



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S0°38'51\"E	10.00	L13	N89°25'43\"E	192.40
L2	S38°17'58\"W	30.01	L14	S1°06'11\"W	193.66
L3	N0°36'56\"W	54.95	L15	N89°21'09\"E	10.00
L4	S89°23'47\"W	8.15	L16	S0°36'56\"E	10.00
L5	N44°21'51\"E	56.87	L17	S89°21'09\"W	10.00
L6	N84°14'39\"E	110.27	L18	S0°11'04\"E	30.00
L7	S45°39'08\"E	14.14	L20	N0°11'04\"W	30.00
L8	N45°43'03\"W	51.46	L21	S0°36'56\"E	30.01
L9	N13°34'48\"W	17.19	L23	N0°36'56\"W	30.00
L10	N0°36'56\"W	87.35	L24	S89°20'35\"W	168.52
L11	N89°25'33\"E	8.15	L25	N0°36'58\"W	10.00
L12	N0°36'56\"W	14.00			

ACCT. NO.: 15820  
 SCH. DIST.: WK2  
 CITY: J-15  
 MAP NO.:

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	3°56'33\"	5810.58'	399.83'	N73°15'28\"W	399.75'
C2	0°30'59\"	5810.58'	52.37'	S78°25'18\"E	52.37'
C3	4°25'03\"	159.24'	12.28'	N63°00'46\"W	12.27'
C4	1°27'14\"	5810.58'	147.44'	N77°26'11\"W	147.44'

**LEGEND**

- CIRF.....Capped Iron Rod Found
- CIRF(BHB).....5/8\" Capped Iron Rod Marked \"BHB INC\" Found
- CIRF(BB).....5/8\" Capped Iron Rod Marked \"BROOKES BAKER\" Found
- D.R.P.C.T.....Deed Records Parker County, Texas
- IRS.....5/8\" Capped Iron Rod Marked \"BHB INC\" Set
- P.R.P.C.T.....Plat Records Parker county, Texas

**FLOOD ZONE NOTE**

By scaled location of FEMA FIRM #48221C0225D, effective date 08/16/2012, subject parcel is within OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems 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 Western Data Systems RTKNet Cooperative Network. All elevations shown are NAVD88.
3. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped \"BHB INC\".
4. Covenants or Restrictions are Un-altered
5. This Replat does not vacate the previous \"Plat of Record\" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
6. 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.
7. Waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.
8. Any easements shown on this plat created by separate instrument continue to be governed by the terms of those instruments and are only dedicated to the public to extent set forth in said separate instrument.

**OWNER:**  
 H-E-B, LP, formerly known as  
 HEB Grocery Company, LP  
 646 S. Flores Street  
 San Antonio, Texas 78204

**LAND SURVEYOR:**  
**BHB** BAIRD, HAMPTON & BROWN, INC.  
 ENGINEERING & SURVEYING  
 6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116  
 jmgargotta@hbinc.com 817-338-1277 www.bhbinc.com  
 BHB Project #2018.122.000 TBPE Firm F-44 TBPLS Firm 10011300

**U.S. HIGHWAY NO. 80**  
**(U.S. HIGHWAY NO. 180)**  
 (A 162' Public Right-of-way)

15820.002.001.00  
 15820.002.003.00  
 15820.002.003.10  
 15820.002.005.00  
 15820.002.006.00  
 15820.002.007.00  
 15820.002.008.00  
 15820.002.009.00  
 15820.002.002.10  
 15820.002.007.10  
 15820.002.002.00

**FINAL PLAT**  
**LOT 1R and 3R, BLOCK 2**  
**OAKRIDGE ADDITION**  
 BEING A 11.278 ACRE AND A 0.755 ACRE TRACT OF LAND WITHIN  
 THE DAVID EDDLEMAN SURVEY, ABSTRACT NO. 440  
 BEING A REPLAT OF ALL OF LOTS 1, 2, 6, 7, AND 9, AND A PORTION OF  
 LOTS 3, 4, 5 AND 8, BLOCK 2, OAKRIDGE ADDITION  
 AS SHOWN ON PLAT VOL. 263, PG 627, P.R.P.C.T.  
 CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS  
 AUGUST 2018  
 SHEET 1 OF 2

E170