

WHEREAS GARY MOLENBURG, THE OWNER OF THE TRACT OF LAND SITUATED IN THE D.EDDLEMAN SURVEY ABSTRACT NO. 440 IN PARKER COUNTY, TEXAS AND BEING THE SAME 1.616 ACRES AS CONVEYED TO HAROLD E. SHAW et.al. BY DEED RECORDED VOLUME 1449, PAGE 376 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID 1.616 ACRE TRACT, SAME BEING IN THE NORTH LINE OF I.H. 20;
 THENCE N 01°42'00" E LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID 1.616 ACRE TRACT FOR 154.27' TO A FOUND IRON ROD IN THE SOUTH LINE OF U.S. HWY. 180;
 THENCE N 67°49'28" W ALONG SAID SOUTH LINE OF U.S. HWY. 180 FOR 242.84' TO A FOUND HWY. MONUMENT AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE CHORD BEARS N 69°28'25" W FOR 320.63' AND HAVING A CENTRAL ANGLE OF 03°15'10", A TANGENT LENGTH OF 160.38' AND A RADIUS OF 5648.58';
 THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID SOUTH LINE FOR AN ARC LENGTH OF 320.67' TO A FOUND HWY. MONUMENT;
 THENCE S 42°45'20" E LEAVING SAID NORTH LINE FOR 404.04' TO A FOUND HWY. MONUMENT IN THE SAID NORTH LINE OF I.H. 20, SAME BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S 75°57'12" E FOR 253.87' AND HAVING A CENTRAL ANGLE OF 02°28'27" A TANGENT LENGTH OF 126.96' AND A RADIUS OF 5879.58';
 THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID NORTH LINE OF I.H. 20 FOR AN ARC LENGTH OF 253.89' TO THE POINT OF BEGINNING AND CONTAINING 70,413 SQUARE FEET OR 1.616 ACRES OF LAND MORE OR LESS.

NOW THEREOF, KNOW ALL MEN BY THESE PRESENTS:

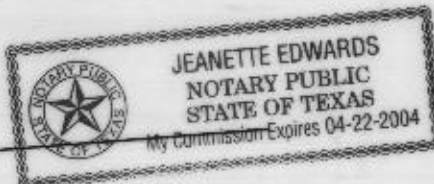
THAT GARY MOLENBURG, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THE FOREGOING PLAT AS LOT 1, BLOCK A, HUDSON OAKS TOWN CENTER AN ADDITION TO THE CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, HIGHWAYS, EASEMENTS, ALLEYS, PARKS, PLAYGROUNDS AND OTHER LANDS INTENDED FOR PUBLIC USE SHOWN HEREON AND DO DECLARE THAT ALL TAXES ON THE HEREIN DESCRIBED PROPERTY ARE PAID AS OF THIS DATE.

GARY MOLENBURG

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY MOLENBURG, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID PERSON.

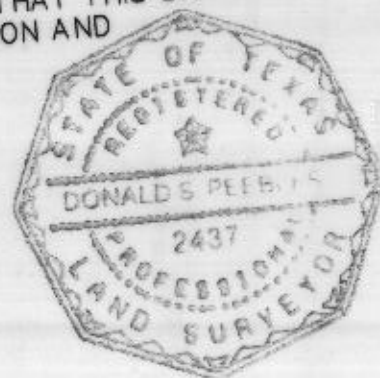
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25 DAY OF January, 2001

NOTARY PUBLIC IN AN FOR THE STATE OF TEXAS



I, DONALD S. PEEBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PREPARED THIS DRAWING FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT THE PROPERTY CORNERS ARE LOCATED IN THE FIELD AS SHOWN HEREON AND THAT THIS DRAWING CORRECTLY REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

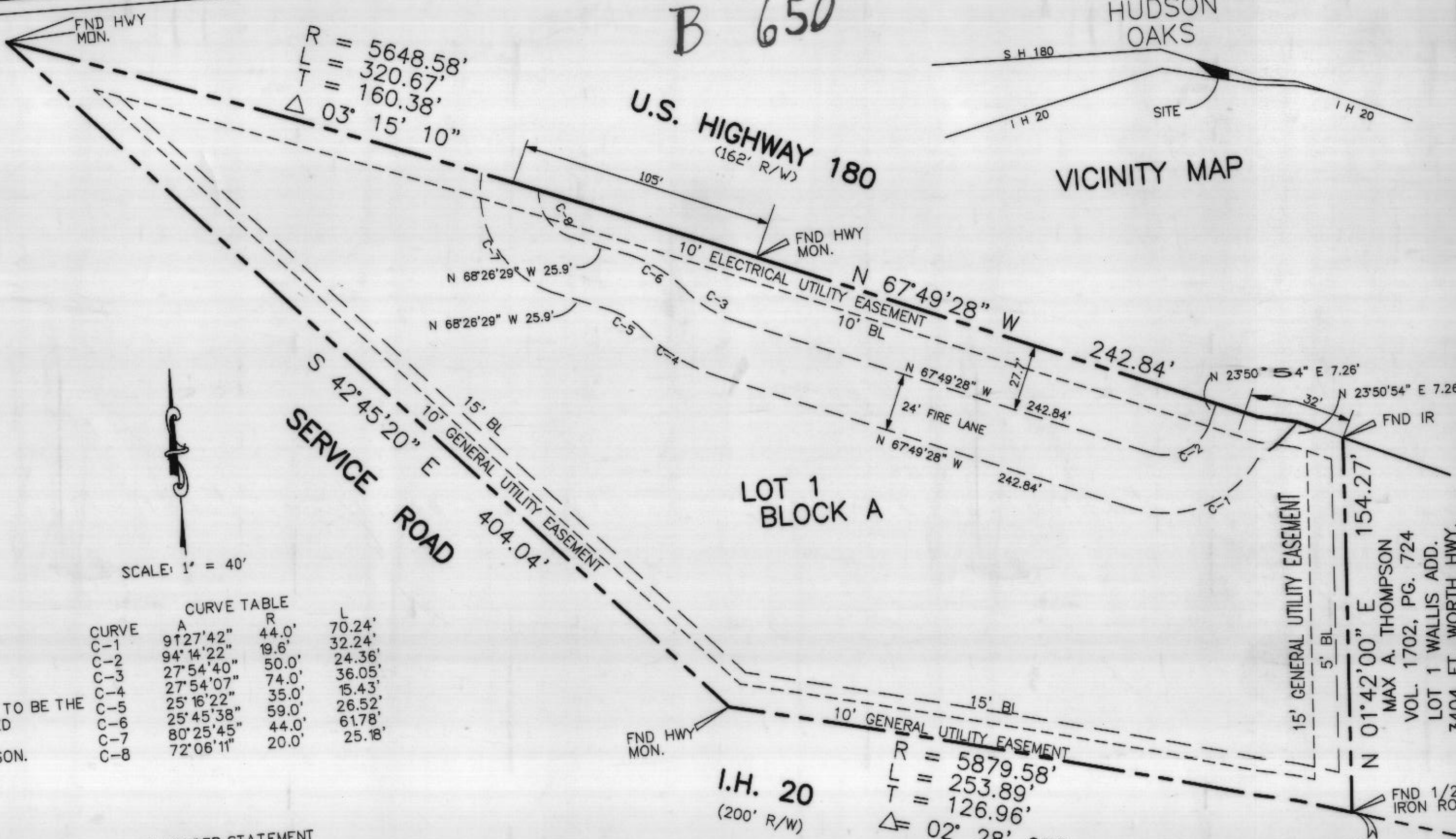
DONALD S. PEEBLES R.P.L.S. 2437



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Sturdivant, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID PERSON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25 DAY OF June, 2001

NOTARY PUBLIC IN AN FOR THE STATE OF TEXAS



SCALE: 1" = 40'

CURVE	A	R	L
C-1	91°27'42"	44.0'	70.24'
C-2	94°14'22"	19.6'	32.24'
C-3	27°54'40"	50.0'	24.36'
C-4	27°54'07"	74.0'	36.05'
C-5	25°16'22"	35.0'	15.43'
C-6	25°45'38"	59.0'	26.52'
C-7	80°25'45"	44.0'	61.78'
C-8	72°06'11"	20.0'	25.18'

LIEN HOLDER STATEMENT
 STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS STURDIVANT DUNAWAY OIL COMPANY acting by and through the undersigned, its duly authorized agent, is the lien holder of the property described hereon and does hereby ratify all dedications and provisions of this plat as shown.

C. D. Robert Sturdivant
 Robert Sturdivant
 Sturdivant Dunaway Oil Co.
 P.O. Box 128 Mineral Wells Tx. 76068
 817-325-9100

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On Nov 15, 2001 at 08:19P
 Document Number: 00430986
 Amount: .00
 By: Patricia Nelson

STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.
 Nov 15, 2001
 Jeane Branson, County Clerk
 Parker County

CITY APPROVAL STATEMENT
 APPROVED BY THE CITY PLANNING COMMISSION:

Phillip Gray
 CHAIRMAN PLANNING & ZONING COMMISSION

APPROVED BY THE CITY ENGINEER:

J. Kelly Carter, P.E.
 CITY ENGINEER

APPROVED BY THE CITY COUNCIL

I hereby certify that this plat of HUDSON OAKS TOWN CENTER an addition to the City of Hudson Oaks, Texas was approved by the City of Hudson Oaks, Texas on this 25th day of January, 2001

By: Shirley Simon
 Mayor
 City Secretary

NOTE: AT TIME OF PLATTING
 ZONING IS C-2

OWNER
 GARY MOLENBURG
 3425 FT. WORTH HWY.
 817-613-0239

FINAL PLAT
 LOT 1, BLOCK A
 HUDSON OAKS TOWN CENTER
 1.616 ACRES
 CITY OF HUDSON OAKS
 PARKER COUNTY, TEXAS
PEEBLES & ASSOCIATES
 CIVIL ENGINEERS AND PLANNERS
 530 BEDFORD ROAD, SUITE
 BEDFORD, TEXAS 76022
 (817) 268 - 3316
 FAX (817) 282 - 3603

8-11-2000
 REVISED 11-14-2000
 REVISED 12-08-2000
 REVISED 01-25-2001
 FILE: HUDSON OAKS PLAT (SCOT)