

**LEGEND**

CIRF.....5/8" Capped Iron Rod Marked "BHB INC" Found  
CIRF(HARLAN).....1/2" Capped Iron Rod Marked "HARLAN 2074" Found  
DRPCT.....Deed Records, Parker County, Texas  
IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set  
PRPCT.....Plat Records, Parker County, Texas  
D & U.E.....Drainage and Utility Easement  
U.E.....Utility Easement

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
6. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
7. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
8. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
9. Covenants or Restrictions are Un-altered  
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
10. All lots comply with the minimum size requirements of the zoning district.
11. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
12. This plat does not alter or remove existing deed restrictions, if any, on this property.
13. All side lot and rear setbacks are to comply with the requirements set forth in the City of Hudson Oaks Zoning Ordinance for General Commercial zoning.

**OWNER:**

Silverado ESA, Inc, a Texas Corporation  
3118 Fort Worth Highway  
Weatherford, TX 76087  
Phone: 817-996-3010

**LAND SURVEYOR:**

**BHB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com  
TBPELS Firm #44, #10011300, #1001302,  
#10194146

**FLOOD ZONE NOTE**

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0300E, Effective Date September 26, 2008.

202409680 PLAT Total Pages: 2

BIG STAR HOP, LLC.  
DOC. NO. 201931330  
DRPCT

T.E. KLEIN  
VOL. 1107, PG. 10  
DRPCT

ULTIMATE STORAGE COMPANY, LLC  
VOL. 2588, PG. 1946  
DRPCT

LOT 2, BLOCK 2  
HUDSON OAK BUSINESS  
PARK ADDITION  
CAB. F, SLIDE 98  
P.R.P.C.T.

JANET LOUISE THOMPSON  
VOL. 1463, PG. 787  
DRPCT

MARCELLO NUNCIO AND  
WIFE, MARIA ALLEZA NUNCIO  
VOL. 1462, PG. 1173  
DRPCT

CLEMENTINA NUNCIO  
DOC. NO. 202145884  
DRPCT

SILVERADO ESA, INC.  
DOC. NO. 202034189  
DRPCT

ROSAS RAFAEL & AGUSTINE  
VOL. 1128, PG. 15  
DRPCT

POB  
CIRF

**HANCOCK DR.**  
(A VARIABLE WIDTH  
RIGHT-OF-WAY)  
N00°00'00"E  
127.85' 10' U.E. CAB. F, SLIDE 98, P.R.P.C.T.  
25' BUILDING LINE CAB. F, SLIDE 98, P.R.P.C.T.

308.69'  
N88°59'47"E  
490.85'  
15' D&U.E. CAB. F, SLIDE 98, P.R.P.C.T.  
475.84'  
N88°59'46"E  
474.13'  
N89°34'28"W  
487.74'  
N88°54'39"W  
266.15'

CIRF (HARLAN)  
N89°32'43"W  
1.13'

**LOT 3A**  
85884 Sq.Ft.  
1.972 Ac

LOT 3, BLOCK 3  
HUDSON OAK BUSINESS  
PARK ADDITION  
CAB. F, SLIDE 98  
P.R.P.C.T.

**LOT 3B**  
181033 Sq.Ft.  
4.156 Ac

ADDISON HAWKINS SURVEY  
ABSTRACT No. 665

15' DRAINAGE EASEMENT  
CAB. F, SLIDE 98,  
P.R.P.C.T.

COLUMBUS J EDDLEMAN SURVEY  
ABSTRACT No. 439

DRAINAGE EASEMENT  
CAB. F, SLIDE 98  
P.R.P.C.T.

LOT 3R2-1-2, BLOCK 1  
A.B. CINEMA DEVELOPMENT ADDITION  
CAB. E, SLIDE 194  
PRPCT

LOT 3R1-1-1  
A.B. CINEMA DEVELOPMENT ADDITION  
CAB. E, SLIDE 65  
PRPCT

The purpose of this Replat is to divide Lot 3 in to two lots named Lot 3A and Lot 3B.  
This replat does not modify or alter any existing covenants and restrictions or easements applicable to this property.

**AMENDING PLAT**  
**LOTS 3A & 3B, BLOCK 3,**  
**(2 TOTAL LOTS)**

**HUDSON OAKS BUSINESS**  
**PARK ADDITION**

BEING A 6.128 ACRES SITUATED WITHIN

THE ADDISON HAWKINS SURVEY, ABSTRACT NO. 665, &  
COLUMBUS J EDDLEMAN SURVEY, ABSTRACT NO. 439, AND BEING ALL OF  
LOT 3, BLOCK 3, HUDSON OAKS BUSINESS PARK ADDITION,  
CAB. F, SLIDE 98, PRPCT

CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS  
APRIL 9, 2024 SHEET 1 OF 2

F 698



STATE OF TEXAS §  
COUNTY OF PARKER §  
CITY OF HUDSON OAKS §

WHEREAS, Silverado ESA, Inc, a Texas Corporation is the owner of the hereon described property to wit:

BEING a tract of land situated within the Columbus J Eddleman Survey, Abstract Number 439, Addison Hawkins Survey, Abstract No. 665, City of Hudson Oaks, Parker County, Texas, being all of Lot 3, Block 3, Hudson Oaks Business Park, an addition to the City of Hudson Oaks, Parker County, Texas as shown on plat recorded in Cabinet F, Slide 98, Plat Records, Parker County, Texas (PRPCT) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

BEGINNING at a 5/8-inch capped iron rod marked "BHB INC" Found (CIRF) for the westernmost northwest corner of said Lot 3 and being in the east right-of-way line of Hancock Drive (a variable width right-of-way);

THENCE North 88°59'47" East, with the north line of said Lot 3, a distance of 490.85 feet to a point for the northeast corner of said Lot 3, from which a found 1/2-inch capped iron rod marked "Harlan 2074" bears North 89°32'43" West, a distance of 1.13 feet;

THENCE North 00°32'40" East, with the west line of said Lot 3, a distance of 128.32 feet to a found 3-inch x 3-inch concrete monument for the northwest corner of said Lot 3, same being the southwest corner of a tract of land described by deed to Ultimate Storage Company, LLC tract as recorded in Volume 2588, Page 1946, DRPCT;

THENCE South 88°38'25" East, with the common line between said Lot 3 and the said Ultimate Storage Company, LLC tract, a distance of 210.40 feet to a CIRF for the southeast corner of the said Ultimate Storage Company, LLC tract, same being the southwest corner of Lot 2, Block 2 of the aforementioned Hudson Oaks Business Park Addition;

THENCE South 88°21'33" East, with the common line between said Lots 2 and 3, a distance of 71.16 feet to a CIRF for the northeast corner of said Lot 3, same being the northwest corner of the Lot 3R1-1-1, A.B. Cinema Development Addition, an addition to the City of Hudson Oaks, Parker County, Texas as shown on plat recorded in Cabinet E, Slide 65, PRPCT;

THENCE with the common line between said Lots 3 and 3R1-1-1, the following courses and distances:

South 34°03'49" West, a distance of 86.66 feet to a CIRF;

South 04°36'21" West, a distance of 88.12 feet to a CIRF;

South 14°16'03" East, a distance of 156.46 feet to a CIRF;

South 01°05'21" West, a distance of 136.02 feet to a CIRF for the southeast corner of said Lot 3, same being the southwest corner of said Lot 3R1-1-1 and being in the north line of Lot 3R2-1-2, Block 1, A.B. Cinema Development Addition, an addition to the City of Hudson Oaks, Parker County, Texas as shown on plat recorded in Cabinet E, Slide 194, PRPCT;

THENCE North 88°54'39" West, with the common line between said Lot 3 and said Lot 3R2-1-2, a distance of 266.15 feet to a CIRF for the northwest corner of said Lot 3R2-1-2, same being the northeast corner of Lot 2 of the aforementioned Block 3;

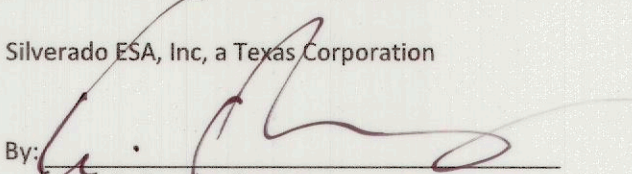
THENCE North 89°34'28" West, with the common line between said Lots 2 and 3, a distance of 487.74 feet to a CIRF for the southwest corner of said Lot 3, same being the northwest corner of said Lot 2 and being in the aforementioned east right-of-way line;

THENCE NORTH, with the common line between said Lot 3 and the said east right-of-way line, a distance of 308.69 feet to the POINT OF BEGINNING and containing 266,918 square feet or 6.128 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS §

THAT, Silverado ESA, Inc, a Texas Corporation, owner of the land shown on this plat, and designated herein as LOTS 3A & 3B, BLOCK 3, HUDSON OAKS BUSINESS PARK ADDITION, subdivision to the City of Hudson Oaks, Parker County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

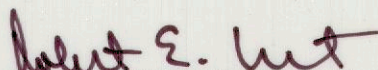
Silverado ESA, Inc, a Texas Corporation

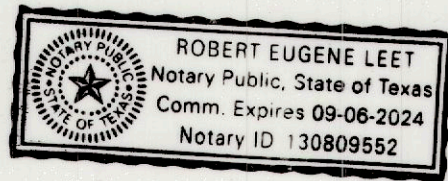
By:   
Kevin Reeves, Secretary

STATE OF TEXAS §  
COUNTY OF Parker §


BEFORE ME, the undersigned authority, a notary public in the and for the state of Texas, on this day personally appeared Kevin Reeves, 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 purpose and considerations therein expressed.

Given under my hand and seal of office this the 16<sup>th</sup> day of April, 2024

  
Notary Public in and for  
the State of Texas




FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

  
202409680  
04/17/2024 11:48 AM  
Fee: 110.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT



SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Hudson Oaks, Texas.

  
John G. Margotta  
State of Texas Registered Professional Land Surveyor  
No. 5956  
April 09, 2024




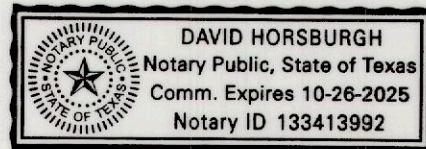
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a notary public in the and for the state of Texas, on this day personally appeared John G. Margotta, 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 purpose and considerations therein expressed.

Given under my hand and seal of office this the 9th day of April, 2024

  
Notary Public in and for  
the State of Texas



The purpose of this Amending Plat is to correct a scrivener's error in the Dedication Statement. The Lots were inadvertently designated "Lots 3R & 3R-1, Block 3", the correct designation is "Lots 3A & 3B, Block 3" and to correct the owners name from "Silverado ESA, LLC" to "Silverado ESA, Inc" as shown on this Amending Plat

The purpose of this Replat is to divide Lot 3 in to two lots named Lot 3A and Lot 3B. This replat does not modify or alter any existing covenants and restrictions or easements applicable to this property.

AMENDING PLAT

LOTS 3A & 3B, BLOCK 3,  
(2 TOTAL LOTS)

HUDSON OAKS BUSINESS  
PARK ADDITION

BEING A 6.128 ACRES SITUATED WITHIN  
THE ADDISON HAWKINS SURVEY, ABSTRACT NO. 665, &  
COLUMBUS J EDDLEMAN SURVEY, ABSTRACT NO. 439, AND BEING ALL OF  
LOT 3, BLOCK 3, HUDSON OAKS BUSINESS PARK ADDITION,  
CAB. F, SLIDE 98, PRCT

CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS

APRIL 9, 2024

SHEET 2 OF 2

F698

LAND SURVEYOR:

  
BAIRD, HAMPTON & BROWN  
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhinc.com • 817.338.1277 • bhinc.com  
TBPCLS Firm #44, #10011300, #1001302,  
#10194146

OWNER:

Silverado ESA, Inc, a Texas Corporation  
3118 Fort Worth Highway  
Weatherford, TX 76087  
Phone: 817-996-3010