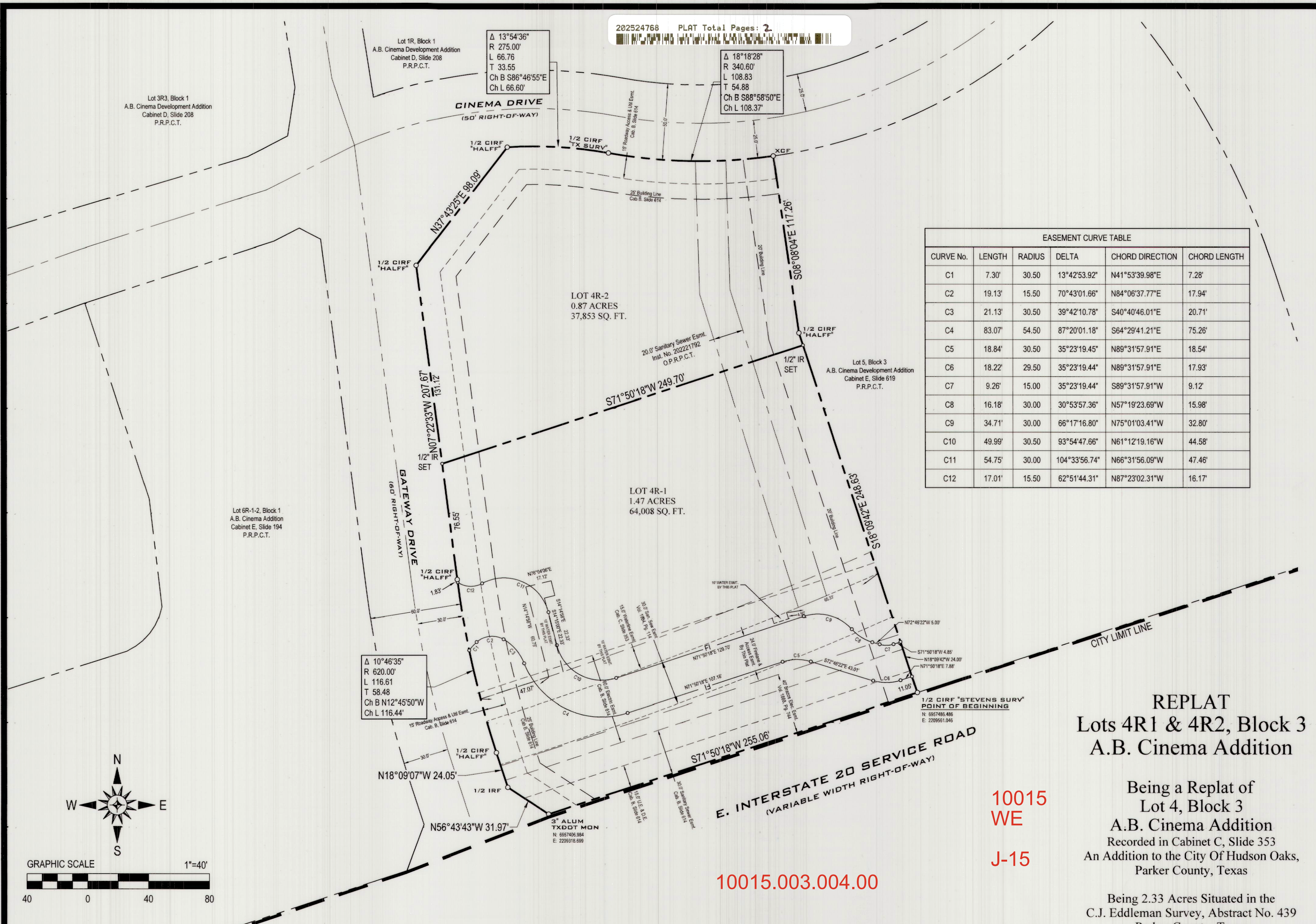




EASEMENT CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	7.30'	30.50	13°42'53.92"	N41°53'39.98"E	7.28'
C2	19.13'	15.50	70°43'01.66"	N84°06'37.77"E	17.94'
C3	21.13'	30.50	39°42'10.78"	S40°40'46.01"E	20.71'
C4	83.07'	54.50	87°20'01.18"	S64°29'41.21"E	75.26'
C5	18.84'	30.50	35°23'19.45"	N89°31'57.91"E	18.54'
C6	18.22'	29.50	35°23'19.44"	N89°31'57.91"E	17.93'
C7	9.26'	15.00	35°23'19.44"	S89°31'57.91"W	9.12'
C8	16.18'	30.00	30°53'57.36"	N57°19'23.69"W	15.98'
C9	34.71'	30.00	66°17'16.80"	N75°01'03.41"W	32.80'
C10	49.99'	30.50	93°54'47.66"	N61°12'19.16"W	44.58'
C11	54.75'	30.00	104°33'56.74"	N66°31'56.09"W	47.46'
C12	17.01'	15.50	62°51'44.31"	N87°23'02.31"W	16.17'

REPLAT
Lots 4R1 & 4R2, Block 3
A.B. Cinema Addition

Being a Replat of
Lot 4, Block 3
A.B. Cinema Addition
Recorded in Cabinet C, Slide 353
An Addition to the City Of Hudson Oaks,
Parker County, Texas

Being 2.33 Acres Situated in the
C.J. Eddleman Survey, Abstract No. 439
Parker County, Texas

APRIL 2025

10015.003.004.00

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GENERAL NOTES:

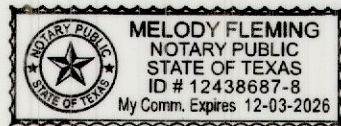
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 datum (Texas North Central Zone 4202).
- Any reference to the 100 year flood plain or flood hazard zones are an estimate based on the data shown on the flood insurance rate map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for Parker County, Texas, dated September 26, 2008, Map No. 48367C0300E, the property described herein does not appear to lie within a special flood hazard area.
- 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 Owners of all corner lots shall maintain sight triangles in accordance with the City's Subdivision Ordinance.

STATE OF TEXAS }
COUNTY OF Tarrant }

Before me, the undersigned authority, on this day personally appeared J. Mark Riche
Chairman of TexasBank, a Texas state banking association, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me the he executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said Texas state banking association.

Given upon my hand and seal of office this 5 day of September, 2025.

Melody Fleming
Notary Public in and for The State of Texas



12-03-2026
My Board Expires On:

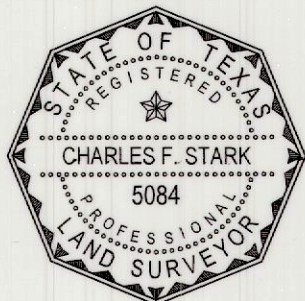
KNOW ALL MEN BY THESE PRESENTS:

That I, Charles F. Stark, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Charles F. Stark
Charles F. Stark, RPLS

09 / 05 / 2025
Date

Phone Number: (817) 231-8100



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

4055 International Plaza, Suite 350
Fort Worth, Texas 76109
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



OWNER:
Texas Bank
4521 South Hulen Street, Suite 200
Fort Worth, Texas 76109

CASE NUMBER P-2025-79

DEDICATION

STATE OF TEXAS }

COUNTY OF PARKER }

WHEREAS, TexasBank, a Texas state banking association, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the C.J. Eddleman Survey, Abstract No. 439, County of Parker, according to the deed recorded in Instrument No. 202517861, Deed Records Parker County, Texas, and more particularly described as follows:

BEING all of Lot 4, Block 3, A.B. Cinema Addition according to the plat thereof recorded in Cabinet C, Slide 353, Plat Records, Parker County, Texas (P.R.P.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod inscribed "Stevens Survey" found in the northerly right of way line of E. Interstate 20 being common to the southwest corner of Lot 5, Block 3, A.B. Cinema Development Addition as shown on the plat thereof recorded in Cabinet E, Slide 619 (P.R.P.C.T.);

THENCE SOUTH 71°50'18" WEST, continuing with said E. Interstate 20 a distance of 255.06 feet to a 3 inch Aluminum TXDOT monument found at the intersection of E. Interstate 20 & Gateway Drive;

THENCE departing E. Interstate 20 and continuing with the east right-of-way line of Gateway Drive the following courses:

NORTH 56°43'43" WEST, a distance of 31.97 feet to a found 1/2 inch iron rod found at the beginning of a curve to the right having a radius of 620.00 feet;

CONTINUING along said curve to the right an arc distance of 116.61 feet, passing through a central angle of 10°46'35" (having a chord bearing of NORTH 12°45'50" WEST, a chord distance of 116.44 feet) to a found 1/2 inch capped iron rod inscribed "Half";

NORTH 07°22'33" WEST 207.67 feet to a 1/2 inch capped iron rod inscribed "Half" found at the intersection of Gateway Drive and Cinema Drive;

THENCE departing Gateway Drive and continuing with the south right-of-way line of Cinema drive the following courses:

NORTH 37°43'25" EAST, a distance of 98.09 feet to a 1/2 inch capped iron rod inscribed "Half" found at the beginning of a curve to the right having a radius of 275.00 feet;

CONTINUING along the arc of said curve to the right an arc distance of 66.76 feet, passing through a central angle of 13°54'36" (having a chord bearing of SOUTH 86°46'55" EAST, a chord distance of 66.60 feet) to a 1/2 inch capped iron rod inscribed "TX SURVEY" found for the beginning of a curve to the left having a radius of 340.60 feet;

CONTINUING along the arc of said curve to the left an arc distance of 108.83 feet, passing through a central angle of 18°18'28" (having a chord bearing of SOUTH 88°58'50" EAST, a chord distance of 108.37 feet) to an "X" cut found for the northwest corner of the said Lot 5, Block 3;

THENCE departing Cinema Drive and continuing with Lot 5, Block 3 the following courses:

SOUTH 08°08'04" EAST, a distance of 117.26 feet to a found 1/2 inch capped iron rod inscribed "Half";

SOUTH 18°09'42" EAST, a distance of 248.63 feet returning to the **POINT OF BEGINNING** and enclosing 2.33 Acres (101,861 Square Feet) of land, more or less.

STATE OF TEXAS }

COUNTY OF PARKER }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

Whereas TexasBank, a Texas state banking association, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Lots 4R1 and 4R2, Block 3, A.B. Cinema Addition, an addition to the City of Hudson Oaks, Parker County, Texas and I/we do hereby dedicate the rights-of-way, and easements shown thereon to the public's use unless otherwise noted.

Witness my hand at Hudson Oaks, Parker County, Texas this the 5 day of September, 2025

TexasBank

J. Mark Riche
Name: J. MARK RICHE
Title: CHAIRMAN

10015.003.004.00

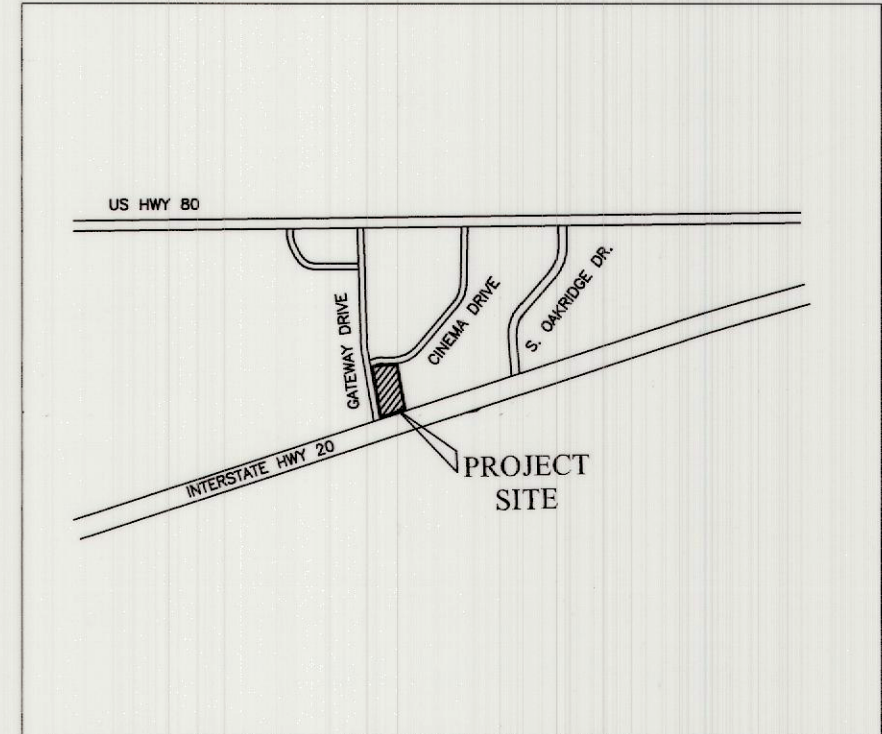
10015
WE

J-15



Vicinity Map

NOT TO SCALE



APPROVED BY THE CITY OF HUDSON OAKS, TEXAS ON THIS 9th DAY OF

September, 2025.

Stacy Ann
City Administrator

9/9/25
Date

Shelly Scanzzero
City Secretary

9/9/25
Date

REPLAT Lots 4R1 & 4R2, Block 3 A.B. Cinema Addition

Being a Replat of
Lot 4, Block 3
A.B. Cinema Addition
Recorded in Cabinet C, Slide 353
An Addition to the City Of Hudson Oaks,
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Parker County, Texas

APRIL 2025

Project No. 209-10430

Sheet 2 OF 2

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET G, SLIDE 165
DATE 9-12-25

