

**LEGEND**

- BL.....Building Line
- CIRF.....5/8" Capped Iron Rod Marked "BHB INC" 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
- D & U.E.....Utility, Utility Construction, Drainage, and Maintenance Easement
- U.E.....Utility Easement

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra 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 AllTerra 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. 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.
5. 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.
6. Covenants or Restrictions are Un-altered  
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.
7. The purpose of this Replat is to reconfigure Lots 62 and 63. This replat does not modify or alter any existing covenants and restrictions applicable to this property.
8. Water Supply Source: Water Wells on each Lot.
9. Sewer Disposal: On-site septic.

**OWNER:**  
Eagle's Bluff, LLC  
665 Simonds Road  
Williamstown, Massachusetts 01267

**LAND SURVEYOR:**

**BHB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridglea place, Suite 700, Fort Worth, TX 76116  
jmgotta@bhinc.com • 817.338.1277 • bhinc.com  
TBPE Firm #44 • TBPLS FIRM #10011300

201911426 PLAT Total Pages: **2**

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	6°25'26"	330.00'	37.00'	S34°01'27"W	36.98'

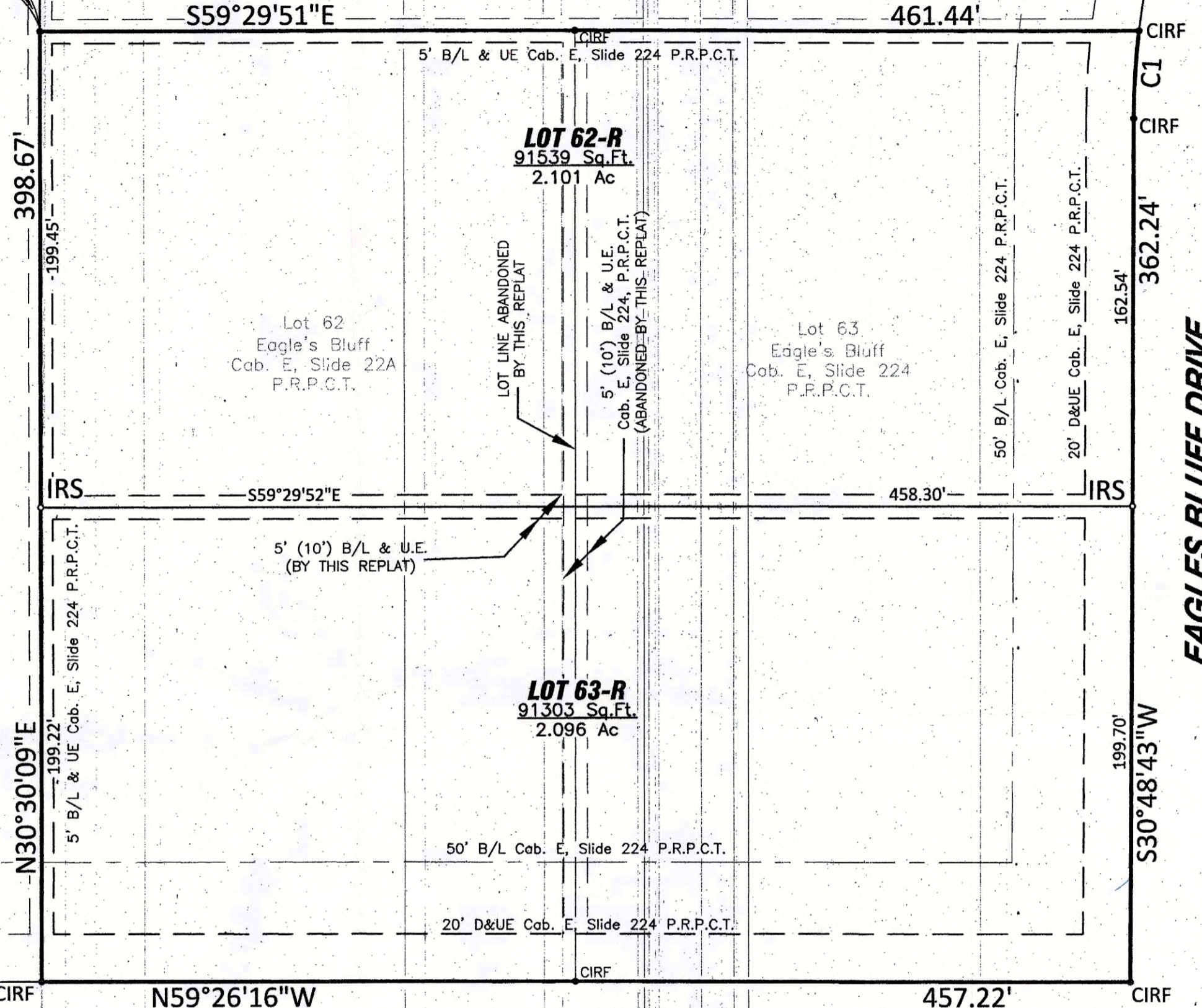
Lot 61  
Eagle's Bluff  
Cab. E, Slide 22A  
P.R.P.C.T.

SAMUEL RIDDELL SURVEY  
ABSTRACT No. 1105

I. & G.N. RR. CO. SURVEY  
ABSTRACT No. 1786

Lot 60  
Eagle's Bluff  
Cab. E, Slide 22A  
P.R.P.C.T.

POB  
CIRF



**EAGLES BLUFF DRIVE**  
(A 60' RIGHT-OF-WAY)

**ALICIA COURT**  
(A 60' RIGHT-OF-WAY)

Lot 20  
Eagle's Bluff  
Cab. E, Slide 224  
P.R.P.C.T.

Lot 21  
Eagle's Bluff  
Cab. E, Slide 224  
P.R.P.C.T.

Lot 22  
Eagle's Bluff  
Cab. E, Slide 224  
P.R.P.C.T.

Lot 23  
Eagle's Bluff  
Cab. E, Slide 224  
P.R.P.C.T.

Lot 74  
Eagle's Bluff  
Cab. E, Slide 224  
P.R.P.C.T.

ACCT. NO.: 11897  
SCH. DIST.: BR  
CITY: F-20  
MAP NO.: F-20

**REPLAT**  
**LOTS 62-R & 63-R**  
**EAGLE'S BLUFF, PHASE 1**

BEING A 4.197 ACRE TRACT OF LAND SITUATED WITHIN  
THE SAMUEL RIDDELL, ABSTRACT NO. 1105  
PARKER COUNTY, TEXAS

MAY 2019

SHEET 1 OF 2

E-286

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