

LOCATION MAP
SCALE: 1"=2000'

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT GOLDEN FRANCHISING CORPORATION DOES HEREBY ADOPT THIS PLAT OF LOT 1, BLOCK 1 DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS GOLDEN CHICK RESTAURANT, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, (ALLEYS AND PARKS), AND EASEMENTS SHOWN THERE ON.

LEGAL DESCRIPTION

1.352 ACRES SITUATED IN AND BEING A PORTION OF THE DAVID EDDLEMAN SURVEY, ABSTRACT NO. 440, PARKER COUNTY, TEXAS AND BEING THAT CERTAIN 1.352 ACRE LOT, TRACT, OR PARCEL OF LAND CONVEYED TO RICHARD ROSS JETER AND JUSTIN L. JETER BY DEED RECORDED IN VOLUME 1911, PAGE 1355, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF FORT WORTH HIGHWAY AT THE SOUTHEAST CORNER OF RICHARD ROSS JETER TRACT, SAID IRON BEING CALLED BY DEED TO BE N 89° 50' 00" E, 100.0 FEET FROM A POINT IN THE WEST LINE OF SAID FORT WORTH HIGHWAY, S 00° 23' 51" W, 1634.12 FEET FROM THE NORTHWEST CORNER OF SAID DAVID EDDLEMAN SURVEY

THENCE S 89° 50' 00" W, WITH THE NORTH LINE OF SAID FORT WORTH HIGHWAY, 198.29 FEET TO AN IRON ROD SET;

THENCE N 00° 19' 48" E, 296.99 FEET TO AN IRON ROD FOUND;

THENCE N 89° 49' 57" E, 198.29 FEET TO AN IRON ROD SET IN THE EAST LINE OF SAID RICHARD ROSS JETER TRACT;

THENCE S 00° 19' 48" W, WITH THE EAST LINE OF SAID RICHARD ROSS JETER TRACT, 296.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.352 ACRES OF LAND.

GOLDEN FRANCHISING CORPORATION DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS TO THE GRADE ESTABLISHED IN THE DEVELOPMENT.

ANY DEVELOPMENT UPON ANY LOT, PARCEL, TRACT, OR REPLAT OF GOLDEN CHICK RESTAURANT IS SUBJECT TO ALL DEVELOPMENT REGULATIONS OF THE CITY OF HUDSON OAKS INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR DRAINAGE AND STORM WATER CONTROL AS WELL AS THE SANITARY AND ACCOMPANYING EASEMENTS AND APPURTENANCE.

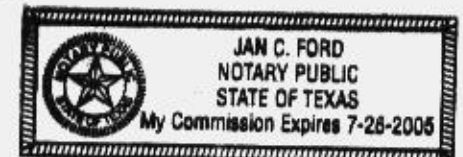
Justin L. Jeter
GOLDEN FRANCHISING CORPORATION

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GOLDEN FRANCHISING CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

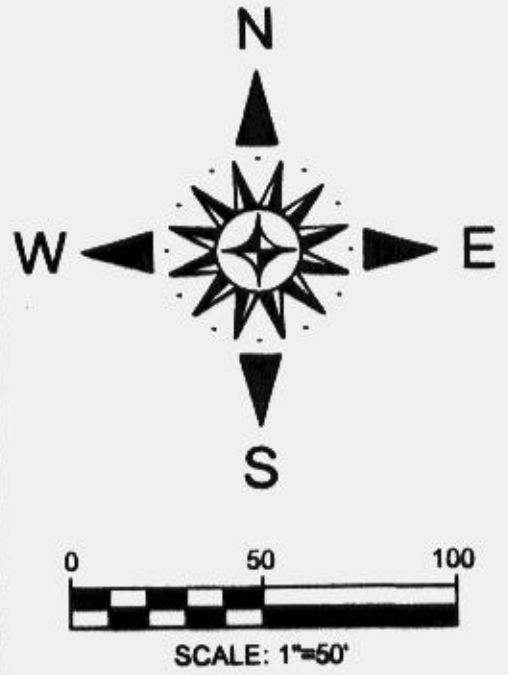
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26 DAY OF MARCH, 2003.

Jan C. Ford
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS



FRANCHISEE:
JIMMY RILEY
(817) 594-4031 PHONE
(817) 613-1229 FAX

FRANCHISE OWNER:
KELLY CREIGHTON
GOLDEN FRANCHISING CORPORATION
11488 LUNA ROAD
SUITE 100B
DALLAS, TEXAS 75234
(972) 831-0911 PHONE
(972) 831-0401 FAX



Doc 00475599 Bk OR Val 2093 Pg 1385

PCB-785

FILED AND RECORDED
OFFICE OF THE COUNTY CLERK
COUNTY OF PARKER
DATE: APR 02, 2003
11:48 AM
Document Number: 00475599
Amount: \$5.00
By: Faye Healy

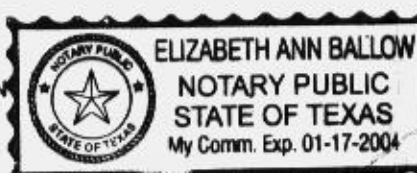
STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page or the named records of Parker County as stamped herein by me.
APR 02, 2003
JANE HUDSON
COUNTY CLERK
PARKER COUNTY

Justin L. Jeter SUP
LIENHOLDER TEXAS BANK
DATE 3/21/03

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GOLDEN FRANCHISING CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF MARCH, 2003.



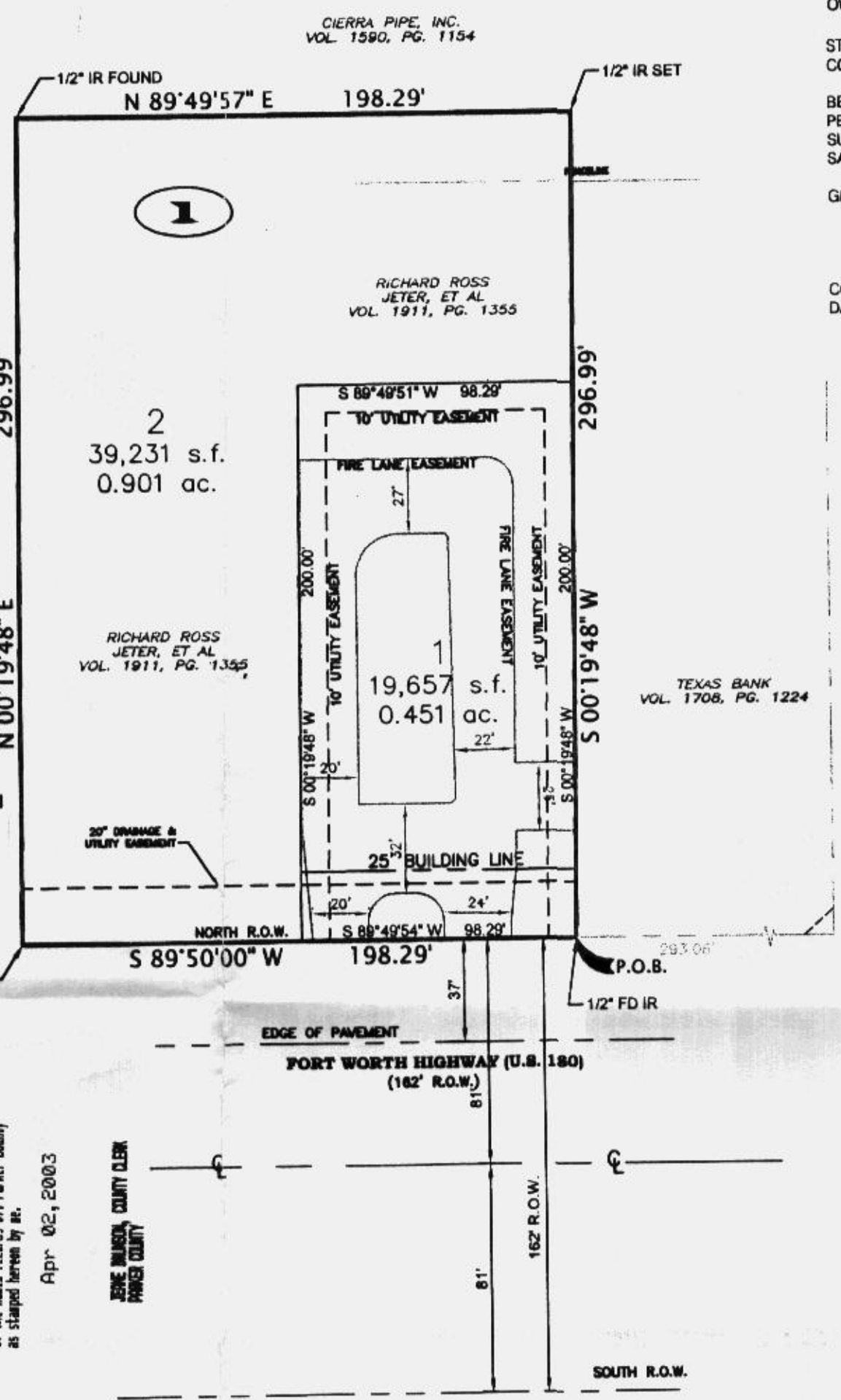
Elizabeth Ann Ballow
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION DATE HERE:

SURVEYOR:
DAVID HARLAN
HARLAN LAND SURVEYING
215 EAST EUREKA STREET
WEATHERFORD, TEXAS 76086
(817) 596-9700 PHONE
(817) 341-2833 FAX
harlanland@yahoo.com



PHILLIP J. BARNETT, P.E.
REGISTRATION NO: 45837



OWNER JUSTIN L. JETER
DATE 03.19.03
OWNER RICHARD ROSS JETER
DATE 3/19/03

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GOLDEN FRANCHISING CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF MARCH, 2003.



Jeanette Edwards
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

APPROVED BY CITY SECRETARY:
Sheila Elmore
CITY SECRETARY

DATE 03-27-03

APPROVED BY CITY ENGINEER:
Willie
CITY ENGINEER

DATE 03-27-03

APPROVED BY TOWN PLANNING COMMISSION:
Phillip Day
CHAIRMAN, TOWN PLANNING COMMISSION

DATE 3-27-03

APPROVED BY THE TOWN COUNCIL:

I HEREBY CERTIFY THAT THIS PLAT OF THE GOLDEN CHICK RESTAURANT, AN ADDITION TO THE TOWN OF HUDSON OAKS, TEXAS WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF HUDSON OAKS, TEXAS, ON THE 27th DAY OF MARCH, 2003.

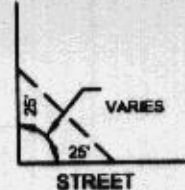
Jim
MAYOR
DATE 3-27-03

EASEMENT REQUIREMENTS:

Along the rear of all outside lots there shall be a 15 foot utility and drainage easement. Along the front of all lots there shall be a 10 foot utility and drainage easement.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:

There shall be provided at the intersections of all public streets, 25' visibility triangles.



PRIVATE OPEN SPACE EASEMENT (P.O.S.E.) TYPICAL AT ALL STREET INTERSECTIONS



SURVEYOR'S CERTIFICATE

I, David Harlan, Jr., registered professional land surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and my supervision on 2003 and that all corners are shown.

David Harlan, Jr.
Registered Professional Land Surveyor
Texas Registration No. 2074
Date: MARCH 2003

NOTE:
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480620 0200 B EFFECTIVE DATE: SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE:
ONLY RESTRICTIONS & EASEMENTS LISTED ON TITLE COMMITMENT NO. 2020577 ISSUED 05-30-2002. WERE EXAMINED FOR THIS SURVEY.

BENCHMARK ELEVATION:
CENTERLINE INTERSECTION
OF U.S. 180 AND
NORTH OAKRIDGE DRIVE.

ZONING: GENERAL COMMERCIAL

ACCT. NO.: 14015
SCH. DIST.: WE
CITY: HO
MAP NO.: J-15

FINAL PLAT
OF LOTS 1 & 2, BLOCK 1
JETER
SUBDIVISION
AN ADDITION
TO THE CITY OF HUDSON OAKS
1.352 ACRES
DAVID EDDLEMAN SURVEY
ABSTRACT NO. 440
PARKER COUNTY, TEXAS
NOVEMBER 6, 2002
REVISED MARCH 7, 2003

PCB-785