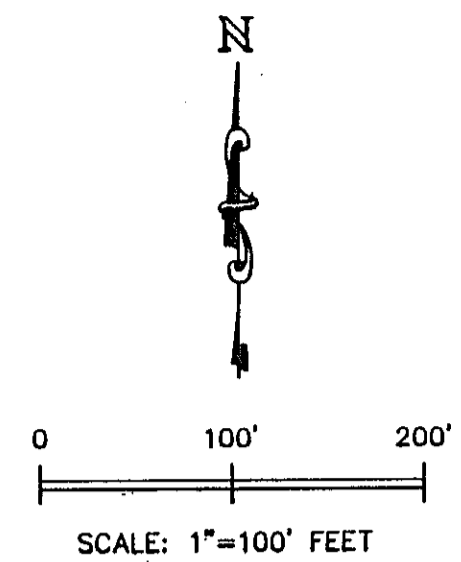


VICINITY MAP  
NOT TO SCALE

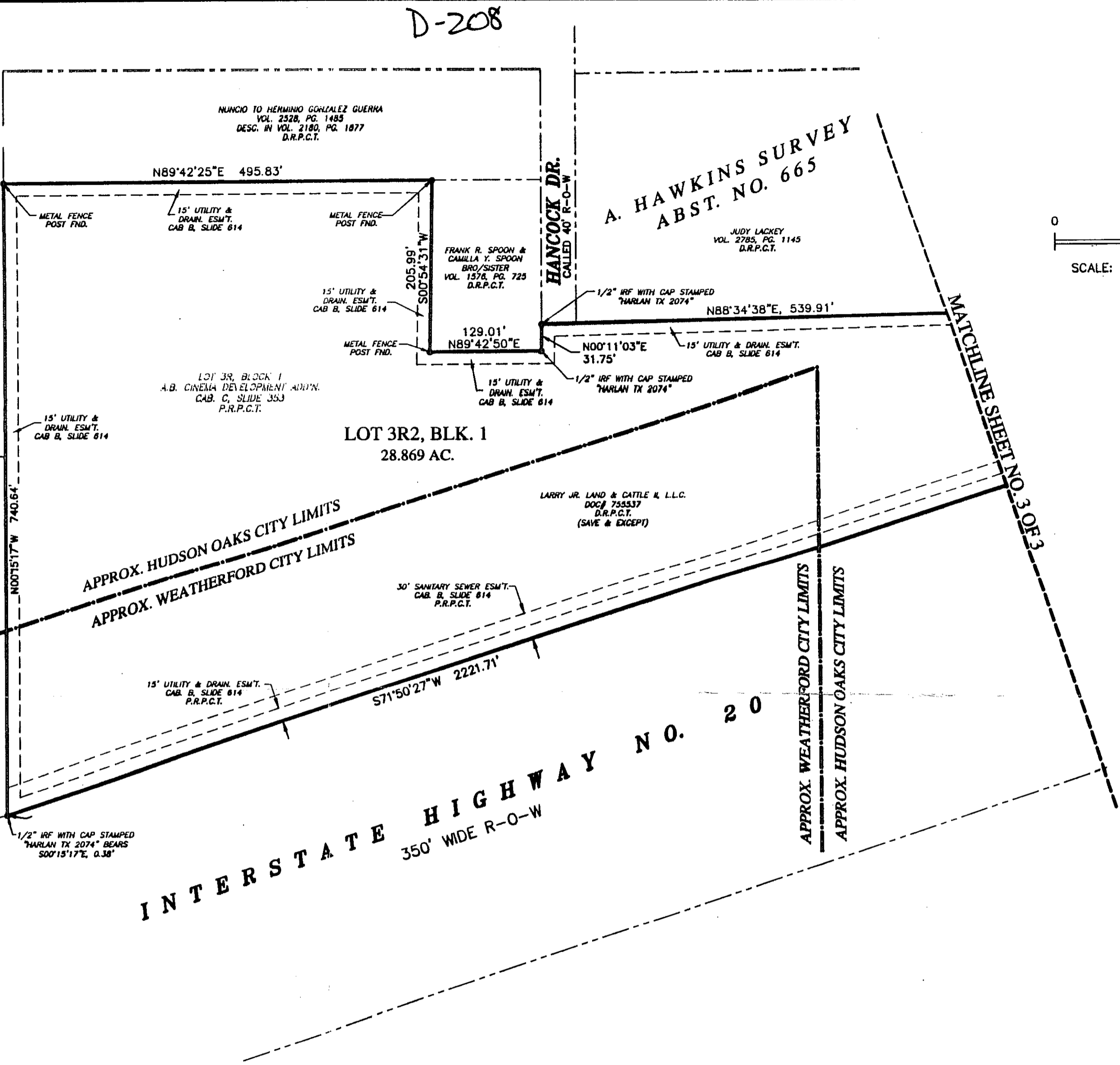


**A. HAWKINS SURVEY  
ABST. NO. 665**

**P.B. PIPKIN SURVEY  
ABST. NO. 1073**

APPROX. SURVEY LINE

JOHN G. TEAGUE TO J.B. TEAGUE ETUX, JOY TEAGUE  
VOL. 2011, PG. 1550, 5-19-2002, 5 AC.  
DESCRIBED IN VOL. 1788, PG. 1336



- NOTES:
1. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THEREFORE ALL OF THE EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE NOT SHOWN. PREVIOUSLY PLATTED EASEMENTS ARE REFLECTED AS DEPICTED.
  2. THE CURRENT PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY COMMON AREAS/LOTS AND FACILITIES. IT IS ANTICIPATED THAT THIS RESPONSIBILITY WILL BE TRANSFERRED TO A PROPERTY OWNER ASSOCIATION AT A FUTURE DATE.
  3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS ALONG ADJACENT PUBLIC RIGHT-OF-WAYS AT THE TIME OF DEVELOPMENT OF EACH INDIVIDUAL LOT.
  4. ALL ANGLE POINTS/CORNERS SET ARE 5/8" IRON RODS WITH YELLOW PLASTIC CAPS STAMPED "TNP", (UNLESS OTHERWISE STATED).
  5. ACCORDING TO THE FEMA'S F.I.R.M. FOR PARKER COUNTY, TEXAS, PANELS 48367C0300E AND 48367C0425E, EFFECTIVE DATE 9-26-2008, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD AREA.

**OWNER/DEVELOPER, LOTS 3R1, 3R2 & 3R3**

**LARRY JR. LAND & CATTLE II, LLC**  
CONTACT: LARRY B. WHITE, JR.  
200 BAILEY, SUITE 308  
FORT WORTH, TEXAS 76107

**HUDSON OAKS-PARKER, LTD.**  
CONTACT: MARK W. CONNELL  
2351 WEST NORTHWEST HIGHWAY, SUITE 2301  
DALLAS, TEXAS 75220

**OWNER/DEVELOPER, LOT 1R**

**STRATEGIC ENTERTAINMENT GROUP**  
CONTACT: MARK W. CONNELL  
2351 WEST NORTHWEST HIGHWAY, SUITE 2301  
DALLAS, TEXAS 75220

ACCT. NO.: \_\_\_\_\_  
SCH. DIST.: WE  
CITY: Porton WE  
MAP NO.: J-15

**BASIS OF BEARINGS:**

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96) Epoch 2002.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

REPLAT  
**LOTS 1R, 3R1, 3R2 AND 3R3, BLOCK 1**  
**A.B. CINEMA DEVELOPMENT ADDITION**

AN ADDITION TO THE CITY OF HUDSON OAKS AND THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND BEING A REPLAT OF LOTS 1 AND 3R, BLOCK 1, A.B. CINEMA DEVELOPMENT ADDITION, ACCORDING TO THE PLAT RECORDED IN CABINET C, PAGE 353, PLAT RECORDS, PARKER COUNTY, TEXAS.

