

LEGEND

- BHB.....5/8" Capped Iron Rod Stamped "BHB INC" Set
- CIRF.....Capped Iron Rod Found
- DRPCT.....Deed Records Parker County, Texas
- PRPCT.....Plat Records Parker County, Texas

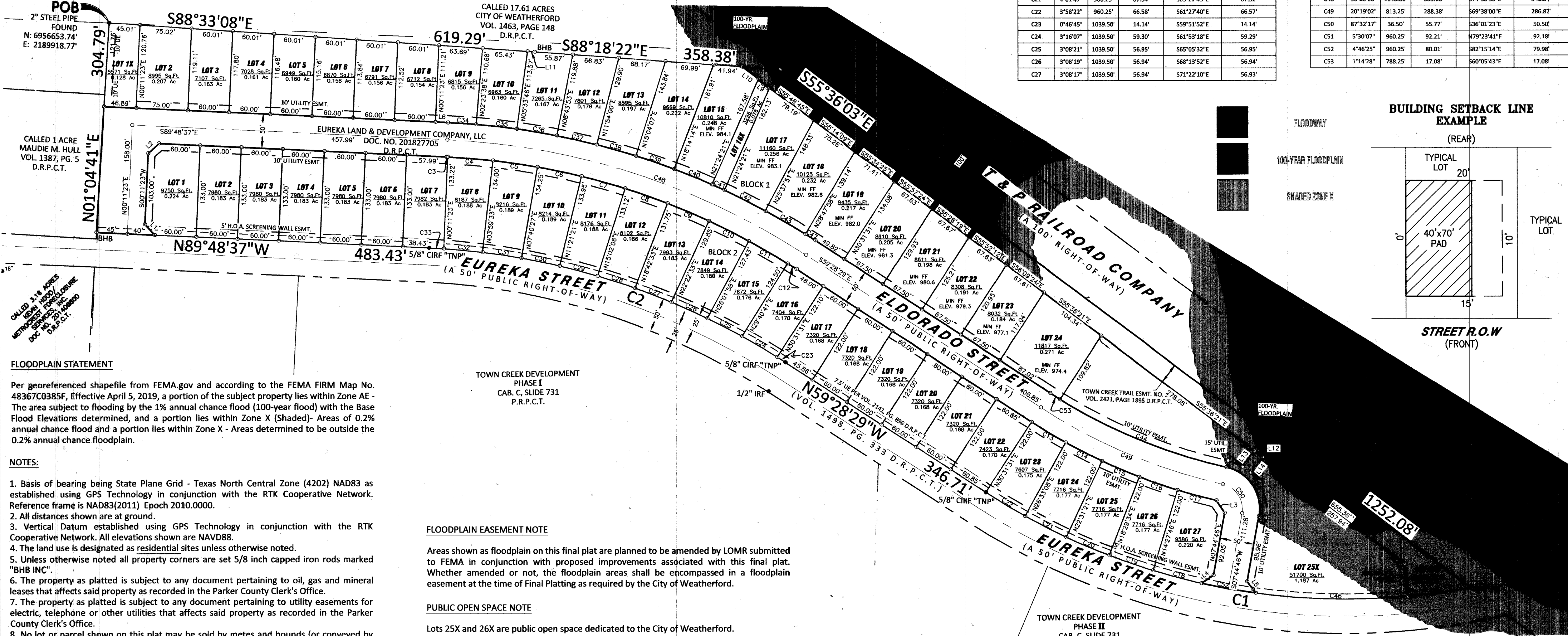
202040745 PLAT Total Pages: 2



Line Data Table		
Number	Bearing	Distance
L1	S44°48'37"E	960.25'
L2	S45°11'23"W	21.21'
L3	N36°08'35"W	21.62'
L4	N53°42'57"E	20.85'
L5	N38°13'25"W	20.85'
L6	N89°48'37"W	18.26'
L9	S52°50'55"E	20.78'
L10	S55°36'21"E	29.36'
L11	S88°33'08"E	10.06'
L12	S55°36'21"E	15.00'
L13	S34°23'57"W	28.48'
L14	N34°23'57"E	28.53'

Curve Data Table					
Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	43°52'54"	960.25'	735.44'	N81°24'56"W	717.59'
C2	30°20'08"	1039.50'	550.37'	S74°38'33"E	543.96'
C3	0°06'47"	1020.00'	2.01'	N89°45'14"W	2.01'
C4	3°41'23"	1020.00'	65.69'	N87°51'09"W	65.67'
C5	3°40'54"	1020.00'	65.54'	N84°10'00"W	65.53'
C6	3°40'54"	1020.00'	65.54'	N80°29'06"W	65.53'
C7	3°40'45"	1020.00'	65.50'	N76°48'16"W	65.49'
C8	3°40'27"	1020.00'	65.41'	N73°07'41"W	65.40'
C9	3°40'00"	1020.00'	65.28'	N69°27'27"W	65.27'
C10	3°39'26"	1020.00'	65.10'	N65°47'44"W	65.09'
C11	3°38'43"	1020.00'	64.89'	N62°08'40"W	64.88'
C12	0°50'50"	1020.00'	15.08'	N59°53'54"W	15.08'
C13	3°58'24"	838.14'	58.12'	N61°27'36"W	58.11'
C14	4°01'49"	838.14'	58.96'	N65°27'43"W	58.95'
C15	4°01'49"	838.14'	58.96'	N69°29'33"W	58.95'
C16	4°01'49"	838.14'	58.96'	N73°31'22"W	58.95'
C17	3°58'59"	838.14'	58.27'	N77°31'46"W	58.25'
C18	4°19'48"	960.25'	72.57'	S77°42'08"E	72.55'
C19	4°01'47"	960.25'	67.54'	S73°31'20"E	67.52'
C20	4°01'47"	960.25'	67.54'	S69°29'33"E	67.52'
C21	4°01'47"	960.25'	67.54'	S65°27'45"E	67.52'
C22	3°58'22"	960.25'	66.58'	S61°27'40"E	66.57'
C23	0°46'45"	1039.50'	14.14'	S59°51'52"E	14.14'
C24	3°16'07"	1039.50'	59.30'	S61°53'18"E	59.29'
C25	3°08'21"	1039.50'	56.95'	S65°05'32"E	56.95'
C26	3°08'19"	1039.50'	56.94'	S68°13'52"E	56.94'
C27	3°08'17"	1039.50'	56.94'	S71°22'10"E	56.93'

Curve Data Table					
Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C28	3°08'16"	1039.50'	56.93'	S74°30'27"E	56.92'
C29	3°08'16"	1039.50'	56.93'	S77°38'43"E	56.92'
C30	3°08'15"	1039.50'	56.92'	S80°46'58"E	56.92'
C31	3°08'15"	1039.50'	56.92'	S83°55'13"E	56.92'
C32	3°07'55"	1039.50'	56.82'	S87°03'18"E	56.81'
C33	1°11'21"	1039.50'	21.58'	S89°12'57"E	21.58'
C34	2°12'15"	1070.00'	41.17'	N88°42'29"W	41.16'
C35	3°10'07"	1070.00'	59.18'	N86°01'18"W	59.17'
C36	3°10'07"	1070.00'	59.18'	N82°51'11"W	59.17'
C37	3°10'07"	1070.00'	59.17'	N79°41'03"W	59.17'
C38	3°10'07"	1070.00'	59.17'	N76°30'56"W	59.17'
C39	3°10'07"	1070.00'	59.17'	N73°20'49"W	59.17'
C40	3°10'07"	1070.00'	59.17'	N70°10'42"W	59.17'
C41	1°04'16"	1070.00'	20.00'	N68°03'31"W	20.00'
C42	3°33'20"	1070.00'	66.40'	N65°44'43"W	66.39'
C43	3°34'13"	1070.00'	66.68'	N62°10'57"W	66.67'
C44	19°04'34"	788.25'	262.44'	N70°15'15"W	261.23'
C45	87°32'17"	61.50'	93.96'	N36°01'23"W	85.09'
C46	13°12'49"	960.25'	221.45'	S88°45'09"W	220.96'
C47	0°55'21"	1070.00'	17.23'	S59°56'10"W	17.23'
C48	30°20'08"	1045.00'	553.28'	S74°38'33"E	546.84'
C49	20°19'02"	813.25'	288.38'	S69°38'00"E	286.87'
C50	87°32'17"	36.50'	55.77'	S36°01'23"E	50.50'
C51	5°30'07"	960.25'	92.21'	N79°23'41"E	92.18'
C52	4°46'25"	960.25'	80.01'	S82°15'14"E	79.98'
C53	1°14'28"	788.25'	17.08'	S60°05'43"E	17.08'



FLOODPLAIN STATEMENT

Per georeferenced shapefile from FEMA.gov and according to the FEMA FIRM Map No. 48367C0385F, Effective April 5, 2019, a portion of the subject property lies within Zone AE - The area subject to flooding by the 1% annual chance flood (100-year flood) with the Base Flood Elevations determined, and a portion lies within Zone X (Shaded)- Areas of 0.2% annual chance flood and a portion lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

NOTES:

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
2. All distances shown are at ground.
3. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
4. The land use is designated as residential sites unless otherwise noted.
5. Unless otherwise noted all property corners are set 5/8 inch capped iron rods marked "BHB INC".
6. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
7. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
8. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this replat in Parker County, Texas. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
8. Lot 25X shall be designated as open space and drainage easement.
9. No lots shall have direct access to Eureka Street.

FLOODPLAIN EASEMENT NOTE

Areas shown as floodplain on this final plat are planned to be amended by LOMR submitted to FEMA in conjunction with proposed improvements associated with this final plat. Whether amended or not, the floodplain areas shall be encompassed in a floodplain easement at the time of Final Platting as required by the City of Weatherford.

PUBLIC OPEN SPACE NOTE

Lots 25X and 26X are public open space dedicated to the City of Weatherford.

BHB
BAIRD, HAMPTON & BROWN
 engineering and surveying

OWNER:
 EUREKA LAND & DEVELOPMENT COMPANY, LLC
 3140 EDGEHILL RD.
 FORT WORTH, TX 76116

20890.001.000.00

FINAL PLAT
EUREKA TRAIL ADDITION
LOTS 1X, 2-15, 16X, 17-24, 25X & 26X, BLOCK 1 AND
LOTS 1-27, BLOCK 2 (49 RESIDENTIAL AND 4 OPEN SPACE LOTS)
 Being a 13.869 acre tract of land situated in the
 John E. Miller Survey, Abstract 890
 City of Weatherford, Parker County, Texas
DECEMBER 2020

E-625