

CERTIFICATE OF DEDICATION

STATE OF TEXAS  
COUNTY OF PARKER

Whereas Bungalow Furniture, LLC, Hudson Oaks-Parker, LTD., Hudson Hills Village Association, Inc., CN Hudson Oaks Investors, LLC and TCG Hudson Oaks Investors, LLC acting by and through the undersigned, their duly authorized agents, are the owners of a 11.939 acre tract of land situated in the Columbus J. Eddleman Survey, Abstract No. 439, County of Parker; said tract being all of Lot 3, and Common Area C1, Block 3, A.B. Cinema Development Addition, an addition to the City of Hudson Oaks recorded in Cabinet C, Side 353 of the Plat Records of Parker County, Texas, being all of that tract of land described in Special Warranty Deed to Bungalow Furniture, LLC recorded in Instrument No. 202003271 of the Official Public Records of Parker County, Texas, being part of that tract of land described in Special Warranty Deed to Hudson Oaks-Parker, LTD. recorded in Instrument No. 683917 of said Official Public Records, and being part of that tract of land described in Special Warranty Deed to Hudson Hills Village Association, Inc. recorded in Instrument No. 201901344 of said Official Public Records, being part of that tract of land described in Special Warranty Deed with Vendors Lien to TCG Hudson Oaks Investors, LLC recorded in Instrument No. 202008027 of said Official Public Records, and in Warranty Deed to TCG Hudson Oaks Investors, LLC recorded in Instrument No. 202019761 of said Official Public Records, and more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "DUNAWAY" cap found at the west end of a right-of-way corner clip at the intersection of the northwest right-of-way line of Interstate Highway No. 20 (a 350-foot wide right-of-way) and the west right-of-way line of Oakridge Drive (a 80-foot wide right-of-way), said point being the most southerly southeast corner of said Lot 3;

THENCE, South 71 degrees, 50 minutes, 28 seconds West, along the said northwest line of Interstate Highway No. 20 and the southeast line of said Lot 3, a distance of 1,066.09 feet to a 1/2-inch iron rod with "HALFF & ASSOCIATES" cap found for the southwest corner of said Lot 3 and the southeast corner of Lot 4, Block 3 of said A.B. Cinema Development Addition;

THENCE, North 18 degrees, 09 minutes, 32 seconds West, departing the said northwest line of Interstate Highway No. 20 and along the southwest line of said Lot 3 and the northwest line of said Lot 4, a distance of 248.63 feet to a 1/2-inch iron rod with "HALFF & ASSOCIATES" cap found for an angle point;

THENCE, North 08 degrees, 07 minutes, 54 seconds West, continuing along the said southwest line of Lot 3 and the said northwest line of Lot 4, a distance of 117.26 feet to a 1/2-inch iron rod with "HALFF & ASSOCIATES" cap found in the south right-of-way line of Cinema Drive (a 50-foot wide right-of-way); said point being the northwest corner of said Lot 3 and the northeast corner of said Lot 4; said point being the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, along the said south line of Cinema Drive and the northwest line of said Lot 3, the following four (4) calls:

Along said curve to the left, having a central angle of 60 degrees, 10 minutes, 34 seconds, a radius of 340.60 feet, a chord bearing and distance of North 51 degrees, 46 minutes, 49 seconds East, 341.51 feet, an arc distance of 357.72 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the beginning of a reverse curve to the right;

Along said curve to the right, having a central angle of 31 degrees, 04 minutes, 26 seconds, a radius of 355.00 feet, a chord bearing and distance of North 37 degrees, 13 minutes, 45 seconds East, 190.18 feet, an arc distance of 192.53 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

North 52 degrees, 45 minutes, 58 seconds East, a distance of 39.21 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 08 degrees, 30 minutes, 25 seconds, a radius of 640.00 feet, a chord bearing and distance of North 48 degrees, 30 minutes, 46 seconds East, 94.94 feet, an arc distance of 95.02 feet to a hole punch found at the end of said curve; said point being the north corner of said Lot 3 and the west corner of Lot 1, Block 3 of said A.B. Cinema Development Addition;

THENCE, South 45 degrees, 44 minutes, 27 seconds East, departing the said south line of Cinema Drive and along the northeast line of said Lot 3 and the southwest line of said Lot 1, a distance of 181.58 feet to a 1/2-inch iron rod found for the south corner of said Lot 1; said point being in the northwest line of said Common Area C1;

THENCE, in a northeasterly direction, along the southeast line of said Lot 1 and the said northwest line of Common Area C1, the following four (4) calls:

North 47 degrees, 07 minutes, 39 seconds East, a distance of 7.51 feet to a 1/2-inch iron rod found for an angle point;

North 81 degrees, 56 minutes, 41 seconds East, a distance of 117.31 feet to a 1/2-inch iron rod found for an angle point;

North 28 degrees, 30 minutes, 25 seconds East, a distance of 198.34 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set on an angle point;

North 32 degrees, 12 minutes, 42 seconds East, a distance of 130.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of Village Drive (a 60-foot wide right-of-way); said point being the east corner of said Lot 1 and the northwest corner of said Common Area C1;

THENCE, South 77 degrees, 06 minutes, 45 seconds East, along the said south line of Village Drive and the northeast line of said Common Area C1, a distance of 56.10 feet to 1/2-inch iron rod with orange cap found for the northeast corner of said Common Area C1 and the northeast corner of Lot 2, Block 3 of said A.B. Cinema Development Addition;

THENCE, in a southwesterly direction, departing the said south line of Village Drive and along the said east line of Common Area C1 and the west line of said Lot 2, the following ten (10) calls:

South 10 degrees, 50 minutes, 56 seconds West, a distance of 140.00 feet to a 1/2-inch iron rod found for corner;

North 79 degrees, 09 minutes, 04 seconds West, a distance of 10.00 feet to a 1/2-inch iron rod found for corner;

South 10 degrees, 50 minutes, 56 seconds West, a distance of 40.00 feet to a 1/2-inch iron rod found for corner;

South 79 degrees, 09 minutes, 04 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod found for corner;

South 10 degrees, 50 minutes, 56 seconds West, a distance of 75.00 feet to a 1/2-inch iron rod found for corner;

North 79 degrees, 09 minutes, 04 seconds West, a distance of 10.00 feet to a 1/2-inch iron rod found for corner;

South 10 degrees, 50 minutes, 56 seconds West, a distance of 40.00 feet to a 1/2-inch iron rod found for corner;

South 79 degrees, 09 minutes, 04 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod found for corner;

South 10 degrees, 50 minutes, 56 seconds West, a distance of 169.82 feet to a 1/2-inch iron rod found for an angle point;

South 18 degrees, 10 minutes, 46 seconds East, a distance of 87.21 feet to a 1/2-inch iron rod with "PRISM SURVEY" cap found for the south corner of said Lot 2; said point being in the north line of said Lot 3;

THENCE, in a northeasterly direction, along the said north line of Lot 3 and the south line of said Lot 2, the following three (3) calls:

North 58 degrees, 06 minutes, 59 seconds East, a distance of 156.40 feet to a 1/2-inch iron rod with "HALFF & ASSOCIATES" cap found for an angle point;

North 70 degrees, 04 minutes, 26 seconds East, a distance of 49.39 feet to a 1/2-inch iron rod with "HALFF & ASSOCIATES" cap found for an angle point;

North 81 degrees, 39 minutes, 13 seconds East, a distance of 45.18 feet to a 1/2-inch iron rod with "PRISM SURVEY" cap found in the west line of Oakridge Drive (an 80-foot wide right-of-way); said point being the northeast corner of said Lot 3 and the southeast corner of said Lot 2; said point being the beginning of a non-tangent curve to the left;

THENCE, in a southerly direction, along the said west line of Oakridge Drive, the east line of said Lot 3 and said curve to the left, having a central angle of 15 degrees, 55 minutes, 28 seconds, a radius of 790.00 feet, a chord bearing and distance of South 08 degrees, 51 minutes, 01 seconds East, 219.86 feet, an arc distance of 219.57 feet to a 1/2-inch iron rod with "DUNAWAY" cap found at the end of said curve; said point being the north end of said right-of-way corner clip at the intersection of the said northwest line of Interstate Highway No. 20 and the said west right-of-way line of Oakridge Drive;

THENCE, South 28 degrees, 06 minutes, 43 seconds West, along said corner clip, a distance of 36.10 feet to the POINT OF BEGINNING;

CONTAINING: 520,070 square feet or 11.939 acres of land, more or less.

STATE OF TEXAS  
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Bungalow Furniture, LLC by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as LOTS 3R, 5, 6 AND COMMON AREA C1R, BLOCK 3, A.B. CINEMA DEVELOPMENT ADDITION, an addition to the City of Hudson Oaks, Parker County, Texas, and I (we) do hereby dedicate the rights-of-way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my (our) hand(s) at Hudson Oaks, Parker County, Texas this 2nd day of October, 2020.  
By: \_\_\_\_\_  
Name: Jason Adams  
Title: President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Jason Adams, President of Bungalow Furniture, LLC a corporation (partnership, JV) known to me to be the person(s) whose name(s) subscribed to the above and foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said corporation (partnership, JV).

Given upon my hand and seal of office this 9th day of October, 2020.  
*Christina Lee Castro*  
Notary Public in and for the State of Texas  
My Commission Expires: 3-11-2021

There are no liens against the property.

STATE OF TEXAS  
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Hudson Oaks-Parker, LTD. by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as LOTS 3R, 5, 6 AND COMMON AREA C1R, BLOCK 3, A.B. CINEMA DEVELOPMENT ADDITION, an addition to the City of Hudson Oaks, Parker County, Texas, and I (we) do hereby dedicate the rights-of-way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my (our) hand(s) at Hudson Oaks, Parker County, Texas this 2nd day of October, 2020.  
By: \_\_\_\_\_  
Name: Mark Connell  
Title: President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Mark Connell, President of Hudson Oaks-Parker, LTD. a corporation (partnership, JV) known to me to be the person(s) whose name(s) subscribed to the above and foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said corporation (partnership, JV).

Given upon my hand and seal of office this 12th day of October, 2020.  
*Christina Lee Castro*  
Notary Public in and for the State of Texas  
My Commission Expires: 3-11-2021

There are no liens against the property.

STATE OF TEXAS  
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Hudson Hills Village Association, Inc. by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as LOTS 3R, 5, 6 AND COMMON AREA C1R, BLOCK 3, A.B. CINEMA DEVELOPMENT ADDITION, an addition to the City of Hudson Oaks, Parker County, Texas, and I (we) do hereby dedicate the rights-of-way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my (our) hand(s) at Hudson Oaks, Parker County, Texas this 12th day of October, 2020.  
By: \_\_\_\_\_  
Name: Mark Connell  
Title: President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Mark Connell, President of Hudson Hills Village Association, Inc. a corporation (partnership, JV) known to me to be the person(s) whose name(s) subscribed to the above and foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said corporation (partnership, JV).

Given upon my hand and seal of office this 10th day of October, 2020.  
*Christina Lee Castro*  
Notary Public in and for the State of Texas  
My Commission Expires: 3-11-2021

There are no liens against the property.

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Tim Thompson, Member of TCG Hudson Oaks Investors, LLC a corporation (partnership, JV) known to me to be the person(s) whose name(s) subscribed to the above and foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said corporation (partnership, JV).

Given upon my hand and seal of office this 19 day of October, 2020.  
*Sheila Greer*  
Notary Public in and for the State of Texas  
My Commission Expires: 9-15-2024

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Independent Bank, acting by and through the undersigned, its duly authorized agent, is (are) the lien holder(s) of the property described herein, does (do) hereby ratify all dedications and provisions of this plat as shown.

By: \_\_\_\_\_  
Name: Burton French  
Title: Senior Vice President  
Independent Bank

Before me, the undersigned authority, on this day personally appeared Burton French, 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 purpose and consideration expressed and in the capacity therein stated and as the act and deed of said Independent Bank.

Given upon my hand and seal of office this 16 day of 10, 2020.  
*Sheila Greer*  
Notary Public in and for the State of Texas  
My Commission Expires:

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas independent Bank, acting by and through the undersigned, its duly authorized agent, is (are) the lien holder(s) of the property described herein, does (do) hereby ratify all dedications and provisions of this plat as shown.

By: \_\_\_\_\_  
Name: Savanna Sky Lazo  
Title: Notary Public, State of Texas  
Comm. Expires 05-21-2023  
Notary ID 128339646

SAVANNA SKY LAZO  
Notary Public, State of Texas  
Comm. Expires 05-21-2023  
Notary ID 128339646

STATE OF TEXAS  
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, TCG Hudson Oaks Investors, LLC by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as LOTS 3R, 5, 6 AND COMMON AREA C1R, BLOCK 3, A.B. CINEMA DEVELOPMENT ADDITION, an addition to the City of Hudson Oaks, Parker County, Texas, and I (we) do hereby dedicate the rights-of-way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my (our) hand(s) at Hudson Oaks, Parker County, Texas this 19 day of October, 2020.  
By: \_\_\_\_\_  
Name: Grey Stogner  
Title: Manager

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Tim Thompson, Member of TCG Hudson Oaks Investors, LLC a corporation (partnership, JV) known to me to be the person(s) whose name(s) subscribed to the above and foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said corporation (partnership, JV).

Given upon my hand and seal of office this 19 day of October, 2020.  
*Sheila Greer*  
Notary Public in and for the State of Texas  
My Commission Expires: 9-15-2024

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas independent Bank, acting by and through the undersigned, its duly authorized agent, is (are) the lien holder(s) of the property described herein, does (do) hereby ratify all dedications and provisions of this plat as shown.

By: \_\_\_\_\_  
Name: Burton French  
Title: Senior Vice President  
Independent Bank

Before me, the undersigned authority, on this day personally appeared Burton French, 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 purpose and consideration expressed and in the capacity therein stated and as the act and deed of said Independent Bank.

Given upon my hand and seal of office this 16 day of 10, 2020.  
*Sheila Greer*  
Notary Public in and for the State of Texas  
My Commission Expires:

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas independent Bank, acting by and through the undersigned, its duly authorized agent, is (are) the lien holder(s) of the property described herein, does (do) hereby ratify all dedications and provisions of this plat as shown.

By: \_\_\_\_\_  
Name: Burton French  
Title: Senior Vice President  
Independent Bank

Before me, the undersigned authority, on this day personally appeared Burton French, 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 purpose and consideration expressed and in the capacity therein stated and as the act and deed of said Independent Bank.

Given upon my hand and seal of office this 16 day of 10, 2020.  
*Sheila Greer*  
Notary Public in and for the State of Texas  
My Commission Expires:

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas independent Bank, acting by and through the undersigned, its duly authorized agent, is (are) the lien holder(s) of the property described herein, does (do) hereby ratify all dedications and provisions of this plat as shown.

By: \_\_\_\_\_  
Name: Burton French  
Title: Senior Vice President  
Independent Bank

Before me, the undersigned authority, on this day personally appeared Burton French, 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 purpose and consideration expressed and in the capacity therein stated and as the act and deed of said Independent Bank.

Given upon my hand and seal of office this 16 day of 10, 2020.  
*Sheila Greer*  
Notary Public in and for the State of Texas  
My Commission Expires:

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas independent Bank, acting by and through the undersigned, its duly authorized agent, is (are) the lien holder(s) of the property described herein, does (do) hereby ratify all dedications and provisions of this plat as shown.

By: \_\_\_\_\_  
Name: Burton French  
Title: Senior Vice President  
Independent Bank

Before me, the undersigned authority, on this day personally appeared Burton French, 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 purpose and consideration expressed and in the capacity therein stated and as the act and deed of said Independent Bank.

Given upon my hand and seal of office this 16 day of 10, 2020.  
*Sheila Greer*  
Notary Public in and for the State of Texas  
My Commission Expires:

SAVANNA SKY LAZO  
Notary Public, State of Texas  
Comm. Expires 05-21-2023  
Notary ID 128339646

SURVEYOR'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

This is to certify that I, Paul Daniel, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correct[ly] represents that survey made by me.

By: *Paul Daniel*  
Paul Daniel  
Registered Professional Land Surveyor  
Texas R.P.L.S. No. 6534  
Date: 9/2/2020



STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Paul Daniel, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said Paul Daniel and that he executed the same as the act of said corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of September, 2020.

*Christina Lee Castro*  
Notary Public in and for the State of Texas  
My Commission Expires: 3-11-2021



I hereby certify that the above and foregoing plat of LOTS 3R, 5, 6 AND COMMON AREA C1R, BLOCK 3, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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 20th day of Oct, 2020.

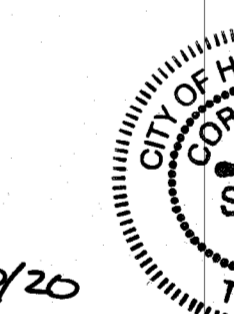
*Shelley Scanzero*  
City Secretary

Recommended for final approval:  
*L. Boyd* 10/20/2020  
Chairman Date  
Planning & Zoning Commission

Attest: *Shelley Scanzero* 10/20/20  
City Secretary Date

Approved: *M. Powell* 10-20-2020  
Mayor, City of Hudson Oaks, Texas Date

Attest: *Shelley Scanzero* 10/20/20  
City Secretary Date



ACCT NO: 10015  
SCH DIST; WE

10015.003.000.00  
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10015.003.003.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202038646  
11/23/2020 02:05 PM  
Fee: \$0.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLRT

**Pacheco Koch**  
4060 BRYANT IRVIN ROAD  
FORT WORTH, TX 76109 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008001

DRAWN BY RMT	CHECKED BY PMD	SCALE 1"=100'	DATE AUG. 2020	JOB NUMBER 4437-19.528
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RTD:WELL 10/17/2020 4:49 PM M:\DWG-44\4437-19.528\DWG\SURVEY\_C3D\_2018\4437-19.528BRP.DWG

FINAL PLAT - LOT 3R, 5, 6 AND COMMON AREA C1R, BLOCK 3, A.B. CINEMA DEVELOPMENT ADDITION

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