

**NOTES**

1. THIS LOT IS CURRENTLY ZONED GENERAL COMMERCIAL.
2. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
3. PARKER COUNTY AND THE PARKER COUNTY COMMISSIONER'S COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.
4. ALL CORNERS ARE POINTS, UNLESS OTHERWISE NOTED.
5. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
6. ANY DEVELOPMENT UPON ANY LOT, PARCEL, TRACT OR REPLAT OF THE LAND HEREIN BEING PLATTED IS SUBJECT TO ALL SUBDIVISION (AND ZONING, IF IN CITY LIMITS) REGULATIONS OF THE CITY OF HUDSON OAKS INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR DRAINAGE AND STORM WATER CONTROL, WATER WELL CONTROL AND SANITARY SEWER CONTROL INCLUDING ANY REQUIRED ACCOMPANYING EASEMENTS AND APPURTENANCES. ALSO BEFORE CONSTRUCTION OR DIGGING, PLEASE CONTACT THE CITY OF HUDSON OAKS, THE PROPER UTILITY COMPANY, AND/OR 1-800-DIG-TESS FOR LOCATES ON EXISTING UTILITY LINES.
7. WATER AND SANITARY SERVICE IS TO BE EXTENDED TO THIS PROPERTY PRIOR TO BUILDING CONSTRUCTION.
8. 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.
9. THE CURRENT AND/OR FUTURE OWNERS OF ANY PORTION OF THIS SUBDIVISION, WITH THIS PLAT PRESENTS, A WAIVER OF CLAIM FOR DAMAGES AGAINST THE CITY OF HUDSON OAKS OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*

201611269  
05/26/2016 02:23 PM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, KINGDOM PERSPECTIVES - HUDSON OAKS, LTD., BEING THE SOLE OWNER OF THAT CERTAIN 10.247 ACRES TRACT OF LAND BEING ALL OF LOT 3R1, BLOCK 1, A.B. CINEMA DEVELOPMENT ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS; ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 208, PLAT RECORDS, PARKER COUNTY, TEXAS; SAME BEING THAT CERTAIN TRACT OF LAND CONVEYED TO KINGDOM PERSPECTIVES - HUDSON OAKS, LTD., IN DOCUMENT NO. 201200904 & 201200905, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 4x4 CONCRETE MONUMENT, BEING THE NORTHWEST CORNER OF SAID LOT 3R1, IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2785, P. 1145, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2588, P. 1946, O.P.R.C.T., FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 88°38'11" E 210.31 FEET ALONG THE NORTH LINE OF SAID LOT 3R1 TO A FOUND 5/8" IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE S 88°21'19" E 366.58 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE S 89°39'09" E 209.59 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 00°28'35" W 1.92 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE S 88°54'49" E 252.99 FEET TO A POINT IN THE WEST LINE OF A DEDICATED 50' RIGHT-OF-WAY PER P.C. D, SL. 208, P.R.P.C.T. FOR THE NORTHEAST CORNER OF THIS TRACT. SAID POINT BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 675.00 FEET AND A CHORD WHICH BEARS S 04°42'17" E 125.11 FEET.

THENCE ALONG SAID CURVE TO THE RIGHT AND WEST LINE OF SAID RIGHT-OF-WAY, AN ARC DISTANCE OF 125.29 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE S 00°36'46" W 94.63 FEET ALONG THE WEST LINE OF SAID RIGHT-OF-WAY TO A POINT FOR A CORNER OF THIS TRACT. SAID POINT BEING IN A CURVE TO LEFT WITH A RADIUS OF 625.00 FEET AND A CHORD WHICH BEARS S 04°06'00" E 102.70 FEET.

THENCE ALONG SAID CURVE TO THE LEFT AND THE WEST LINE OF SAID RIGHT-OF-WAY AN ARC DISTANCE OF 102.82 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE S 08°48'46" E 36.19 FEET ALONG THE WEST LINE OF SAID RIGHT-OF-WAY TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°05'07" W 277.27 FEET TO A POINT FOR AN ELL CORNER OF THIS TRACT.

THENCE S 01°05'02" W 91.51 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 88°55'05" W 786.87 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°33'18" E 449.42 FEET TO THE POINT OF BEGINNING.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT KINGDOM PERSPECTIVES - HUDSON OAKS, LTD., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 3R1-1 & 3R1-2, BLOCK 1, A.B. CINEMA DEVELOPMENT ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON.

THIS THE 10<sup>th</sup> DAY OF May, 2016

*[Signature]*  
KINGDOM PERSPECTIVES - HUDSON OAKS, LTD.

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Johnny I. Blains* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE 08<sup>th</sup> DAY OF May, 2016.

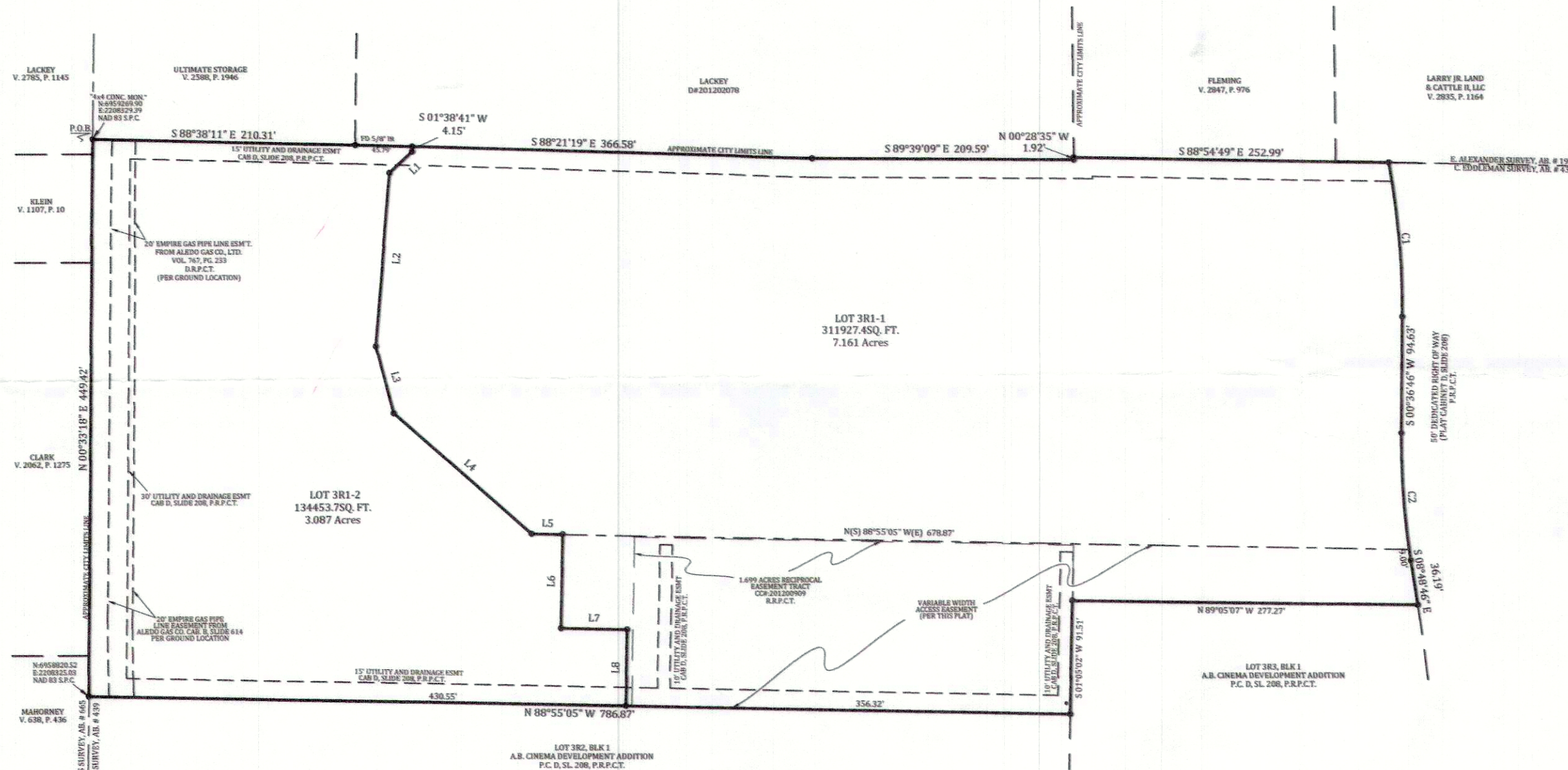
*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: *June 27, 2018*



**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT I, **KYLE RUCKER**, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

*[Signature]*  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444  
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX, 76086.  
JN121044RP - APRIL 2016



LINE	BEARING	DISTANCE
1	S 40°42'48" W	24.83'
2	S 04°35'55" W	139.67'
3	S 14°16'29" E	56.43'
4	S 40°25'27" E	147.28'
5	S 88°55'05" E	25.00'
6	S 81°04'55" W	75.50'
7	S 88°55'04" E	53.00'
8	S 01°04'55" W	61.44'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	625.00'	125.29'	125.29'	S 04°06'00" E	107°30'00"
C2	625.00'	102.82'	102.70'	S 04°06'00" E	92°25'30"

**SURVEYOR:** KYLE RUCKER, R.P.L.S.  
110 A PALO PINTO  
WEATHERFORD, TX, 76086  
817-594-0400  
info@cartersurveying.com

**OWNER/DEVELOPER:** KINGDOM PERSPECTIVES - HUDSON OAKS, LTD.  
P.O. BOX 876  
CANTON, TX, 75103  
info@splashingkingdomwaterpark.com

AT THE TIME OF THIS PLAT, THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.

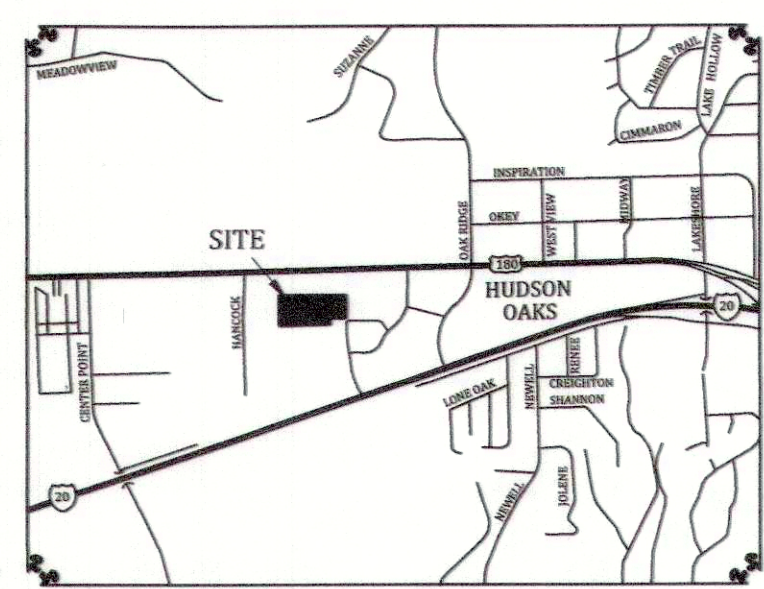
MAP NUMBER: 48367C0300E  
DATE: SEPTEMBER 26, 2008

APPROVED BY THE CITY OF HUDSON OAKS

*[Signature]* 5/24/16  
CITY ADMINISTRATOR DATE

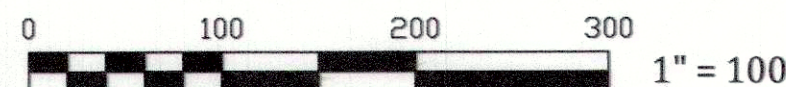
*[Signature]* 5/20/16  
CITY SECRETARY DATE

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 3R1, BLOCK 1, A.B. CINEMA DEVELOPMENT ADDITION, AS RECORDED IN P.C. D, SL. 208, P.R.P.C.T., INTO TWO CONTIGUOUS LOTS TO BE KNOWN AS LOTS 3R1-1 & 3R1-2, BLOCK 1, A.B. CINEMA DEVELOPMENT ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS.



**MINOR REPLAT**  
**LOTS 3R1-1 & 3R1-2**  
**A.B. CINEMA**  
**DEVELOPMENT ADDITION**  
BEING A REPLAT OF LOT 3R1, A.B. CINEMA DEVELOPMENT ADDITION, AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS, AS RECORDED IN P.C. D, SL. 208, P.R.P.C.T..

MAY 2016  
**CARTER SURVEYING**  
& MAPPING  
110 A PALO PINTO WEATHERFORD, TX 817.594.0400  
FAX 817.594.0403



D 555

10015.001.003.00