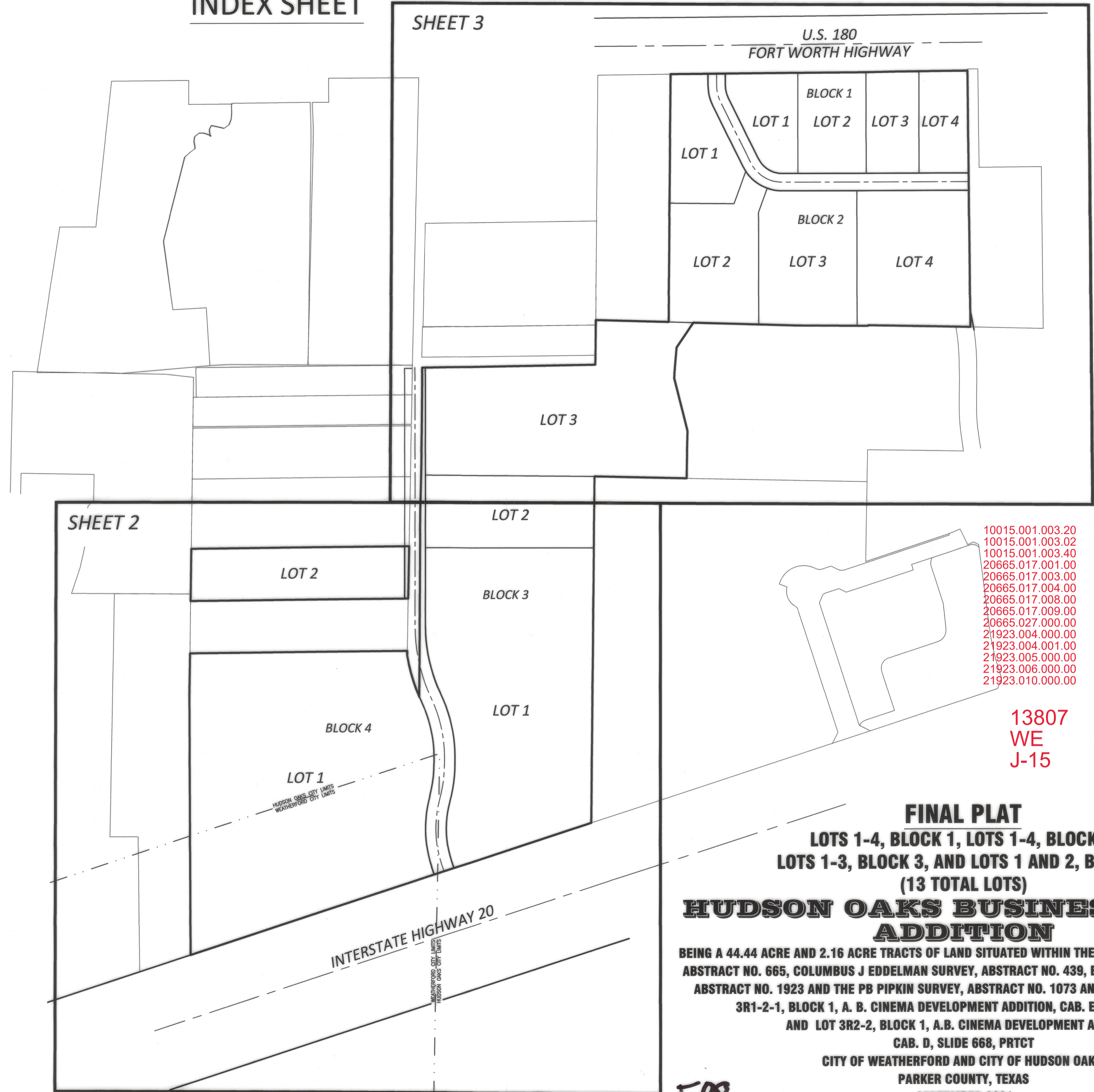
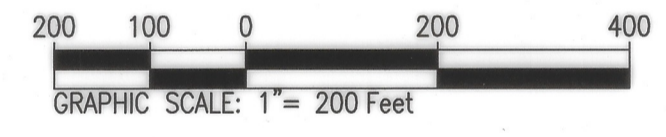
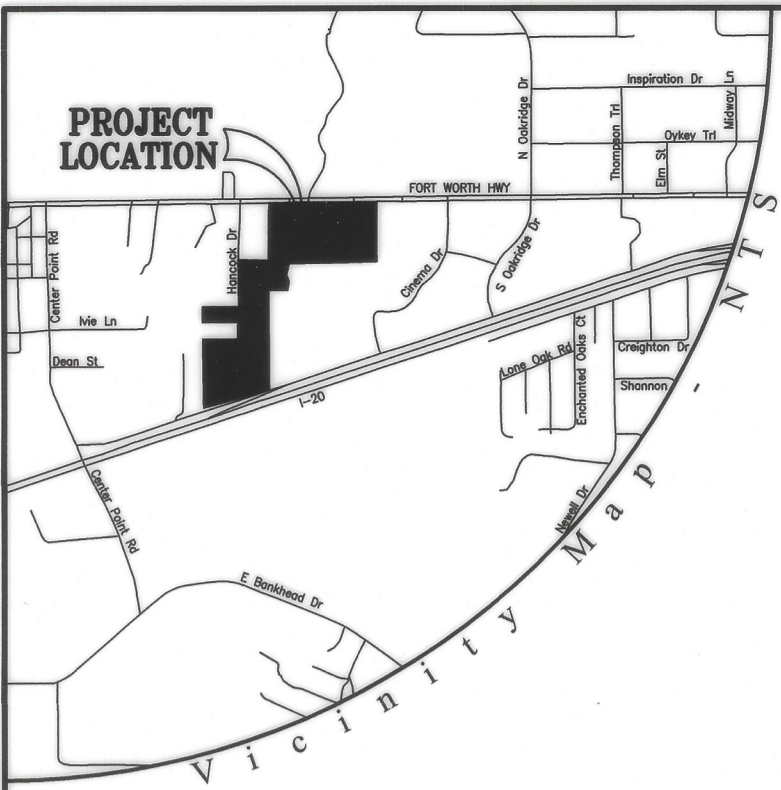


INDEX SHEET

SHEET 3

SHEET 2



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- 10015.001.003.02
- 10015.001.003.40
- 20665.017.001.00
- 20665.017.003.00
- 20665.017.004.00
- 20665.017.008.00
- 20665.017.009.00
- 20665.027.000.00
- 21923.004.000.00
- 21923.004.001.00
- 21923.005.000.00
- 21923.006.000.00
- 21923.010.000.00

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FINAL PLAT
LOTS 1-4, BLOCK 1, LOTS 1-4, BLOCK 2,
LOTS 1-3, BLOCK 3, AND LOTS 1 AND 2, BLOCK 4
(13 TOTAL LOTS)

HUDSON OAKS BUSINESS PARK ADDITION

BEING A 44.44 ACRE AND 2.16 ACRE TRACTS OF LAND SITUATED WITHIN THE ADDISON HAWKINS SURVEY, ABSTRACT NO. 665, COLUMBUS J EDELMAN SURVEY, ABSTRACT NO. 439, EMMET ALEXANDER SURVEY, ABSTRACT NO. 1923 AND THE PB PIPKIN SURVEY, ABSTRACT NO. 1073 AND BEING A REPLAT OF LOT 3R1-2-1, BLOCK 1, A. B. CINEMA DEVELOPMENT ADDITION, CAB. E, SLIDE 65, PRCT AND LOT 3R2-2, BLOCK 1, A.B. CINEMA DEVELOPMENT ADDITION, CAB. D, SLIDE 668, PRCTCT
 CITY OF WEATHERFORD AND CITY OF HUDSON OAKS,
 PARKER COUNTY, TEXAS
 SEPTEMBER 2021

F98

SUBDIVIDER/DEVELOPER:
 Shottenkirk Texas Properties, LLC
 309 South Gear Ave
 West Burlington, IA 52655
 Phone: 833-465-0173

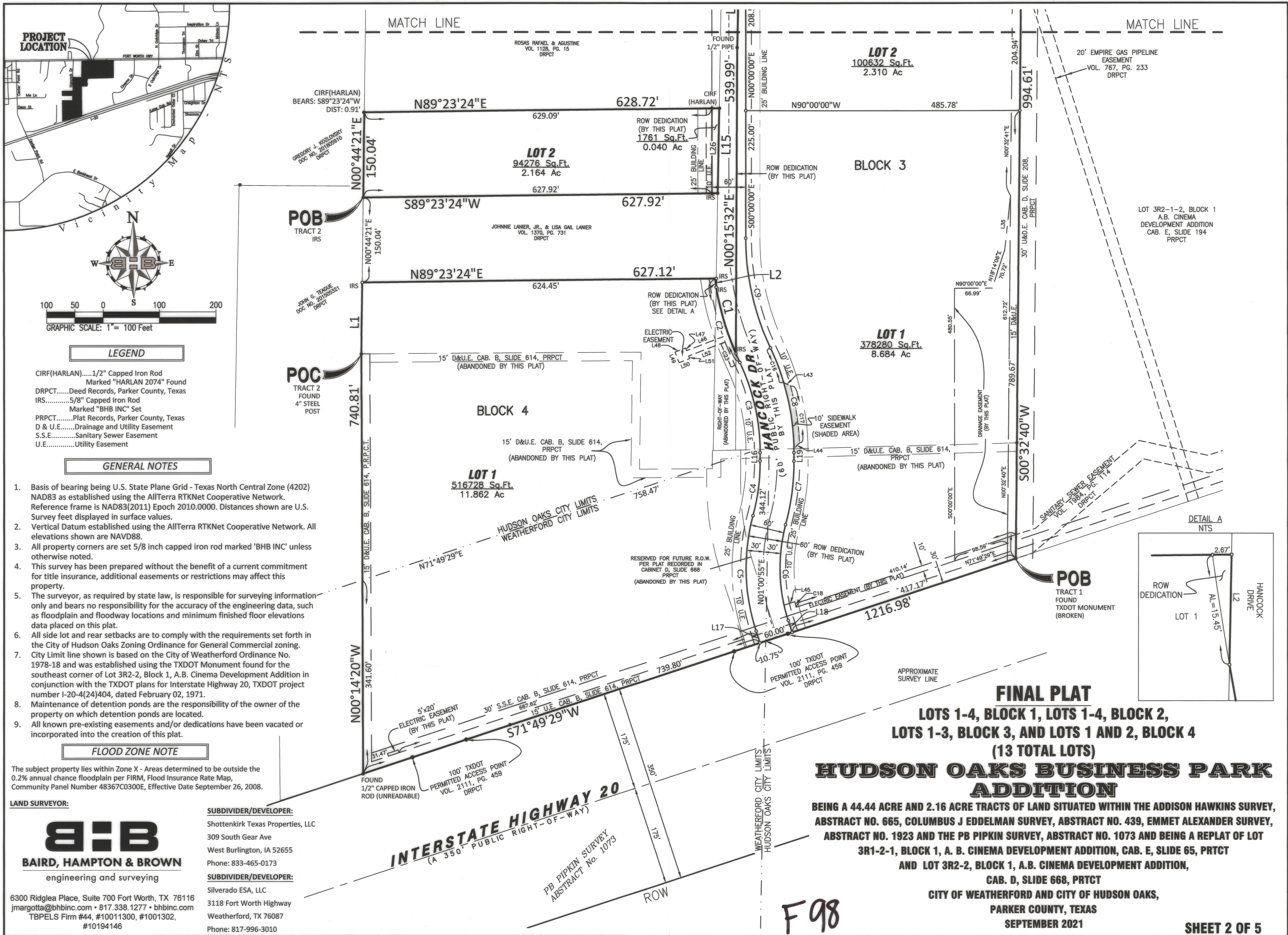
SUBDIVIDER/DEVELOPER:
 Silverado ESA, LLC
 3118 Fort Worth Highway
 Weatherford, TX 76087
 Phone: 817-996-3010

LAND SURVEYOR:

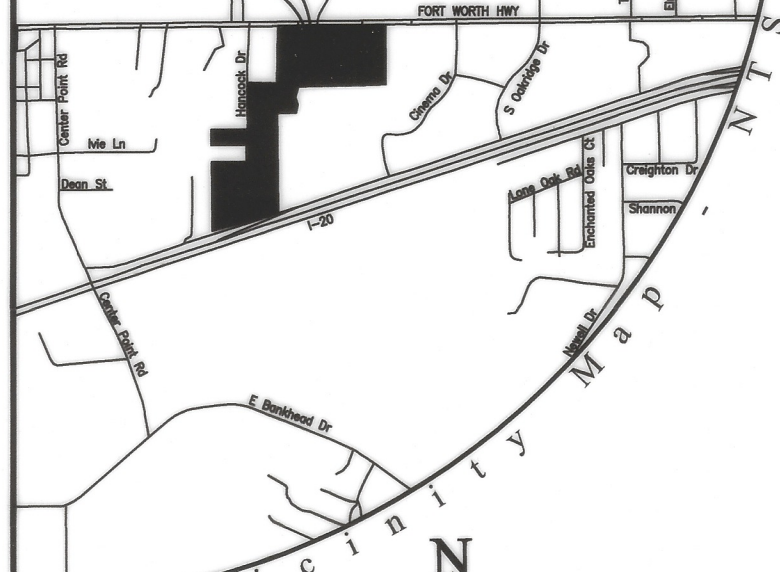


BAIRD, HAMPTON & BROWN
 engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
 jmargotta@bhinc.com • 817.338.1277 • bhinc.com
 TBPELS Firm #44, #10011300, #1001302,
 #10194146



PROJECT LOCATION



LEGEND

- CIRF(HARLAN).....1/2" Capped Iron Rod Marked "HARLAN 2074" Found
- DRPCT.....Deed Records, Parker County, Texas
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- PRPCT.....Plat Records, Parker County, Texas
- D & U.E.....Drainage and Utility Easement
- S.S.E.....Sanitary Sewer Easement
- U.E.....Utility Easement

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. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
6. All side lot and rear setbacks are to comply with the requirements set forth in the City of Hudson Oaks Zoning Ordinance for General Commercial zoning.
7. City Limit line shown is based on the City of Weatherford Ordinance No. 1978-18 and was established using the TXDOT Monument found for the southeast corner of Lot 3R2-2, Block 1, A.B. Cinema Development Addition in conjunction with the TXDOT plans for Interstate Highway 20, TXDOT project number I-20-4(24)404, dated February 02, 1971.
8. Maintenance of detention ponds are the responsibility of the owner of the property on which detention ponds are located.
9. All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0300E, Effective Date September 26, 2008.

LAND SURVEYOR:

BHB
BAIRD, HAMPTON & BROWN
 engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
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SUBDIVIDER/DEVELOPER:

Shottenkirk Texas Properties, LLC
 309 South Gear Ave
 West Burlington, IA 52655
 Phone: 833-465-0173

SUBDIVIDER/DEVELOPER:

Silverado ESA, LLC
 3118 Fort Worth Highway
 Weatherford, TX 76087
 Phone: 817-996-3010

FINAL PLAT
LOTS 1-4, BLOCK 1, LOTS 1-4, BLOCK 2,
LOTS 1-3, BLOCK 3, AND LOTS 1 AND 2, BLOCK 4
(13 TOTAL LOTS)

HUDSON OAKS BUSINESS PARK ADDITION

BEING A 44.44 ACRE AND 2.16 ACRE TRACTS OF LAND SITUATED WITHIN THE ADDISON HAWKINS SURVEY, ABSTRACT NO. 665, COLUMBUS J EDELMAN SURVEY, ABSTRACT NO. 439, EMMET ALEXANDER SURVEY, ABSTRACT NO. 1923 AND THE PB PIPKIN SURVEY, ABSTRACT NO. 1073 AND BEING A REPLAT OF LOT 3R1-2-1, BLOCK 1, A. B. CINEMA DEVELOPMENT ADDITION, CAB. E, SLIDE 65, PRCT AND LOT 3R2-2, BLOCK 1, A. B. CINEMA DEVELOPMENT ADDITION, CAB. D, SLIDE 668, PRCT

CITY OF WEATHERFORD AND CITY OF HUDSON OAKS,
 PARKER COUNTY, TEXAS

SEPTEMBER 2021

SHEET 2 OF 5

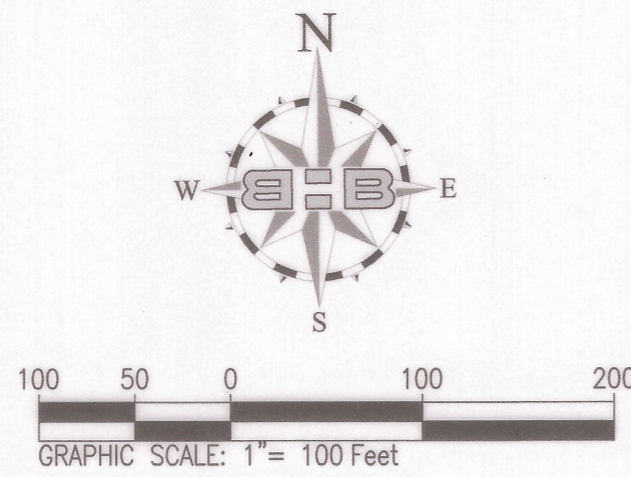
INTERSTATE HIGHWAY 20
 (A 350' PUBLIC RIGHT-OF-WAY)

PB PIPKIN SURVEY
 ABSTRACT No. 1073

F98

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. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
6. All side lot and rear setbacks are to comply with the requirements set forth in the City of Hudson Oaks Zoning Ordinance for General Commercial zoning.
7. City Limit line shown is based on the City of Weatherford Ordinance No. 1978-18 and was established using the TXDOT Monument found for the southeast corner of Lot 3R2-2, Block 1, A.B. Cinema Development Addition in conjunction with the TXDOT plans for Interstate Highway 20, TXDOT project number I-20-4(24)404, dated February 02, 1971.
8. Maintenance of detention ponds are the responsibility of the owner of the property on which detention ponds are located.
9. All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



ADDISON HAWKINS SURVEY
ABSTRACT No. 665

HANCOCK DR.
(A VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY)

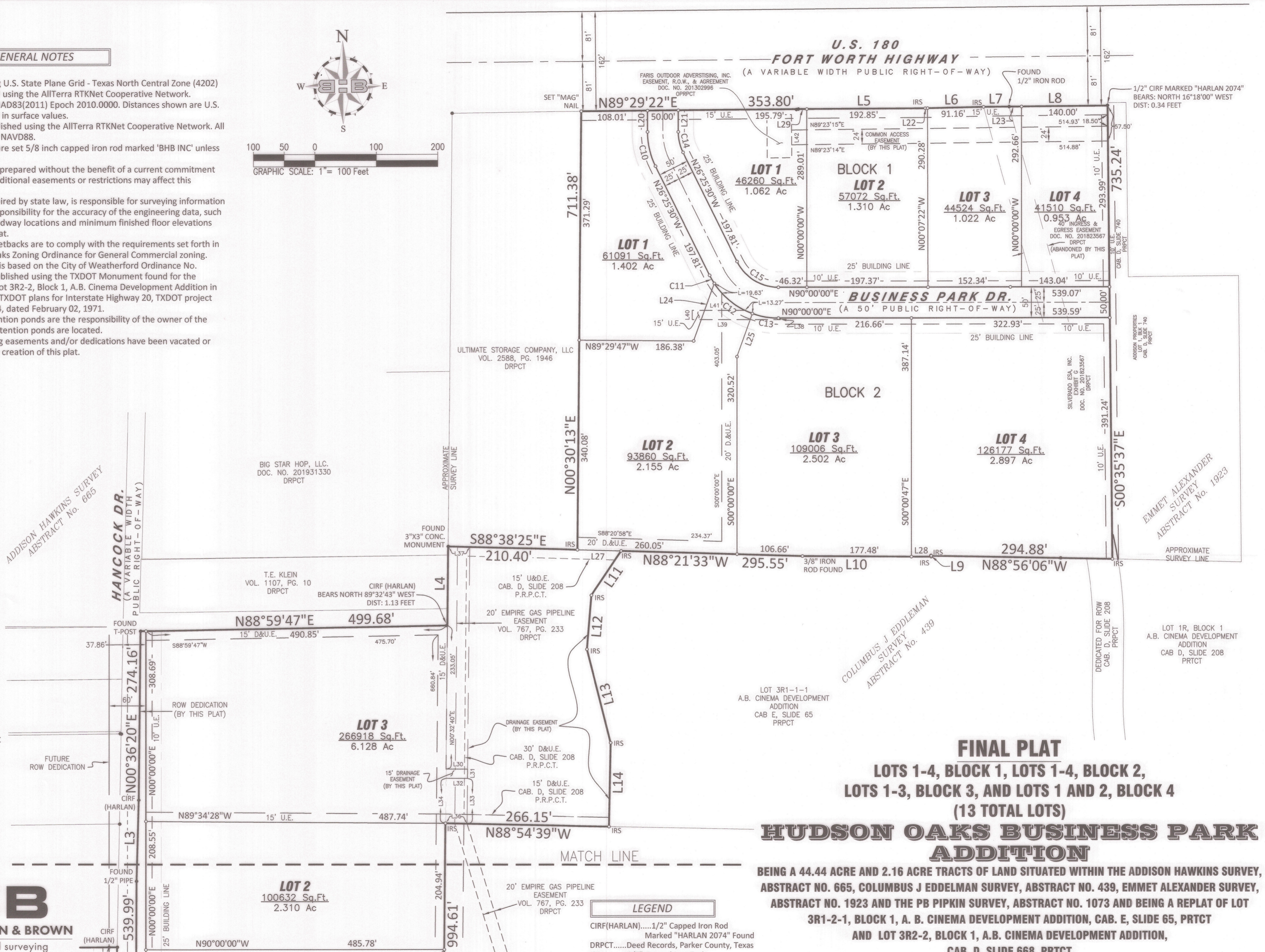
SUBDIVIDER/DEVELOPER:
Shottenkirk Texas Properties, LLC
309 South Gear Ave
West Burlington, IA 52655
Phone: 833-465-0173

SUBDIVIDER/DEVELOPER:
Silverado ESA, LLC
3118 Fort Worth Highway
Weatherford, TX 76087
Phone: 817-996-3010

LAND SURVEYOR:

BHB
BAIRD, HAMPTON & BROWN
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TBPELS Firm #44, #10011300, #1001302,
#10194146



COLUMBUS J EDDLEMAN
SURVEY
ABSTRACT No. 439

EMMET ALEXANDER
SURVEY
ABSTRACT No. 1923

FINAL PLAT
LOTS 1-4, BLOCK 1, LOTS 1-4, BLOCK 2,
LOTS 1-3, BLOCK 3, AND LOTS 1 AND 2, BLOCK 4
(13 TOTAL LOTS)
HUDSON OAKS BUSINESS PARK
ADDITION

BEING A 44.44 ACRE AND 2.16 ACRE TRACTS OF LAND SITUATED WITHIN THE ADDISON HAWKINS SURVEY, ABSTRACT NO. 665, COLUMBUS J EDDLEMAN SURVEY, ABSTRACT NO. 439, EMMET ALEXANDER SURVEY, ABSTRACT NO. 1923 AND THE PB PIPKIN SURVEY, ABSTRACT NO. 1073 AND BEING A REPLAT OF LOT 3R1-2-1, BLOCK 1, A. B. CINEMA DEVELOPMENT ADDITION, CAB. E, SLIDE 65, PRCT AND LOT 3R2-2, BLOCK 1, A.B. CINEMA DEVELOPMENT ADDITION, CAB. D, SLIDE 668, PRCT

CITY OF WEATHERFORD AND CITY OF HUDSON OAKS,
PARKER COUNTY, TEXAS
SEPTEMBER 2021

LEGEND
CIRF(HARLAN).....1/2" Capped Iron Rod
Marked "HARLAN 2074" Found
DRPCT.....Deed Records, Parker County, Texas
IRS.....5/8" Capped Iron Rod
Marked "BHB INC" Set
PRPCT.....Plat Records, Parker County, Texas
D&U.E.....Drainage and Utility Easement
S.S.E.....Sanitary Sewer Easement
U.E.....Utility Easement

F98

METES AND BOUNDS
STATE OF TEXAS §
COUNTY OF PARKER §

TRACT 1

WHEREAS, Silverado ESA, LLC, and Shottenkirk Texas Properties, LLC, are the owners of the hereon described property to wit:

BEING a tract of land situated within the Emmet Alexander Survey, Abstract Number 1923, the Columbus J Eddleman Survey, Abstract Number 439, Addison Hawkins Survey, Abstract No. 665, and the PB Pipkin Survey, Abstract Number 1073, City of Hudson Oaks and the City of Weatherford, Parker County, Texas and being all of multiple tracts of land as described by deeds to Silverado ESA, Inc., as recorded in Document Number 201731663, Deed Records, Parker County, Texas (DRPCT), Document Number 201814699, DRPCT, Exhibits A, B, C, D and G as recorded in Document Number 201823567, DRPCT, Document Number 201814699, DRPCT, Document Number 201904087, DRPCT, and Document Number 201831804, DRPCT, and being the remainder of a tract of land described by deed to Silverado ESA, Inc as recorded in Document Number 201819913, DRPCT, and being all of the tracts of land described by deed to Shottenkirk Texas Properties, LLC as recorded in Document Number 202110564, DRPCT, and Document Number 202136682, DRPCT, and being all of Lot 3R2-2, Block 1, A.B. Cinema Development Addition, an addition to the City of Hudson Oaks and City of Weatherford, Parker County Texas, as shown on the plat recorded in Cabinet D, Slide 668, Plat Records, Parker County, Texas, and being all of Lot 3R1-2-1, Block 1, A.B. Cinema Development Addition, an addition to the City of Hudson Oaks, Parker County, Texas as shown on the plat recorded in Cabinet E, Slide 65, PRPCT, and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - 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);

BEGINNING at a found TXDOT Monument (Broken) for the southeast corner of said Lot 3R2-2, same being the southwest corner of Lot 3R2-1-2, Block 1, A.B. Cinema Development Addition, an addition to the City of Hudson Oaks, Parker County, Texas, as shown on the plat recorded in Cabinet E, Slide 194, PRPCT, and being in the north right-of-way line of Interstate Highway 20 (a 350' public right-of-way);

THENCE South 71°49'29" West, with the common line between said Lot 3R2-2 and the said right-of-way line, a distance of 1216.98 feet to a found 1/2-inch capped iron rod (unreadable) for the southwest corner of said Lot 3R2-2, same being the southeast corner of a tract of land described by deed to John G. Teague as recorded in Document Number 201505321, DRPCT;

THENCE North 00°14'20" West, with the common line between said Lot 3R2-2 and the said Teague tract, a distance of 740.81 feet to a found 4" Steel Post for the northwest corner of said Lot 3R2-2, same being the southwest corner of the aforementioned Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202136682;

THENCE North 00°44'21" East, with the common line between the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202136682 and the said Teague tract, a distance of 125.88 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the northwest corner of the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202136682, same being the southwest corner of a tract of land described by deed to Johnnie Lanier, Jr. and Lisa Gail Lanier as recorded in Volume 1370, Page 731, DRPCT;

THENCE North 89°23'24" East, with the common line between the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202136682 and the said Lanier tract, a distance of 627.12 feet to an IRS for the northeast corner of the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202136682, same being the southeast corner of the said Lanier tract, and being in the west right-of-way line of Hancock Road (a variable width right-of-way);

THENCE South 01°04'13" West, with the common line between the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202136682 and the said west right-of-way line Hancock Road, a distance of 15.30 feet to an IRS;

THENCE over and across said Hancock Road and along a curve to the left having a central angle of 13°47'52", a radius of 510.00 feet, an arc length of 122.82 feet and a chord which bears South 16°38'17" East, a distance of 122.52 feet to an IRS in the east right-of-way line of said Hancock Road, and being in the west line of the aforementioned Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202110564;

THENCE North 00°15'32" East, with the common line between the west right-of-way line of Hancock Road and the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202110564, passing at a distance of 428.58, a point for the northeast corner of the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202110564, same being the southwest corner of the remainder of the aforementioned Silverado ESA, Inc. tract as recorded in Document Number 201819913, DRPCT, and now continuing with the common line between the said Silverado ESA, Inc. tract as recorded in Document Number 201819913, DRPCT and the said right-of-way line in all for a total distance of 539.99 feet to a found 1/2-inch pipe for the northwest corner of the said Silverado ESA, Inc tract as recorded in Document Number 201819913, DRPCT, same being the southwest corner of the said Silverado ESA, Inc tract Exhibit A as recorded in Document Number 201823567, DRPCT;

THENCE with the common line between the west right-of-way line of Hancock Road and the said Silverado ESA, Inc tracts as recorded in Exhibit A of Document Number 201823567, DRPCT, and Document Number 201831804, DRPCT, the following courses and distances:

North 01°29'04" East, a distance of 131.58 feet to a found 1/2-inch capped iron rod marked "HARLAN 2074" for the northwest corner of the said Silverado ESA, Inc tract Exhibit A as recorded in Document Number 201823567, DRPCT, same being the southwest corner of the said Silverado ESA, Inc tract as recorded in Document Number 201831804, DRPCT;

North 00°36'20" East, a distance of 274.16 feet to a found T-post for the northwest corner of the said Silverado ESA, Inc tract as recorded in Document Number 201831804, DRPCT;

THENCE North 88°59'47" East, with the north line of the said Silverado ESA, Inc tract as recorded in 201831804, DRPCT, a distance of 499.68 feet to a point for the northeast corner of the said Silverado ESA, Inc tract as recorded in 201831804, DRPCT, and being in the west line of the aforementioned Lot 3R1-2-1 from which a found 1/2-inch capped iron rod marked "Harlan 2074" bears North 89°32'43" West, a distance of 1.13 feet;

THENCE North 00°32'40" East, with the west line of said Lot 3R1-2-1, a distance of 128.32 feet to a found 3-inch x 3-inch concrete monument for the northwest corner of said Lot 3R1-2-1, same being the southwest corner of a tract of land described by deed to Ultimate Storage Company, LLC tract as recorded in Volume 2588, Page 1946, DRPCT;

THENCE South 88°38'25" East, with the common line between said Lot 3R1-2-1 and the said Ultimate Storage Company, LLC tract, a distance of 210.40 feet to an IRS for the southeast corner of the said Ultimate Storage Company, LLC tract, same being the southwest corner of the aforementioned Silverado ESA, Inc. tract as recorded in Document Number 201731663, DRPCT;

THENCE North 00°30'13" East with the common line between the said Silverado ESA, Inc. tract, as recorded in Document Number 201731663, DRPCT and the said Ultimate Storage Company, LLC tract, a distance of 711.38 feet to a set MagNail for the northwest corner of the said Silverado ESA, Inc. tract, as recorded in Document Number 201731663 DRPCT same being the northeast corner of the said Ultimate Storage Company, LLC and being in the south right-of-way line of US Highway 80 (Fort Worth Highway, (a variable width public right-of-way));

THENCE North 89°29'22" East with the common line between the said Fort Worth Highway and the said Silverado ESA, Inc. tract, as recorded in Document Number 201731663, DRPCT, a distance of 353.80 feet to a found 1/2 inch iron rod for the northernmost northeast corner of the said Silverado ESA, Inc. tract, as recorded in Document Number 201731663, DRPCT, same being the northwest corner of the aforementioned Silverado ESA, Inc, Exhibit B tract as recorded in Document Number 201823567, DRPCT,;

THENCE North 89°38'43" East, with the common line between the said Fort Worth Highway and the said Silverado ESA, Inc, Exhibit B tract as recorded in Document Number 201823567, DRPCT, a distance of 206.42 feet to a CIRS for the northeast corner of the said Silverado ESA, Inc, Exhibit B tract as recorded in Document Number 201823567, DRPCT, same being the northwest corner of the aforementioned Silverado ESA, Inc tract as recorded in Document Number 2020314533, DRPCT;

THENCE North 88°50'53" East, with the common line between the said Fort Worth Highway and the said Silverado ESA, Inc tract as recorded in Document Number 202031533, DRPCT, a distance of 95.06 feet to an IRS for the northeast corner of the said Silverado ESA, Inc tract as recorded in Document Number 202031533, DRPCT, same being the northwest corner of the said Silverado ESA, Inc, Exhibit D tract as recorded in Document Number 201823567, DRPCT;

THENCE North 89°30'42" East, with the common line between the said Fort Worth Highway and the said Silverado ESA, Inc, Exhibit D tract as recorded in Document Number 201823567, DRPCT, a distance of 41.42 feet to a found 1/2-inch iron rod for the northeast corner of the said Silverado ESA, Inc, Exhibit D tract as recorded in Document Number 201823567, DRPCT, same being the northwest corner of the said Silverado ESA, Inc, Exhibit G tract as recorded in Document Number 201823567 DRPCT;

THENCE North 89°27'36" East, with the common line between the said Fort Worth Highway and the said Silverado ESA, Inc, Exhibit G tract as recorded in Document Number 201823567, DRPCT, a distance of 160.40 feet to a point for the northeast corner of the said Silverado ESA, Inc, Exhibit G tract as recorded in Document Number 201823567, DRPCT, same being the northwest corner of Lot 1, Block 1, Addison Properties, an addition to the City of Hudson Oaks, Parker County, Texas as shown on plat recorded in Cabinet D, Slide 740, PRPCT from which a found 1/2-inch capped iron rod marked "Harlan 2074" bears North 16°18'00" West, a distance of 0.34 feet;

THENCE South 00°35'37" East with the common line between the said Silverado ESA, Inc tract Exhibit G, as recorded in Document Number 201823567, DRPCT and said Lot 1, a distance

LAND SURVEYOR:



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Phone: 833-465-0173

SUBDIVIDER/DEVELOPER:

Silverado ESA, LLC
3118 Fort Worth Highway
Weatherford, TX 76087
Phone: 817-996-3010

of 735.24 feet to an IRS for the southeast corner of the said Silverado ESA, Inc tract Exhibit G, as recorded in Document Number 201823567, DRPCT same being the southwest corner of said Lot 1;

THENCE North 88°56'06" West departing the said common line and with the south line of the said Silverado ESA, Inc tract Exhibit G, as recorded in Document Number 201823567, DRPCT, at a distance of 84.21 feet passing a found 1/2 inch iron rod for the southwest corner of the said Silverado ESA, Inc tract Exhibit G, as recorded in Document Number 201823567, DRPCT, same being the southeast corner of the aforementioned Silverado ESA, Inc tract as recorded in Document Number 201814699, DRPCT and continuing with the south line of the said Silverado ESA, Inc tract as recorded in Document Number 201814699, DRPCT for a total distance of 294.88 feet to an IRS for the southwest corner of the said Silverado ESA, Inc as recorded in Document Number 201814699, DRPCT, same being in the east line of the aforementioned Silverado ESA, Inc. tract, as recorded in Document Number 201731663, DRPCT, from which a found 5/8 inch capped iron rod marked "TNP" bears North 32°38'08" West, a distance of 0.81 feet;

THENCE South 00°28'43" East with the east line of the said Silverado ESA, Inc. tract, as recorded in Document Number 201731663, DRPCT, a distance if 1.59 feet to IRS for the southeast corner of the said Silverado ESA, Inc. tract, as recorded in Document Number 201731663, DRPCT;

THENCE South 89°39'26" West with the south line of the said Silverado ESA, Inc. tract, as recorded in Document Number 201731663, DRPCT, a distance if 209.56 feet to a found 3/8 inch iron rod;

THENCE North 88°21'33" West continuing with the south line of the said Silverado ESA, Inc. tract, as recorded in Document Number 201731663, DRPCT, a distance if 295.55 feet to an IRS for the northeast corner of Lot 3R1-2-1, Block 1 of the aforementioned A.B. Cinema Development Addition as recorded in Cabinet E, Slide 65, PRPCT, same being the northwest corner of the aforementioned Lot 3R1-1-1;

THENCE with the common line between said Lot 3R1-2-1 and said Lot 3R1-1-1 the following courses and distances:

South 34°03'49" West, a distance of 86.66 feet to an IRS;

South 04°36'21" West, a distance of 88.12 feet to an IRS;

South 14°16'03" East, a distance of 156.46 feet to an IRS;

South 01°05'21" West, a distance of 136.02 feet to an IRS for the southeast corner of said Lot 3R1-2-1, same being the southwest corner of Lot 3R1-1-1 and being in the north line of the aforementioned Lot 3R2-1-2;

THENCE North 88°54'39" West, with the common line between said Lot 3R1-2-1 and said Lot 3R2-1-2, a distance of 266.15 feet to an IRS for the southwest corner of said Lot 3R1-2-1, and being in the east line of the said Silverado ESA, Inc, Exhibit A tract as recorded in Document Number 201823567, DRPCT;

THENCE South 00°32'40" West, with the common line between said Lot 3R2-1-2 and the said Silverado ESA, Inc tracts as recorded in Document Number 201819913, DRPCT, and Exhibit A as recorded in Document Number 201823567, DRPCT, and the aforementioned Lot 3R2-2, passing at a distance of 204.94 feet a IRS for the southeast corner of the said said Silverado ESA, Inc tract as recorded in Document Number 201819913, DRPCT, same being the northeast corner of the aforementioned Shottenkirk Texas Properties, LLC Tract as recorded in Document Number 202110564, and now continuing with the common line between the said Shottenkirk Texas Properties, LLC Tract as recorded in Document Number 202110564 and said Lot 3R2-1-2, passing at a distance of 790.97 feet, a found 1/2-inch capped iron rod marked "Harlan 2074" for the southeast corner of the said Silverado ESA, Inc Exhibit E tract as recorded in Document Number 201823567, DRPCT, same being the northeast corner of said Lot 3R2-2, and now continuing with the common line between said Lots 3R2-2 and 3R2-1-2, in all for a total distance of 994.61 feet to the **POINT OF BEGINNING** and containing 1,935,870 square feet or 44.441 acres of land more or less.

METES AND BOUNDS
STATE OF TEXAS §
COUNTY OF PARKER §
TRACT 2

WHEREAS, Shottenkirk Texas Properties, LLC, being the owner of the hereon described property to wit:

BEING a tract of land situated within the Addison Hawkins Survey, Abstract Number 665, City of Hudson Oaks, Parker County, Texas and being all of tract of land as described by deed as Tract 2 to Shottenkirk Texas Properties, LLC, as recorded in Document Number 202110564, Deed Records, Parker County, Texas (DRPCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - 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)

COMMENCING at a found 4" steel fence post for the northwest corner of Lot 3R2-2, Block 1, A.B. Cinema Development Addition, an addition to the City of Hudson Oaks and the City of Weatherford, Parker County, Texas as shown on the plat recorded in Cabinet D, Slide 668, Plat Records, Parker County, Texas (PRTCT), same being the southwest corner of a tract of land described by deed to Shottenkirk Texas Properties, LLC, as recorded in Document Number 202136682, DRPCT, and being in the east line of a tract of land described by deed to John G. Teague, as recorded in Document Number 201505321, DRPCT;

THENCE North 00°44'21" East, with the common line between the said Teague tract and the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202136682, passing at a distance of 125.88 feet, a 5/8-inch capped iron rod marked "BHB INC" set (IRS) for the northwest corner of the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202136682, same being the southwest corner of a tract of land described by deed to Johnnie Lanier, JR and Lisa Gail Lanier as recorded in Volume 1370, Page 731, DRPCT, and now continuing with the common line between the said Lanier tract and the said Teague tract in all for a total distance of 275.92 feet to an IRS for the northwest corner of the said Lanier tract, same being the southwest corner of the aforesaid Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202110564, and being the **POINT OF BEGINNING** of the hereon described tract;

THENCE North 00°44'21" East, with the west line of the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202110564, a distance 150.04 feet to a 1/2-inch capped iron rod marked "HARLAN 2074" found ((CIRF(HARLAN))) for the northwest corner of the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202110564, same being the southwest corner of a tract of land described by deed to Rafael and Agustine Rosas, as recorded in Volume 1128, Page 15, DRPCT;

THENCE North 89°23'24" East, with the common line between the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202110564 and the said Rosas tract, a distance of 628.72 feet to a CIRF(HARLAN) for the northeast corner of the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202110564, same being the southeast corner of the said Rosas tract, and being in the west right-of-way line of Hancock Drive (a variable width public right-of-way);

THENCE South 01°02'43" West, with the common line between the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202110564 and the said right-of-way line, a distance of 150.06 feet to an IRS for the southeast corner of the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202110564, same being the northeast corner of the aforementioned Lanier tract;

THENCE South 89°23'24" West, with the common line between the said Shottenkirk Texas Properties, LLC tract as recorded in Document Number 202110564 and the said Lanier tract, a distance of 627.92 feet to the **POINT OF BEGINNING** and containing 94,248 square feet or 2.164 acres of land more or less.

FINAL PLAT
LOTS 1-4, BLOCK 1, LOTS 1-4, BLOCK 2,
LOTS 1-3, BLOCK 3, AND LOTS 1 AND 2, BLOCK 4
(13 TOTAL LOTS)
HUDSON OAKS BUSINESS PARK
ADDITION

BEING A 44.44 ACRE AND 2.16 ACRE TRACTS OF LAND SITUATED WITHIN THE ADDISON HAWKINS SURVEY, ABSTRACT NO. 665, COLUMBUS J EDDLEMAN SURVEY, ABSTRACT NO. 439, EMMET ALEXANDER SURVEY, ABSTRACT NO. 1923 AND THE PB PIPKIN SURVEY, ABSTRACT NO. 1073 AND BEING A REPLAT OF LOT 3R1-2-1, BLOCK 1, A. B. CINEMA DEVELOPMENT ADDITION, CAB. E, SLIDE 65, PRCT AND LOT 3R2-2, BLOCK 1, A.B. CINEMA DEVELOPMENT ADDITION, CAB. D, SLIDE 668, PRCT CITY OF WEATHERFORD AND CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS SEPTEMBER 2021

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Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N0°44'21"E	125.88	L19	S0°00'00"E	14.90	L37	N88°38'25"W	35.09
L2	S1°04'13"W	15.30	L20	S0°00'00"E	34.59	L38	S0°00'00"E	2.50
L3	N1°29'04"E	131.58	L21	S0°00'00"E	35.04	L39	N90°00'00"W	143.52
L4	N0°32'40"E	128.32	L22	N88°50'53"E	3.90	L40	N0°00'00"E	15.00
L5	N89°38'43"E	206.42	L23	N89°27'36"E	20.40	L41	N90°00'00"E	85.81
L6	N88°50'53"E	95.06	L24	S19°45'29"W	99.23	L42	N0°31'54"W	24.00
L7	N89°30'42"E	41.42	L25	S19°45'29"W	74.23	L43	S61°42'36"E	13.98
L8	N89°27'36"E	160.40	L26	S1°10'59"W	150.07	L44	S44°03'05"W	13.98
L9	S0°28'43"E	1.59	L27	S88°21'33"E	71.16	L45	S71°50'35"W	20.10
L10	N89°39'26"W	209.56	L28	S89°39'26"E	16.09	L46	S69°06'27"W	69.36
L11	S34°03'49"W	86.66	L29	S89°38'43"W	13.57	L47	N20°53'33"W	5.00
L12	S4°36'21"W	88.12	L30	N90°00'00"E	35.13	L48	S68°59'48"W	20.00
L13	S14°16'03"E	156.46	L31	N0°33'12"E	15.00	L49	S20°53'33"E	20.00
L14	S1°05'21"W	136.02	L32	N90°00'00"E	35.13	L50	N68°59'45"E	20.00
L15	S1°02'43"W	150.06	L33	N0°33'15"E	73.54	L51	N20°53'33"W	4.98
L16	S0°00'00"E	14.90	L34	N0°32'40"E	72.88	L52	N69°06'27"E	69.21
L17	S18°11'15"E	22.26	L35	N6°11'01"E	96.26			
L18	S18°11'15"E	22.27	L36	S88°54'39"E	35.12			

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS §

THAT, SILVERADO ESA, LLC, and SHOTTENKIRK TEXAS PROPERTIES, LLC, owners of the land shown on this plat, and designated herein as LOT 1-4, BLOCK 1, LOTS 1-4, BLOCK 2, LOTS 1-3, BLOCK 3, AND LOTS 1 AND 2, BLOCK 4, HUDSON OAKS BUSINESS PARK ADDITION, subdivision to the City of Weatherford, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

SILVERADO ESA, LLC

Jerry Durant
 Jerry Durant

STATE OF TEXAS §

COUNTY OF Parker §

BEFORE ME, the undersigned authority, a notary public in the and for the state of Texas, on this day personally appeared Jerry Durant, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 29th day of September, 2021

Michelle A Soules
 Michelle A. Soules
 Notary Public in and for
 the State of Texas



SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Weatherford, Texas.

John G. Margotta
 John G. Margotta
 State of Texas Registered Professional Land Surveyor
 No. 5956
 September 28, 2021



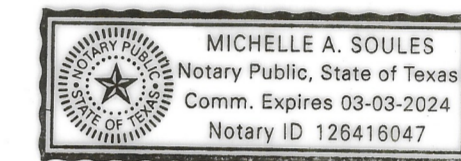
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a notary public in the and for the state of Texas, on this day personally appeared John G. Margotta, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 28th day of September, 2021

Michelle A Soules
 Michelle A. Soules
 Notary Public in and for
 the State of Texas



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	13°47'52"	510.00'	122.82'	S16°38'17"E	122.52'
C2	17°25'33"	510.00'	155.11'	S16°42'57"E	154.51'
C3	25°25'44"	370.00'	164.21'	S12°42'52"E	162.87'
C4	15°05'57"	370.00'	97.51'	S7°32'59"W	97.22'
C5	33°17'12"	355.00'	206.24'	S1°32'39"E	203.35'
C6	33°17'12"	295.00'	171.38'	S1°32'39"E	168.98'
C7	15°05'57"	430.00'	113.32'	N7°32'59"E	112.99'
C8	25°25'44"	430.00'	190.84'	N12°42'52"W	189.28'
C9	25°25'00"	450.00'	199.62'	S12°43'14"E	197.99'
C10	26°25'30"	125.00'	57.65'	S13°12'45"E	57.14'
C11	6°56'50"	125.00'	15.16'	S29°53'55"E	15.15'
C12	36°52'12"	125.00'	80.44'	S51°48'26"E	79.06'
C13	19°45'29"	125.00'	43.11'	S80°07'16"E	42.89'
C14	26°25'30"	75.00'	34.59'	S13°12'45"E	34.28'
C15	63°34'30"	75.00'	83.22'	S58°12'45"E	79.02'
C16	8°43'08"	430.00'	65.43'	S21°04'10"E	65.37'
C17	13°11'09"	440.00'	101.26'	S8°49'45"E	101.04'
C18	2°05'27"	275.00'	10.03'	N13°25'34"W	10.03'

SHOTTENKIRK TEXAS PROPERTIES, LLC

Benjamin Sheedy
 Benjamin Sheedy

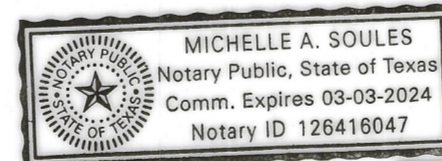
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a notary public in the and for the state of Texas, on this day personally appeared Benjamin Sheedy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 28th day of September, 2021

Michelle A Soules
 Michelle A. Soules
 Notary Public in and for
 the State of Texas



Approval by the planning and zoning commission.

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval

Dated this the 1 day of Dec, 2021

By *[Signature]*
 Chairman

ATTEST
Krista Peacock
 Secretary

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202148045
 12/09/2021 03:11 PM
 Fee: 92.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council

Dated this the 1 day of Dec, 2021

By *Paul Parker*
 Mayor

ATTEST
Krista Peacock
 Secretary

FINAL PLAT
LOTS 1-4, BLOCK 1, LOTS 1-4, BLOCK 2,
LOTS 1-3, BLOCK 3, AND LOTS 1 AND 2, BLOCK 4
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 CITY OF WEATHERFORD AND CITY OF HUDSON OAKS,
 PARKER COUNTY, TEXAS
 SEPTEMBER 2021

LAND SURVEYOR:

BAIRD, HAMPTON & BROWN
 engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
 jmarginotta@bhinc.com • 817.338.1277 • bhinc.com
 TBPELS Firm #44, #10011300, #1001302,
 #10194146

SUBDIVIDER/DEVELOPER:

Shottenkirk Texas Properties, LLC
 309 South Gear Ave
 West Burlington, IA 52655
 Phone: 833-465-0173

SUBDIVIDER/DEVELOPER:

Silverado ESA, LLC
 3118 Fort Worth Highway
 Weatherford, TX 76087
 Phone: 817-996-3010

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