,
RECORDED IN CAB. F, PG. 177, P.R.P.C.T.
AND A REPLAT OF LOT 3R, BLOCK 3,
A.B. CINEMA DEVELOPMENT ADDITION,
RECORDED IN CAB. E, PG. 619, P.R.P.C.T.
BEING 3.63 ACRES OF LAND SITUATED IN

THE COLUMBUS J. EDDLEMAN SURVEY, ABSTRACT NO. 439,
AN ADDITION TO THE CITY OF HUDSON OAKS,
PARKER COUNTY, TEXAS
PREPARED ON: OCTOBER 25, 2023

10015
WE
J-15
F 594

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, TCG Hudson Oaks Investors, LLC and Hudson Oaks-Parker LTD, are the owners of a 3.63 acre tract of land out of the COLUMBUS J. EDDLEMAN SURVEY, ABSTRACT NUMBER 439, situated in the City of Hudson Oaks, Parker County, Texas, being all of Lot 6R1, Block 3 of the A.B. Cinema Development Addition, a subdivision of record in Cabinet F, Page 177 of the Plat Records of Parker County, Texas, also being all of Lot 3R, Block 3 of the A.B. Cinema Development Addition, a subdivision of record in Cabinet E, Page 619 of the Plat Records of Parker County, Texas, said Lots having been conveyed by Special Warranty Deeds of record in Document Numbers 202322474, 202006027 and Volume 2597, Page 520 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found with green plastic cap stamped "EAGLE SURVEYING" found at the South end of a cutback line at the intersection of the Northwest right-of-way line of Interstate Highway 20 (350' right-of-way) and the East right-of-way line of Homezone Way (50' right-of-way), being the most Southerly Southwest corner of said Lot 6R1;

THENCE, N63°10'07"W, along said cutback line, being the East right-of-way line of Homezone Way, also being the common West line of said Lot 6R1, a distance of 35.36 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the North end of said cutback line;

THENCE, continuing along the East right-of-way line of Homezone Way, being the common West lines of said Lot 6R1 and said Lot 3R, the following three (3) courses and distances:

- N18°10'08"W, a distance of 139.28 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the beginning of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 325.00 feet, a chord bearing of N29°54'24"W, a chord length of 132.23 feet, a delta angle of 23°28'31", an arc length of 133.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
- N41°34'24"W, a distance of 104.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South end of a cutback line at the intersection of the East right-of-way line of Homezone Way and the curving South right-of-way line of Cinema Drive (50' right-of-way);

THENCE, N02°18'39"W, along said cutback line, being the East right-of-way line of Homezone Way, also being the common West line of said Lot 3R, a distance of 38.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the North end of said cutback line, being the West corner of said Lot 3R;

THENCE, along the curving South line of Cinema Drive, being the Northwest line of said Lot 3R, the following four (4) courses and distances:

- Along a non-tangent curve to the left, having a radius of 340.60 feet, a chord bearing of N28°17'59"E, a chord length of 78.48 feet, a delta angle of 13°13'50", an arc length of 78.65 feet to a 1/2" iron rod with yellow plastic cap stamped "HALFF ASSOC INC" found at the point of curvature of a reverse curve to the right;
- Along said reverse curve to the right, having a radius of 355.00 feet, a chord bearing of N37°13'17"E, a chord length of 190.18 feet, a delta angle of 31°04'26", an arc length of 192.53 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
- N52°45'30"E, a distance of 39.21 feet to a 1/2" iron rod with yellow plastic cap stamped "HALFF ASSOC INC" found at the beginning of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 640.00 feet, a chord bearing of N48°30'18"E, a chord length of 94.94 feet, a delta angle of 08°30'25", an arc length of 95.02 feet to an X-Cut found at the West corner of Lot 1, Block 3 of the A.B. Cinema Development Addition, a subdivision of record in Cabinet C, Page 353 of the Plat Records of Parker County, Texas, being the North corner of said Lot 3R;

THENCE, S45°44'08"E, leaving the South line of Cinema Drive, along the Southwest line of said Lot 1, being the common Northeast line of said Lot 3R, a distance of 181.58 feet to a point in the Northwest line of Common Area C1R, Block 3 of said A.B. Cinema Development Addition (Cab. E, Pg. 619), being the South corner of said Lot 1, also being the East corner of said Lot 3R, from which a 1/2" iron rod found bears S71°38'07"E, a distance of 0.27 feet;

THENCE, along the West line of said Common Area C1R, being the common East line of said Lot 3R, the following three (3) courses and distances:

- S47°07'58"W, a distance of 7.51 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S25°10'05"W, a distance of 80.21 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S01°11'00"E, a distance of 149.74 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the North line of Lot 6R2, Block 3 of said A.B. Cinema Development Addition (Cab. F, Pg. 177), being the Southeast corner of said Lot 3R;

THENCE, S71°48'10"W, along the North line of said Lot 6R2, being the common South line of said Lot 3R, a distance of 58.24 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northwest corner of said Lot 6R2, being the Northeast corner of said Lot 6R1;

THENCE, S17°36'06"E, along the West line of said Lot 6R2, being the common East line of said Lot 6R1, a distance of 274.07 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Northwest right-of-way line of Interstate Highway 20, being the Southwest corner of said Lot 6R2, also being the Southeast corner of said Lot 6R1;

THENCE, S71°49'54"W, along the Northwest right-of-way line of Interstate Highway 20, being the common South line of said Lot 6R1, a distance of 172.11 feet to the POINT OF BEGINNING and containing an area of 3.63 acres or 157,969 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT TCG HUDSON OAKS INVESTORS, LLC, DOES HEREBY ADOPT THIS AMENDING PLAT, DESIGNATING HEREIN DESCRIBED PROPERTY AS A.B. CINEMA DEVELOPMENT ADDITION, LOTS 6R4 & 3R1, BLOCK 3, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THERE ARE NO LIENS AGAINST THE PROPERTY.

OWNER: TCG Hudson Oaks Investors, LLC

BY: [Signature] AUTHORIZED AGENT

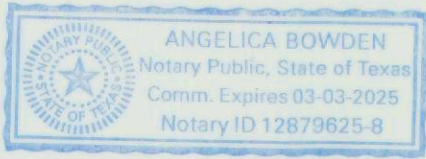
11.2.23 DATE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 2nd DAY OF November 2023.

[Signature] NOTARY PUBLIC, DALLAS COUNTY, TEXAS



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

THAT I, MATTHEW RAABE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "EAGLE SURVEYING" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE CURRENT PROVISIONS OF THE TEXAS ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS.

[Signature] MATTHEW RAABE R.P.L.S. # 6402



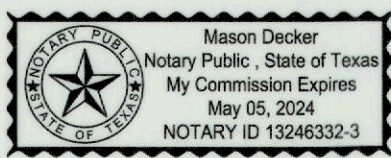
10-25-23 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW RAABE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 25th DAY OF OCTOBER, 2023.

[Signature] NOTARY PUBLIC, STATE OF TEXAS



I hereby certify that the above and foregoing plat of 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 11th day of November, 2023.

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 11th day of November, 2023.

[Signature] City Secretary



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HUDSON OAKS-PARKER, LTD., DOES HEREBY ADOPT THIS AMENDING PLAT, DESIGNATING HEREIN DESCRIBED PROPERTY AS A.B. CINEMA DEVELOPMENT ADDITION, LOTS 6R4 & 3R1, BLOCK 3, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THERE ARE NO LIENS AGAINST THE PROPERTY.

OWNER: Hudson Oaks-Parker, Ltd.

BY: [Signature] AUTHORIZED AGENT

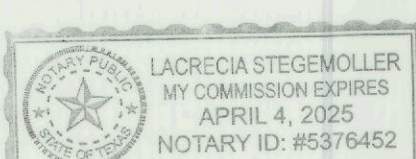
10/30/23 DATE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 30th DAY OF October 2023.

[Signature] NOTARY PUBLIC, DALLAS COUNTY, TEXAS



CITY OF HUDSON OAKS, TEXAS
PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT OF THE A.B. CINEMA DEVELOPMENT ADDITION LOTS 6R4 & 3R1, BLOCK 3, AN ADDITION TO THE CITY LIMITS OF THE CITY OF HUDSON OAKS, TEXAS MEETS THE ADMINISTRATIVE PLAT (MINOR PLAT) REQUIREMENTS OF THE CITY OF HUDSON OAKS CODE OF ORDINANCE AND THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND IS HEREBY APPROVED BY THE CITY ADMINISTRATOR AND THE CITY SECRETARY OF THE CITY OF HUDSON OAKS, TEXAS ON THE 11th DAY OF November, 2023

[Signature] CITY ADMINISTRATOR

11/7/2023 DATE

[Signature] CITY SECRETARY

11/7/2023 DATE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]

202329056
11/07/2023 01:27 PM
Fee: \$0.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

MINOR PLAT
A.B. CINEMA
DEVELOPMENT ADDITION
LOTS 6R4 & 3R1, BLOCK 3

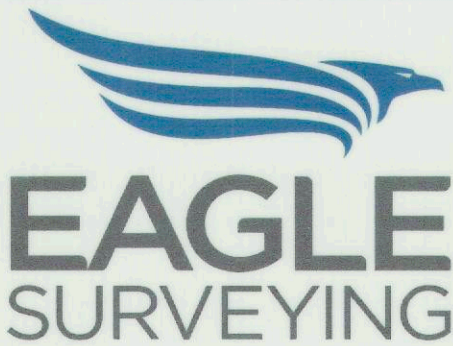
BEING A REPLAT OF LOT 6R1, BLOCK 3, A.B. CINEMA DEVELOPMENT ADDITION, RECORDED IN CAB. F, PG. 177, P.R.P.C.T. AND A REPLAT OF LOT 3R, BLOCK 3, A.B. CINEMA DEVELOPMENT ADDITION, RECORDED IN CAB. E, PG. 619, P.R.P.C.T. BEING 3.63 ACRES OF LAND SITUATED IN THE COLUMBUS J. EDDLEMAN SURVEY, ABSTRACT NO. 439, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS
PREPARED ON: OCTOBER 25, 2023

ENGINEER	OWNER	SURVEYOR
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE SUITE: 406 BEDFORD, TX 76021 817.281.0572	TCG HUDSON OAKS INVESTORS, LLC & HUDSON OAKS-PARKER, LTD. 12720 HILLCREST ROAD SUITE: 650 DALLAS, TX 75230 214.33.4477 TTHOMPSON@CRESTVIEWCOMPANIES.COM	EAGLE SURVEYING, LLC 222 SOUTH ELM STREET SUITE: 200 DENTON, TX 76201 940.222.3009

JOB #: 1910.011-12

DATE: 10/25/2023

DRAWN BY: EN



EAGLE SURVEYING, LLC
222 SOUTH ELM STREET
SUITE: 200
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

F 594