

LOCATION MAP  
NOT TO SCALE

NOTES

1. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 4805200200B FOR PARKER COUNTY, TEXAS DATED SEPTEMBER 27, 1991, NONE OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN.
2. ALL PROPERTY CORNERS ARE 1/2" SET IRON RODS W/ YELLOW PLASTIC CAP STAMPED "HALFF ASSOC., INC." UNLESS OTHERWISE NOTED.
3. BEARINGS ARE BASED ON FOUND CONTROLLING MONUMENT NUMBERS 1 AND 2 AS DEMOTED ON THIS PLAT WITH A BEARING OF SOUTH 75 DEGREES 39 MINUTES 29 SECONDS EAST.
4. THE CURRENT PROPERTY OWNER SHALL INITIALLY BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREA LOTS AND FACILITIES. IT IS ANTICIPATED THAT THIS RESPONSIBILITY WILL BE TRANSFERRED TO A PROPERTY OWNER ASSOCIATION AT A FUTURE DATE.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF PUBLIC SIDEWALKS ALONG ADJACENT PUBLIC RIGHT-OF-WAY AT THE TIME OF DEVELOPMENT OF EACH INDIVIDUAL LOT.
6. CONTROL OF ACCESS TO INTERSTATE HIGHWAY 20 IS ALLOWED BY OUTCLAIM DEED TO ROBERT S. BEALL AS RECORDED IN VOLUME 2111, PAGE 454, D.R.P.C.T.

Doc# 580942  
Book 2397 Page 1493

VIRGINIA SAMSELL  
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PC C-353

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JOHN B. MAHORNEY & WIFE  
ANTONIA VERONICA MAHORNEY  
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JOHNNY LANIER, JR.  
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LOT 3R  
1,790,494 S.F.  
41.10 ACRES

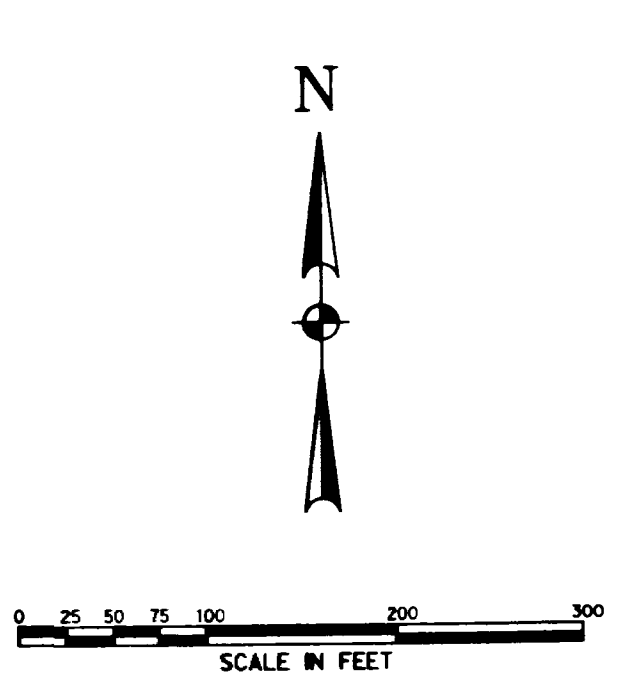
P.B. PIPKIN  
SURVEY  
ABSTRACT No. 1073

30' SANITARY SEWER  
EASEMENT  
CABINET B, SLIDE 614  
P.R.P.C.T.

15' UTILITY AND  
DRAINAGE EASEMENT  
CABINET B, SLIDE 614  
P.R.P.C.T.

INTERSTATE HIGHWAY 20  
(350' RIGHT-OF-WAY)

- LEGEND
- SUBDIVISION BOUNDARY
  - LOT LINE
  - 25' BUILDING LINE
  - PROPOSED EASEMENT LINE
  - EXISTING EASEMENT LINE
  - CITY LIMIT LINE
  - SURVEY LINE
  - 1/2" SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF ASSOC., INC."
  - 1/2" FIR
  - TxDOT MON
  - SET PK NAIL
  - SET "X" CUT IN CONCRETE
  - METAL FCP
  - (CM) CONTROL MONUMENT
  - EASEMENT TO BE ABANDONED BY THIS PLAT
  - FENCE LINE



MATCH LINE (SEE SHEET 2)

LOT NO.	LOT AREA (SQ FT)	LOT AREA (ACRES)	ZONING
BLOCK 1			
1	298,844	6.86	GC
2R	452,370	10.38	GC
3R	1,792,457	41.15	GCAG
4	72,883	1.67	GC
5	30,221	0.90	GC
6	113,030	2.59	GC
BLOCK 2			
1	46,107	1.06	GC
2	58,984	1.35	GC
3	70,303	1.61	GC
4	95,692	2.20	GC
BLOCK 3			
1	81,859	1.88	GC
2	108,358	2.49	GC
3	406,279	9.33	GC
4	101,864	2.34	GC
TOTAL NUMBER OF LOTS = 14			

AREA NO.	LOT AREA (SQ FT)	LOT AREA (ACRES)	LAND USE
C1	113,909	2.61	DRAINAGE
C2	1,279	0.03	LANDSCAPE
TOTAL NUMBER OF COMMON AREAS = 2			

CURVE No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD DISTANCE
C-1	02°53'00" (RT)	769.79'	19.37'	38.74'	S69°31'39"E	38.74'
C-2	41°11'16" (LT)	790.00'	296.85'	567.90'	S06°19'51"W	555.75'
C1-1-1	90°00'00" (LT)	25.00'	25.00'	39.27'	S81°41'21"E	35.36'
C1-1-2	31°04'26" (LT)	405.00'	112.60'	219.65'	S37°46'26"W	216.97'
C1-1-3	78°29'03" (RT)	290.60'	237.36'	398.07'	S61°28'44"W	367.67'
C1-1-4	40°00'47" (LT)	325.00'	118.33'	226.97'	S80°42'52"W	222.38'
C1-1-5	73°27'38" (LT)	25.00'	18.66'	32.05'	N22°03'10"E	29.90'
C1-1-6	14°48'24" (RT)	800.00'	103.95'	206.74'	N05°46'15"W	206.17'
C1-2R-1	31°00'57" (RT)	590.00'	163.71'	319.38'	S17°14'58"W	315.50'
C1-3R-1	01°34'37" (LT)	325.00'	4.47'	8.94'	S59°55'10"W	8.94'
C1-3R-2	05°55'17" (RT)	275.00'	14.22'	28.42'	S62°05'30"W	28.41'
C1-4-1	12°11'32" (RT)	350.00'	37.38'	74.48'	S04°21'16"E	74.34'
C1-4-2	17°30'04" (LT)	180.00'	27.71'	54.98'	N07°00'32"W	54.77'
C1-4-3	09°54'19" (RT)	110.00'	9.53'	19.02'	N09°53'33"W	18.99'
C1-4-4	16°50'48" (LT)	40.00'	5.92'	11.76'	N08°33'58"W	11.72'
C1-5-1	20°33'12" (RT)	590.00'	106.97'	211.65'	S43°02'03"W	210.51'
C1-6-1	10°36'38" (LT)	325.00'	30.18'	60.19'	N67°04'51"E	60.10'
C1-6-2	10°46'34" (RT)	680.00'	64.14'	127.89'	S12°12'59"E	127.71'
C2-1-1	12°33'28" (RT)	350.00'	38.51'	76.71'	N08°10'14"E	76.56'
C2-1-2	15°53'06" (RT)	110.00'	15.35'	30.50'	S05°42'50"W	30.40'
C2-1-3	11°52'17" (LT)	140.00'	14.56'	29.01'	S07°43'15"W	28.96'

CURVE No.	DELTA	RADIUS	TANGENT	LENGTH
EC1	00°19'28"	2970.71'	8.41'	16.82'

BEARING TABLE	EASEMENT BEARING TABLE	EASEMENT BEARING TABLE
L1 N78° 36' 23"W 10.00'	E1 S09° 25' 14"W 52.76'	E10 N77° 36' 51"W 60.00'
L2 S78° 36' 23"E 10.00'	E2 S23° 53' 13"E 27.44'	E11 N12° 23' 09"E 4.15'
L3 N78° 36' 23"W 10.00'	E3 S02° 36' 47"W 67.68'	E12 S12° 23' 09"W 70.45'
L4 S78° 36' 23"E 10.00'	E4 N02° 36' 47"E 61.28'	E13 N07° 38' 29"E 27.92'
L5 N87° 39' 24"E 22.42'	E5 N23° 53' 13"W 28.40'	E14 S07° 38' 29"W 33.34'
L6 S02° 20' 36"E 45.95'	E6 N54° 59' 12"E 82.63'	E15 S45° 11' 46"E 24.62'
L7 N02° 20' 36"W 45.22'	E7 S02° 36' 47"W 55.02'	E16 S44° 48' 14"W 15.00'
L8 N04° 50' 43"W 14.44'	E8 N87° 23' 13"W 15.00'	E17 N45° 11' 46"W 25.38'
L9 N04° 56' 23"W 47.38'	E9 N02° 36' 47"E 57.88'	
L10 N89° 51' 26"E 16.01'		
L11 S02° 13' 43"E 23.83'		
L12 N01° 44' 30"E 33.71'		

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

REPLAT  
OF  
LOTS 1 - 3  
TO  
LOTS 1, 2R, 3R AND 4 - 6, BLOCK 1  
LOTS 1 - 4, BLOCK 2  
LOTS 1 - 4, BLOCK 3

AND  
COMMON AREAS C1 AND C2  
OF THE

A.B. CINEMA DEVELOPMENT ADDITION

OUT OF THE  
C.J. EDDLEMAN SURVEY, ABSTRACT NO. 439  
EMMETT ALEXANDER SURVEY, ABSTRACT NO. 1923  
B.L. BLEDSOE SURVEY, ABSTRACT NO. 2688  
ADDISON HAWKINS SURVEY, ABSTRACT NO. 665  
P.B. PIPKIN SURVEY, ABSTRACT NO. 1073

IN THE  
CITIES OF HUDSON OAKS  
AND WEATHERFORD,  
PARKER COUNTY, TEXAS



**SURVEYOR**  
NAME: HALFF ASSOCIATES, INC.  
ROBERT L. DAVIS, R.P.L.S.  
No. 5836  
ADDRESS: 4000 FOSSIL CREEK BLVD.  
FORT WORTH, TEXAS 76137  
PHONE: (817) 847-1422  
FAX: (817) 232-0725  
EMAIL: rdavis@halff.com

**ENGINEER**  
NAME: HALFF ASSOCIATES, INC.  
J. RUSSELL KILLEN, P.E.  
No. 64688  
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FORT WORTH, TEXAS 76137  
PHONE: (817) 847-1422  
FAX: (817) 232-0725  
EMAIL: rkillem@halff.com

**OWNER / DEVELOPER**  
NAME: BEALL CINEMA PROPERTIES, L.P.  
BEALL HUDSON OAKS PROPERTIES, L.P.  
CONTACT: ROBERT BEALL  
P.O. BOX 1317  
COLLEYVILLE, TEXAS 76034  
PHONE: (817) 399-1100  
FAX: (817) 399-1919  
EMAIL: rabeo@beall.com

**OWNER**  
NAME: FIRST NATIONAL BANK OF  
WEATHERFORD  
CONTACT: LIN BEARDEN, PRESIDENT  
ADDRESS: 220 PALO PINO  
WEATHERFORD, TEXAS 76086  
PHONE: (817) 594-7481  
(817) 554-1723

**OWNER**  
NAME: HUDSON OAKS VENTURE  
NO. ONE, L.P.  
CONTACT: TROY BATMAN  
ADDRESS: 16910 DALLAS PARKWAY  
DALLAS, TEXAS 75248  
PHONE: (972) 235-7888

**Half Associates**  
ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS

DESIGN	DRAWN	DATE	SCALE	AVO	FILE	NO.
RLD	CADD	NOVEMBER 2005	1"=100'	23257	257CFP01	1 OF 4