

**LEGEND**

POB.....Point of Beginning  
 CIRF.....1/2" Capped Iron Rod Marked "HALFF AND ASSOC." Found  
 P.R.P.C.T.....Plat Records Parker County, Texas  
 D.R.P.C.T.....Deed Records Parker County, Texas  
 O.....5/8" Capped Iron Rod Marked "BHB INC" Set

**FLOOD ZONE NOTE**

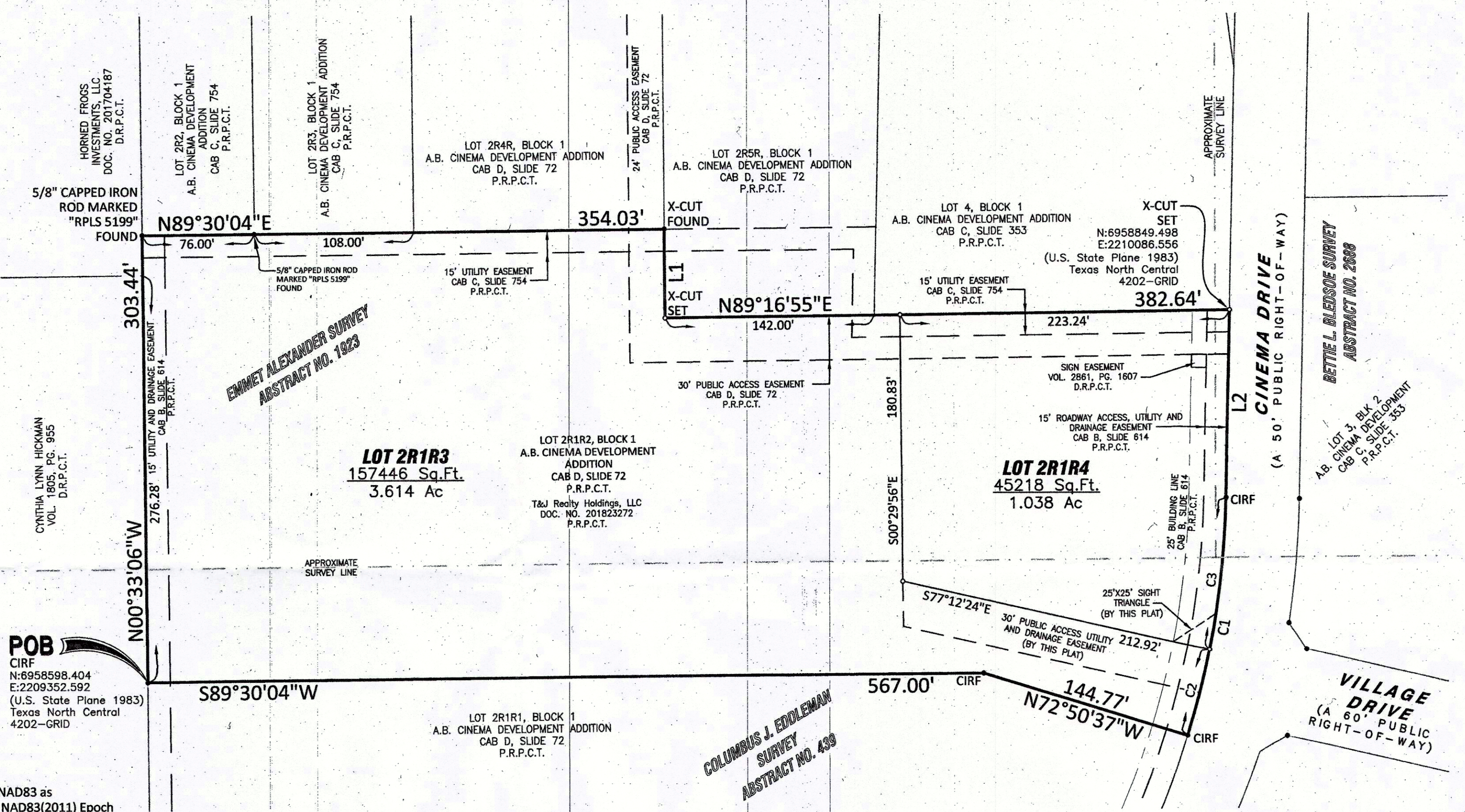
By scaled location of FEMA FIRM #48367C0300E, effective date 09/26/2008, subject parcel is within OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

**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. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
3. Covenants or Restrictions are Un-altered
4. 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.
5. 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.
6. Waiver of claim 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.
7. Any easements shown on this plat created by separate instrument continue to be governed by the terms of those instruments and are only dedicated to the public to extent set forth in said separate instrument.
8. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
9. The owners of all corner lots shall maintain sight triangles in accordance with the City's Subdivision Ordinance.

**OWNER:**  
 T&J Realty Holdings, LLC  
 119 Hidden Lake Ranch Road  
 Aledo, TX 76008  
 Phone: 817-805-7874  
 Email: mhboothby@yahoo.com

**LAND SURVEYOR:**  
**BHB BAIRD, HAMPTON & BROWN, INC.**  
 ENGINEERING & SURVEYING  
 6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116  
 jmargotta@bhinc.com 817-338-1277 www.bhinc.com  
 BHB Project #2018.727.000 TBPE Firm F-44 TBPLS Firm 10011300



Line Table

Line #	Direction	Length
L1	S0°21'24"E	60.17
L2	S1°11'40"W	127.18

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	15°57'45"	590.00'	164.38'	S9°10'26"W	163.84'
C2	5°49'36"	590.00'	60.00'	S14°14'30"W	59.97'
C3	10°08'10"	590.00'	104.37'	S6°15'38"W	104.24'

ACCT. NO.: 10015  
 SCH. DIST.: WB  
 CITY: J-15  
 MAP NO.:

**FINAL PLAT**  
**LOTS 2R1R3 & 2R1R4, BLOCK 1**  
**A.B. CINEMA**  
**DEVELOPMENT ADDITION**  
 BEING A REPLAT OF LOT 2R1R2, BLOCK 1, A.B. CINEMA DEVELOPMENT ADDITION  
 CAB. D, SLIDE 72, P.R.P.C.T.  
 CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS  
 FEBRUARY 2019  
 SHEET 1 OF 2

E 263

10015.001.002.00