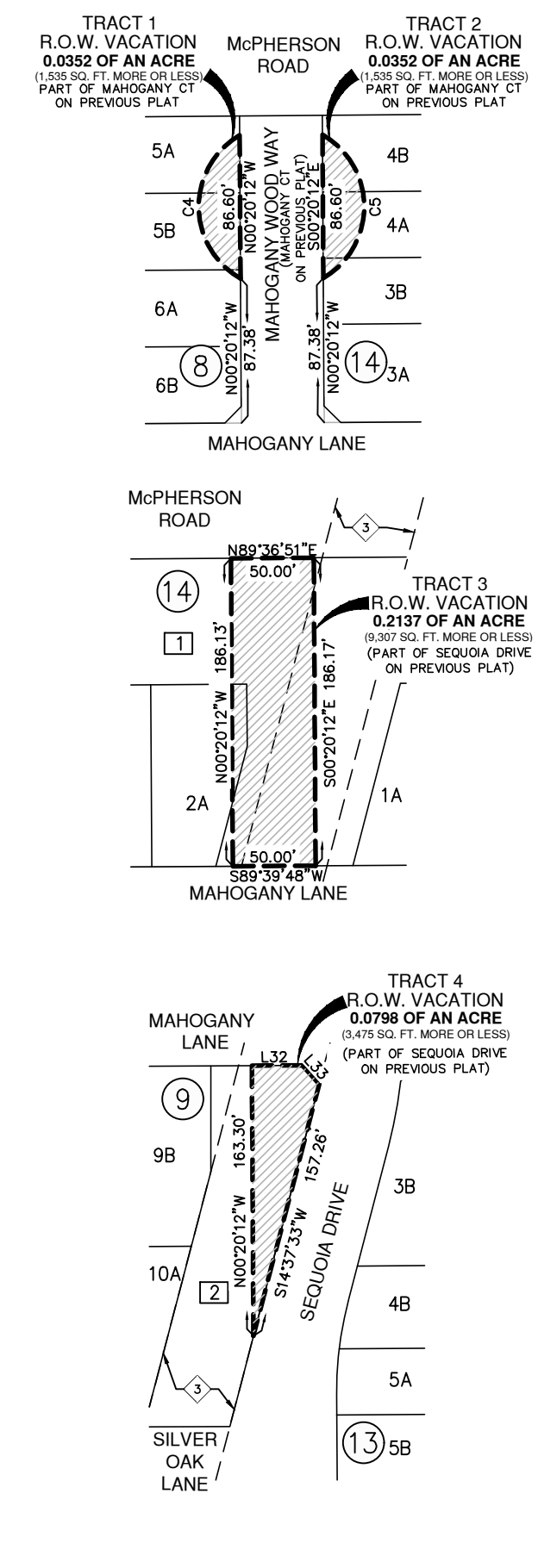


PROPOSED VACATED R.O.W. DETAILS



- NOTES:**
- ALL PARK AND OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM AND ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM THE NORTH AMERICAN DATUM OF 1983 (NAD 83), (NAD2011), EPOCH 2010.00.
 - UPON COMPLETION OF CONSTRUCTION, ALL LOT AND BLOCK CORNERS WILL BE SET USING A 1/2-INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET A REBAR, A MAG NAIL OR X CUT WILL BE USED.
 - LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.

LEGEND

- P.O.B. POINT OF BEGINNING
 SQ. FT. SQUARE FEET
 I.R. IRON ROD
 B.S.L. BUILDING SETBACK LINE
 VOL. PG. VOLUME, PAGE
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
 P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 S.O.G.E. SOUTH OAK GROVE ESTATES
- FOUND 1/2" IRON ROD WITH RED CAP, (CAP DESTROYED), (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON"
 - BLOCK NUMBER

EXISTING EASEMENTS

- 5 FOOT WIDE UTILITY EASEMENT VOL. 388-183, PG. 4, P.R.T.C.T.
- 10 FOOT WIDE UTILITY EASEMENT VOL. 388-183, PG. 4, P.R.T.C.T.
- 50 FOOT WIDE LONE STAR GAS PIPELINE EASEMENT VOL. 453, PG. 214, D.R.T.C.T.
- 5 FOOT WIDE DRAINAGE & UTILITY EASEMENT VOL. 388-183, PG. 3, P.R.T.C.T.
- 10 FOOT WIDE DRAINAGE EASEMENT & UTILITY EASEMENT VOL. 389-183, PG. 3, P.R.T.C.T.
- 10 FOOT WIDE DRAINAGE EASEMENT & UTILITY EASEMENT INST. NO. D033399840, O.P.R.T.C.T.
- 5 FOOT WIDE UTILITY EASEMENT INST. NO. D033399840, O.P.R.T.C.T.

PROPOSED VACATED R.O.W.

- RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 2011-01
- SEE DETAIL FOR TRACTS 1, 2, 3 & 4 FOR REFERENCE.

PROPOSED EASEMENTS AT S.O.G.E., SECTION 2

- 10 FOOT WIDE ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT CREATED BY: MARCOS MADRID, RPLS NO. 6740 REVISED: JANUARY 13, 2022

PROPOSED EASEMENTS

- 10' UTILITY EASEMENT BY THIS PLAT
- 15' STORMWATER EASEMENT BY THIS PLAT
- 15' SANITARY SEWER EASEMENT BY THIS PLAT
- 15' WATER EASEMENT BY THIS PLAT

PROPOSED EASEMENTS AT S.O.G.E., SECTION 3

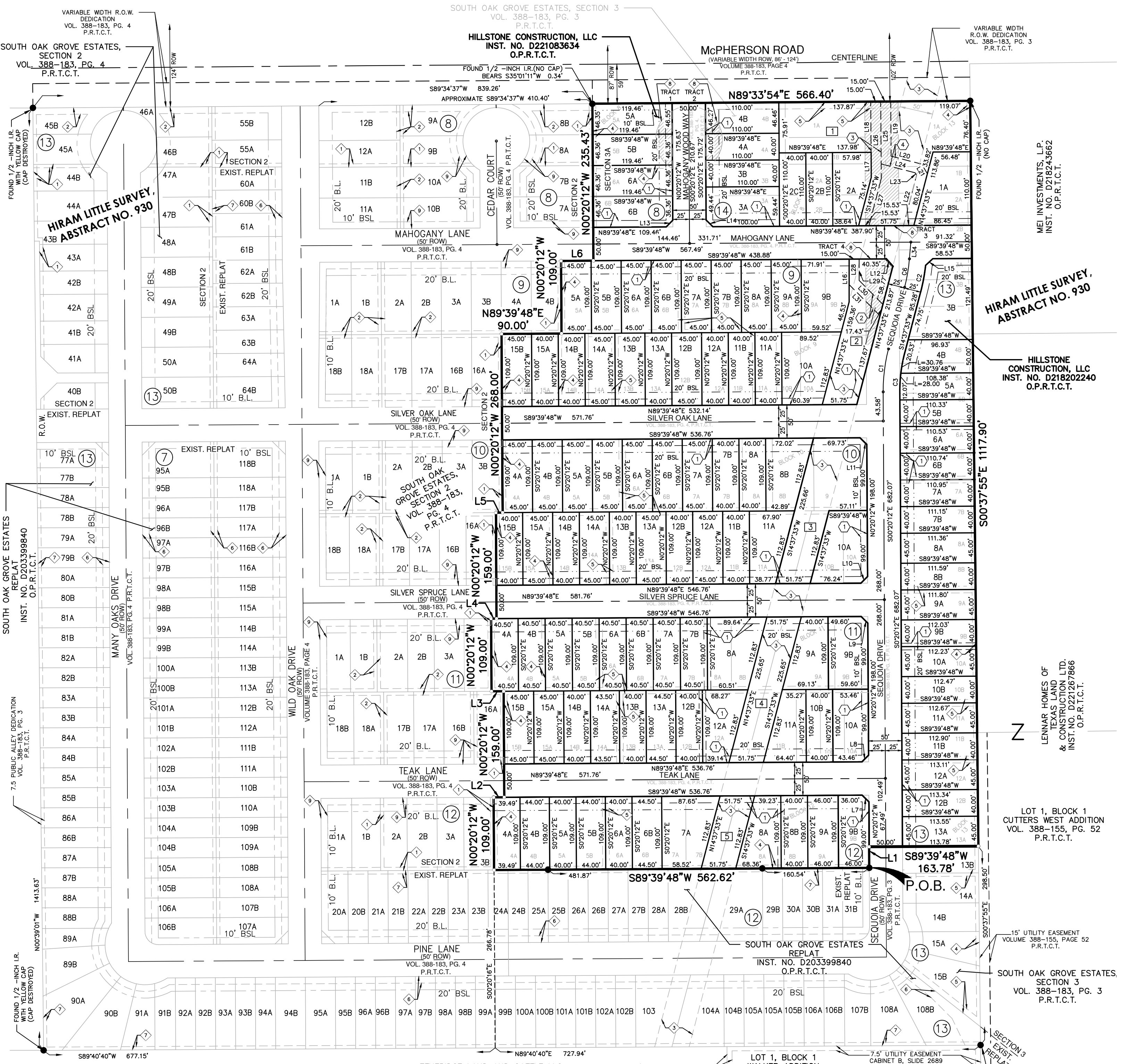
- BLOCK 14, LOT 1X DEDICATED DEVELOPER OWNED AND MAINTAINED OPEN SPACE, GAS EASEMENT, WATER EASEMENT AND SEWER EASEMENT
- BLOCK 9, LOT 1X DEDICATED DEVELOPER OWNED AND MAINTAINED OPEN SPACE, DRAINAGE EASEMENT AND GAS EASEMENT
- BLOCK 10, LOT 1X DEDICATED DEVELOPER OWNED AND MAINTAINED OPEN SPACE AND GAS EASEMENT
- BLOCK 11, LOT 1X DEDICATED DEVELOPER OWNED AND MAINTAINED OPEN SPACE AND GAS EASEMENT
- BLOCK 12, LOT 1X DEDICATED DEVELOPER OWNED AND MAINTAINED OPEN SPACE AND GAS EASEMENT

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°20'12"E	31.51'	L18	N00°26'08"W	76.14'
L2	N89°39'48"E	15.86'	L19	S00°26'08"W	82.09'
L3	S89°39'48"W	18.24'	L20	S75°22'27"E	47.31'
L4	N89°39'48"E	8.24'	L21	S30°22'27"E	16.82'
L5	N89°39'48"E	10.00'	L22	N14°37'33"W	77.83'
L6	N89°39'48"E	48.38'	L23	N30°22'27"W	4.39'
L7	N45°20'12"W	14.14'	L24	N75°22'27"W	52.59'
L8	N44°39'48"E	14.14'	L25	S00°26'08"W	93.59'
L9	N45°20'12"W	14.14'	L26	S00°26'08"E	115.53'
L10	N44°39'48"E	14.14'	L27	S14°37'33"W	73.11'
L11	N45°20'12"W	14.14'	L28	N00°00'00"E	38.06'
L12	N41°55'48"W	15.21'	L29	S00°00'00"E	31.97'
L13	N44°39'48"E	14.14'	L30	S44°45'49"E	50.67'
L14	S45°20'12"E	14.14'	L31	N44°45'49"W	65.72'
L15	S47°28'36"W	14.82'	L32	N89°39'48"E	30.50'
L16	S00°00'00"E	64.05'	L33	S41°55'43"E	15.21'
L17	S00°26'08"E	37.41'	L34	S04°39'48"W	25.16'

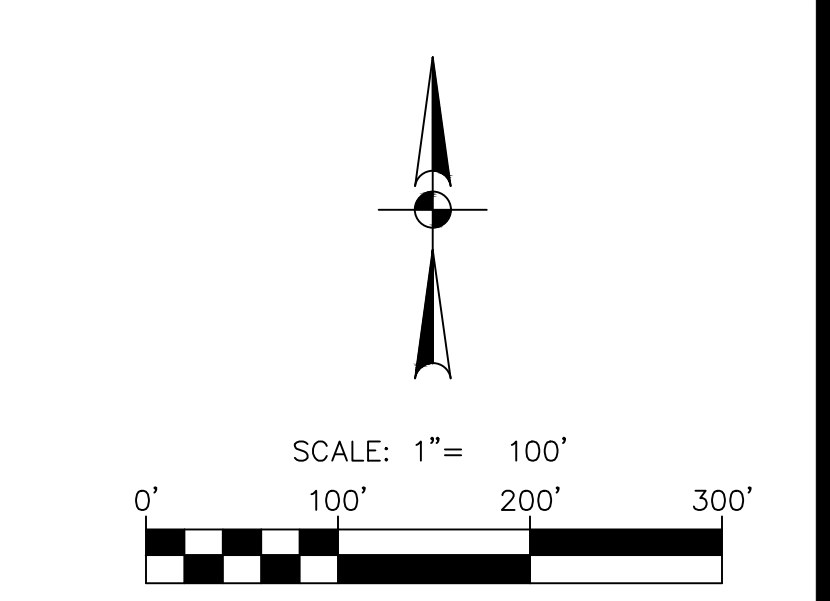
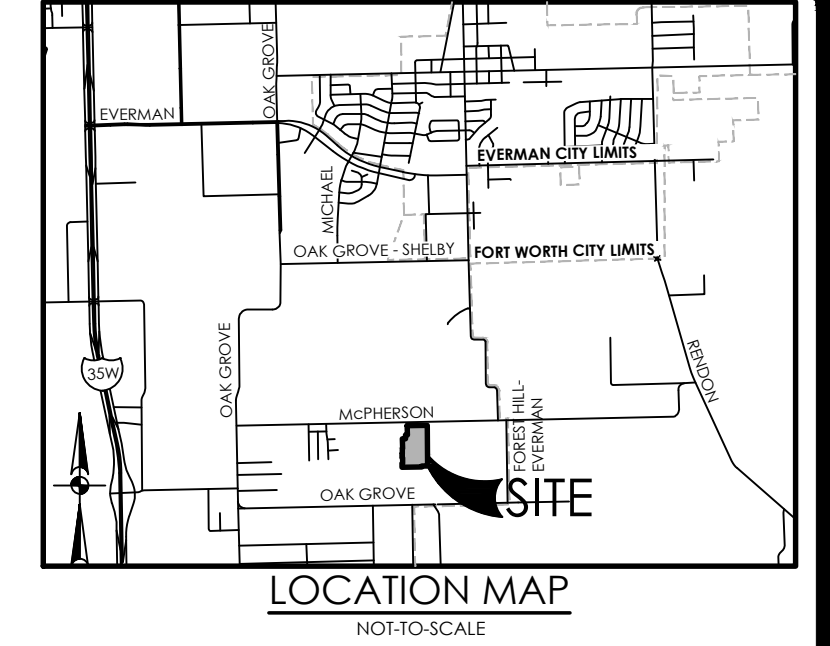
CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	250.00'	145°7'45"	S07°08'41"W	65.10'	65.29'
C2	275.00'	8°20'47"	S10°27'09"W	40.02'	40.06'
C3	225.00'	145°7'45"	S07°08'41"W	58.59'	58.76'
C4	50.00'	120°00'00"	N00°20'12"W	86.60'	104.72'
C5	50.00'	120°00'00"	S00°20'12"E	86.60'	104.72'
C6	225.00'	9°57'45"	N09°38'41"E	43.41'	43.47'



LOT SUMMARY TABLE

BLOCK/LOT	AREA	BLOCK/LOT	AREA
8/5A	5,549 SQ. FT	11/8A	8,183 SQ. FT
8/5B	5,538 SQ. FT	11/9A	5,948 SQ. FT
8/6A	5,538 SQ. FT	11/9B	6,447 SQ. FT
8/6B	5,488 SQ. FT	11/10A	5,777 SQ. FT
9/5A	4,905 SQ. FT	11/10B	4,360 SQ. FT
9/5B	4,905 SQ. FT	11/11A	5,432 SQ. FT
9/6A	4,905 SQ. FT	11/12A	5,854 SQ. FT
9/6B	4,905 SQ. FT	11/12B	4,360 SQ. FT
9/7A	4,905 SQ. FT	11/13A	4,851 SQ. FT
9/7B	4,905 SQ. FT	11/13B	4,360 SQ. FT
9/8A	4,905 SQ. FT	11/14A	4,741 SQ. FT
9/8B	4,905 SQ. FT	11/14B	4,360 SQ. FT
9/9A	4,905 SQ. FT	11/15A	4,905 SQ. FT
9/9B	7,539 SQ. FT	11/15B	4,905 SQ. FT
9/10A	8,170 SQ. FT	11/15C	4,905 SQ. FT
9/11A	4,360 SQ. FT	11/1X	11,283 SQ. FT
9/11B	4,360 SQ. FT	12/4A	4,304 SQ. FT
9/12A	4,360 SQ. FT	12/4B	4,796 SQ. FT
9/12B	4,905 SQ. FT	12/5A	4,360 SQ. FT
9/13A	4,360 SQ. FT	12/5B	4,796 SQ. FT
9/13B	4,905 SQ. FT	12/6A	4,360 SQ. FT
9/14A	4,905 SQ. FT	12/6B	4,851 SQ. FT
9/14B	4,360 SQ. FT	12/7A	7,966 SQ. FT
9/15A	4,360 SQ. FT	12/8A	5,863 SQ. FT
9/15B	4,905 SQ. FT	12/8B	4,360 SQ. FT
9/1X	11,744 SQ. FT	12/9A	5,014 SQ. FT
10/4A	4,905 SQ. FT	12/9B	4,964 SQ. FT
10/4B	4,905 SQ. FT	12/1X	5,641 SQ. FT
10/5A	4,905 SQ. FT	13/3B	9,794 SQ. FT
10/5B	4,905 SQ. FT	13/4B	5,165 SQ. FT
10/6A	4,905 SQ. FT	13/5A	4,393 SQ. FT
10/6B	4,905 SQ. FT	13/5B	4,417 SQ. FT
10/7A	4,905 SQ. FT	13/6A	4,425 SQ. FT
10/7B	4,360 SQ. FT	13/6B	4,434 SQ. FT
10/8A	4,360 SQ. FT	13/7A	4,442 SQ. FT
10/8B	6,263 SQ. FT	13/7B	4,450 SQ. FT
10/10A	7,763 SQ. FT	13/8A	5,016 SQ. FT
10/11A	5,813 SQ. FT	13/8B	4,468 SQ. FT
10/11B	4,360 SQ. FT	13/9A	5,036 SQ. FT
10/12A	4,905 SQ. FT	13/9B	4,485 SQ. FT
10/12B	4,360 SQ. FT	13/10A	5,056 SQ. FT
10/13A	4,905 SQ. FT	13/10B	4,503 SQ. FT
10/13B	4,360 SQ. FT	13/11A	5,075 SQ. FT
10/14A	4,905 SQ. FT	13/11B	4,520 SQ. FT
10/14B	4,360 SQ. FT	13/12A	5,095 SQ. FT
10/15A	4,905 SQ. FT	13/12B	4,538 SQ. FT
10/15B	4,360 SQ. FT	13/13A	5,118 SQ. FT
10/1X	15,870 SQ. FT	14/1A	7,861 SQ. FT
11/4A	4,414 SQ. FT	14/2A	5,679 SQ. FT
11/4B	4,414 SQ. FT	14/2B	4,400 SQ. FT
11/5A	4,414 SQ. FT	14/2C	4,400 SQ. FT
11/5B	4,414 SQ. FT	14/3A	6,489 SQ. FT
11/6A	4,414 SQ. FT	14/3B	4,400 SQ. FT
11/6B	4,414 SQ. FT	14/4A	4,400 SQ. FT
11/7A	4,414 SQ. FT	14/4B	5,101 SQ. FT
11/7B	4,414 SQ. FT	14/1X	31,163 SQ. FT



LAND USE SUMMARY

RIGHT-OF-WAY DEDICATION	LOTS	ACREAGE
GROSS SITE AREA		17.696 AC
RIGHT-OF-WAY DEDICATION		3.797 AC
NET ACREAGE		13.899 AC
RESIDENTIAL LOTS	105	12,142
OPEN SPACE	5	1,737
PUBLIC PARK	0	0.000
PRIVATE PARK	0	0.000

FINAL PLAT
SOUTH OAK GROVE ESTATES,
SECTION 3A
BLOCK 8 - 3 BLOCK 14

BEING A REPLAT OF ALL OF
 LOTS 5A, 5B, 6A AND 6B, BLOCK 8;
 LOTS 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 11A, 11B, 12A, 12B,
 13A, 13B, 14A, 14B, 15A, 15B AND 1X OPEN SPACE, BLOCK 9;
 LOTS 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 12A, 12B,
 13A, 13B, 14A, 14B, 15A, 15B AND 1X OPEN SPACE, BLOCK 11;
 LOTS 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B,
 10A, 10B, 11A, 11B, 12A, 12B AND 1X OPEN SPACE, BLOCK 12;
 LOTS 3B, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B,
 10A, 10B, 11A, 11B, 12A, 12B AND 1X OPEN SPACE, BLOCK 13;
 LOTS 1A, 2A, 2B, 2C, 3A, 3B, 4A, 4B AND 1X OPEN SPACE, BLOCK 14

BEING A REPLAT OF ALL OF
 LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A & 6B, BLOCK 8;
 LOTS 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B,
 13A, 13B, 14A, 14B, 15A, 15B, AND 1X OPEN SPACE, BLOCK 9;
 LOTS 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B,
 13A, 13B, 14A, 14B, 15A, 15B, AND 1X OPEN SPACE, BLOCK 10;
 LOTS 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B,
 13A, 13B, 14A, 14B, 15A, 15B, AND 1X OPEN SPACE, BLOCK 11;
 LOTS 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A & 9B, BLOCK 12;
 LOTS 3B, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B,
 10A, 10B, 11A, 11B, 12A, 12B AND 1X OPEN SPACE, BLOCK 13;
 LOTS 1A, 2A, 2B, 2C, 3A, 3B, 4A, 4B AND 1X OPEN SPACE, BLOCK 14

DEVELOPER / OWNER:
 HILLSTONE CONSTRUCTION, LLC
 P.O. BOX 382119
 DUNCANVILLE, TX 75318
 PH: (214) 502-0000
 CONTACT: HAL THORNE

SURVEYOR:
 PAPE-DAWSON | ENGINEERS,
 SURVEYORS,
 5810 TENNYSON PARKWAY, STE 425
 PLANO, TEXAS 75024
 214-420-8494

REFERENCE CASE NUMBERS:
 FP-22-074
 DATE OF PREPARATION: July 13, 2022

THIS PLAT FILED IN
 COUNTY CLERK'S FILE NO. _____

DATE: _____

PAPE-DAWSON ENGINEERS
 DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
 5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
 TPPE FIRM REGISTRATION #470 | LPEPLS FIRM REGISTRATION #10194330

