



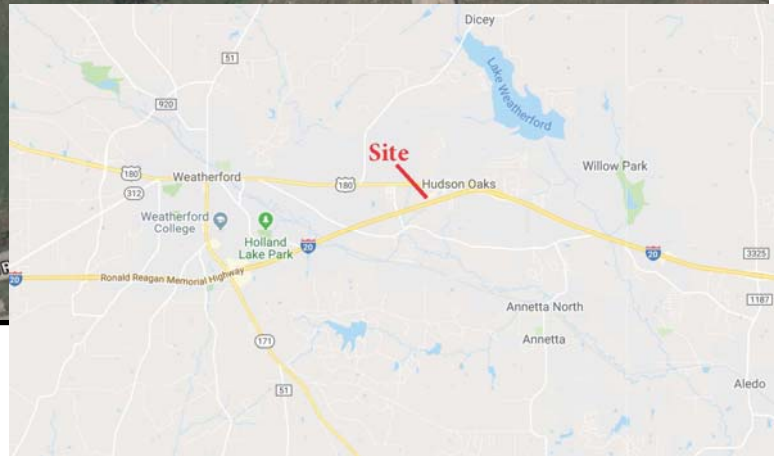
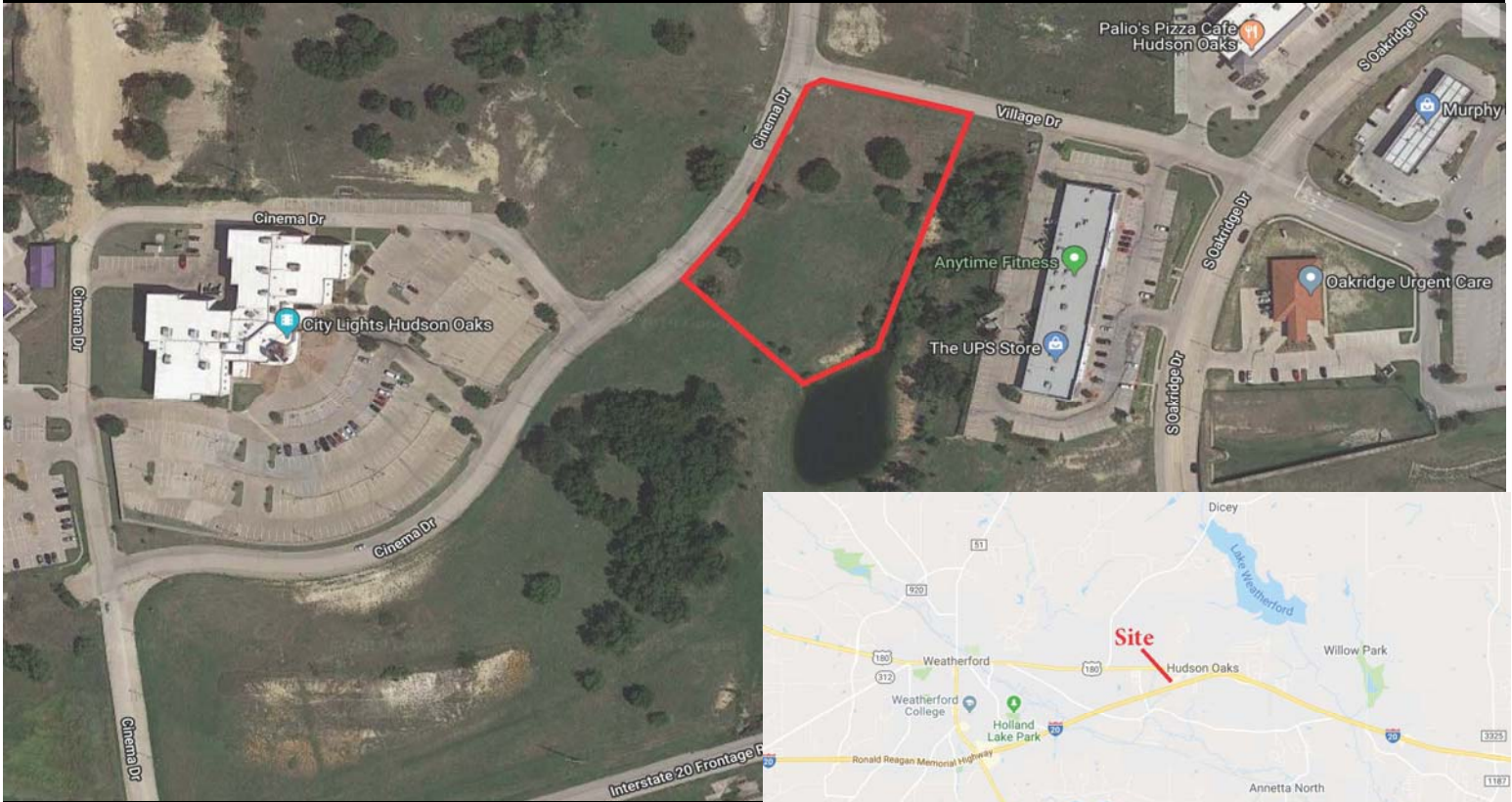
# ANGMAR REALTY

A Commercial Real Estate Company

2301 Hwy 1187 • Suite 203 • Mansfield, TX 76063

## For Sale

**1.88 +/- acres—Prime Location—Entertainment District  
Hudson Oaks, TX**



### Property Information:

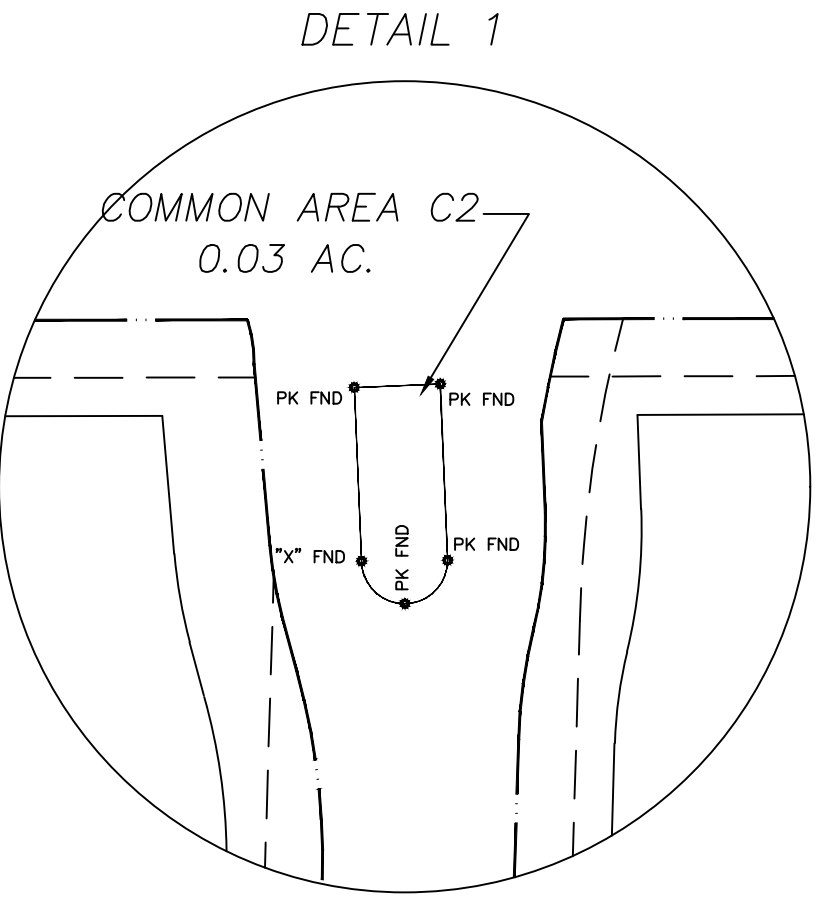
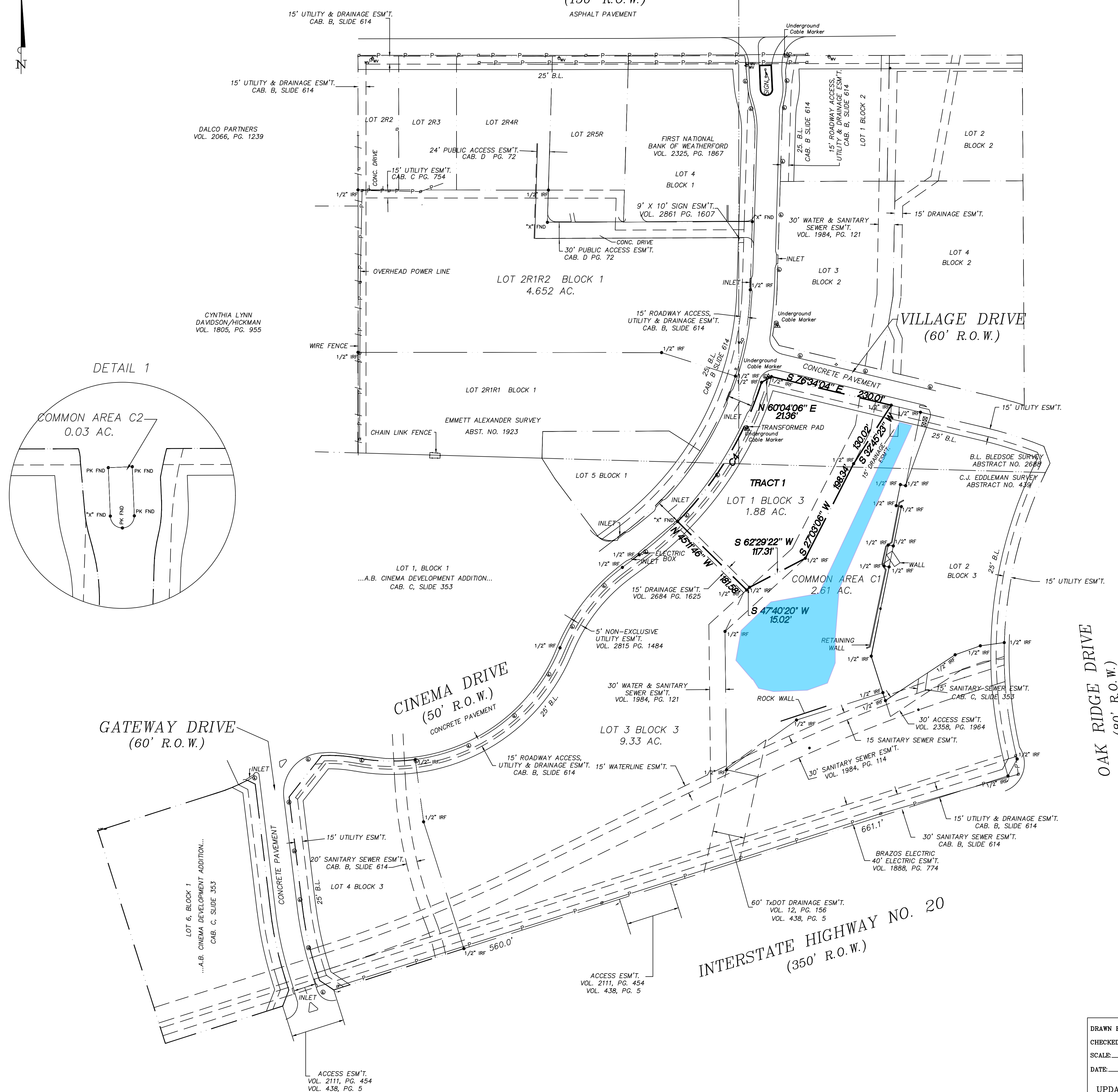
- Tract 1, Lot 1 Block 3 on corner of Cinema Dr. and Village Dr.
- .1.88 acres in high growth area of Hudson Oaks / Weatherford
- Zoned GC—General Commercial— within the Hudson Oaks Entertainment District
- All utilities available
- Convenient access to Highway 180 and Interstate I-20
- Located across from City Lights movie theater
- Close by are Splash Kingdom water park, Urban Air, Wal-Mart and Creekside Apts—330 + units
- Electricity and City Water runs to adjoining pond for a nice back drop
- High growth area with a lot of potential for retail and entertainment venue products
- Asking \$1,200,000

**Aaron Stalberger**  
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U.S. HWY 180  
(150' R.O.W.)  
ASPHALT PAVEMENT



DESCRIPTION

BEING several tracts of land situated in the EMMETT ALEXANDER SURVEY, ABSTRACT NO. 1923, the B.L. BLEDSOE SURVEY, ABSTRACT NO. 2688 and the C.J. EDDLEMAN SURVEY, ABSTRACT NO. 439, Parker County, Texas and being more particularly described as follows:

TRACT 1

BEING Lot 1 in Block 3 of A.B. CINEMA DEVELOPMENT ADDITION, an Addition to the City of Hudson Oaks, Parker County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 353, Plat Records, Parker County, Texas.

TRACT 2

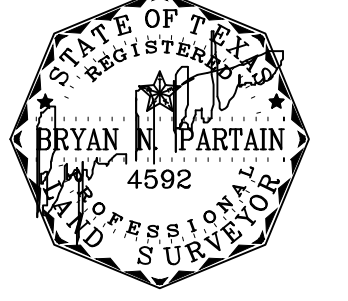
BEING the Non-Exclusive easement created in Declaration of Access Easement and Restrictions executed by Beall Hudson Oaks Properties, LP, filed August 22, 2005, recorded in Volume 2358, Page 1964, Real Property Records, Parker County, Texas.

TO: HUDSON OAKS-PARKER, LTD., LEWIS T. MUZYKA and GRISSOM PROPERTIES, INC., and ALAMO TITLE INSURANCE COMPANY

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Conitition II Survey.

This survey was performed in connection with the transaction described in Alamo Title Insurance Company G.F. No. ATD-50-6000501900124-MW. Use of this survey for any other purpose or by any other parties shall be at their risk and the undersigned is not responsible to others for any loss resulting therefrom.

Bryan N. Partain  
Registered Professional Land Surveyor No. 4592



NOTES:

- Bearing system based on plat calls along the Northwest line of Interstate Highway No. 20.
- This survey was prepared with the benefit of a title commitment prepared by Alamo Title Insurance Company G.F. No. ATD-50-6000501900124-MW, effective date, June 14, 2019.
- The following affect these tracts:  
Blanket Easement recorded in Vol. 117, Pg. 148  
Blanket Easement recorded in Vol. 299, Pg. 454  
Declaration recorded in Vol. 2678, Pg. 1138
- All easements and building lines are by plat recorded in Cabinet C, Slide 353, unless otherwise noted.

LEGEND:

- 1/2" IRF 1/2" Diameter Iron Rod Found
- 1/2" IRS 1/2" Diameter Iron Rod Set
- ⊕ Power Pole
- ⊕ Water Valve
- ⊕ Fire Hydrant
- ⊕ Sanitary Sewer Manhole
- ⊕ Light Pole

NUMBER	DELTA	RADIUS	TANGENT	LENGTH	CHORD BRG	CHORD
C4	27°24'49"	640.00	156.10	306.21	S 31°05'49" W	303.30

DRAWN BY: GH/CAD  
CHECKED BY: BNP  
SCALE: 1" = 100'  
DATE: 11-12-18  
UPDATED: 07-15-19  
JOB NO. AB-1-3

TITLE SURVEY  
LOT 1, BLOCK 3  
A.B. CINEMA DEVELOPMENT ADDITION  
ABSTRACTS 439, 1923 & 2688  
PARKER COUNTY, TEXAS

Partain Surveyors, Inc.—  
3280 Southern Drive  
Suite C  
Garland, Texas 75043  
Voice (469) 298-3039  
Fax (469) 298-3146



US HIGHWAY 180

FUTURE EXTENSION OF KING STREET

URBAN 408  
Trampoline & Adventure Park

3.55 acres

LOT 6  
1.88 AC

LOT 7  
2-AC

LOT 8  
1.49-AC

LOT 9  
1.16 AC

LOT 10  
2.45 AC

LOT 11  
1.97 AC

LOT 12  
2.34-AC

INTERSTATE HIGHWAY 20

GATEWAY DRIVE

VILLAGE DRIVE

OAK RIDGE DR

CINEMA DRIVE

Splash Kingdom  
WATERPARK

City LIGHTS

Walmart

at&t  
HIBBETT  
SPORTS

MURPHY  
USA

ANYTIME  
FITNESS

verizon  
N.A.P.

GOLF ETC.

Oakridge  
Urgent Care

