

GRAPHIC SCALE: 1" = 200feet

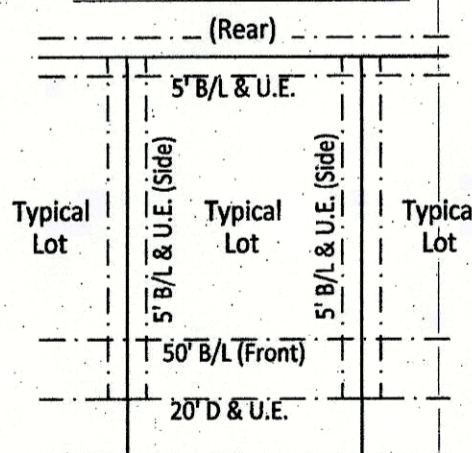
LEGEND

- CIRF.....1/2" Capped Iron Rod Marked "PRICE SURVEYING" Found
- D.R.P.C.T.....Deed Records Parker County, Texas
- FD.....Found
- IR.....Iron Rod
- 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 #48367C0375E, effective date 09/25/2008, subject parcel is within OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

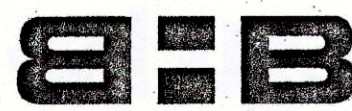
Building Setback Line Example



Street R.O.W.

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

LAND SURVEYOR:



BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 76116
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TBPE Firm #44 • TBPLS FIRM #10011300

TriAM, LLC
DOC. NO. 201823888
D.R.P.C.T.

R.G. KINGSLEY AND
WIFE, NAN KINGSLEY
VOL. 1531, PG. 998
D.R.P.C.T.

LEWIS MAXWELL SURVEY
ABSTRACT NO. 1843

Line #	Direction	Length
L1	N29°34'27"E	60.03
L2	S0°25'15"E	391.31
L3	N30°48'43"E	42.07
L4	N32°56'15"W	14.96
L5	N45°49'53"W	113.15
L6	N65°07'31"W	138.29
L7	N32°56'19"W	167.77
L8	N57°03'44"E	80.00
L9	N57°03'47"E	80.00

Line #	Direction	Length
L10	N12°03'46"E	70.71
L11	S77°56'17"E	70.71
L12	S61°36'04"E	62.48
L13	S79°00'17"E	72.02
L14	N57°03'45"E	80.00
L15	N57°03'45"E	80.00
L16	N10°45'27"E	69.08
L17	S59°11'17"E	60.00
L18	S25°04'13"W	94.14

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	26°33'36"	300.00'	139.07'	S46°13'03"E	137.83'
C2	21°02'00"	300.00'	110.13'	N41°04'57"E	109.51'
C3	20°47'13"	300.00'	108.84'	S41°12'20"W	108.24'
C4	49°22'34"	300.00'	258.53'	S34°44'46"E	250.61'
C5	35°46'24"	300.00'	187.31'	S27°56'41"E	184.28'
C6	19°17'38"	300.00'	101.02'	N55°28'42"W	100.55'
C7	14°45'19"	300.00'	77.26'	N57°44'52"W	77.04'
C8	17°25'54"	350.00'	106.48'	N41°39'15"W	106.07'
C9	18°06'49"	270.00'	90.07'	N49°56'27"W	89.65'
C10	58°05'16"	60.00'	60.83'	N83°35'30"W	58.26'
C11	49°03'07"	60.00'	51.37'	N30°01'18"W	49.81'
C12	40°46'02"	60.00'	42.69'	N14°53'16"E	41.80'
C13	48°25'56"	60.00'	50.72'	N59°29'16"E	49.22'
C14	18°21'33"	330.00'	105.74'	N39°44'43"E	105.29'
C15	2°40'27"	330.00'	15.40'	N50°15'43"E	15.40'
C16	20°47'13"	270.00'	97.96'	N41°12'20"E	97.42'
C17	20°28'13"	330.00'	117.90'	S49°15'45"E	117.27'
C18	21°02'00"	270.00'	99.12'	S41°04'57"W	98.56'
C19	14°21'50"	330.00'	82.73'	N44°25'04"E	82.51'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C20	6°25'26"	330.00'	37.00'	N34°01'27"E	36.98'
C21	32°30'28"	270.00'	153.19'	N43°10'49"W	151.14'
C22	16°52'06"	270.00'	79.49'	N18°29'32"W	79.20'
C23	22°47'37"	330.00'	131.28'	N21°27'18"W	130.42'
C24	12°58'45"	330.00'	74.76'	N39°20'29"W	74.60'
C25	5°45'40"	330.00'	33.18'	N48°42'43"W	33.17'
C26	13°31'57"	330.00'	77.94'	N58°21'32"W	77.76'
C27	14°45'18"	270.00'	69.53'	S57°44'51"E	69.34'
C28	10°31'39"	320.00'	58.80'	N45°06'23"W	58.71'
C29	6°54'15"	320.00'	38.56'	N36°23'26"W	38.54'
C30	17°25'54"	380.00'	115.61'	S41°39'15"E	115.17'
C31	14°45'19"	330.00'	84.98'	S57°44'52"E	84.75'
C32	9°07'34"	270.00'	43.01'	S60°33'44"E	42.96'
C33	10°10'03"	270.00'	47.91'	S50°54'55"E	47.85'
C34	0°08'00"	270.00'	0.63'	S45°45'53"E	0.63'
C35	35°38'29"	270.00'	167.96'	S27°52'39"E	165.26'
C36	2°29'46"	330.00'	14.38'	S11°18'26"E	14.38'
C37	30°08'25"	330.00'	173.60'	S27°37'31"E	171.60'
C38	16°44'20"	330.00'	96.41'	S51°03'53"E	96.07'

I&GN RR CO SURVEY
ABSTRACT NO. 1786

REMAINDER OF
EAGLE'S BLUFF, LLC
DOC. NO. 201823955
D.R.P.C.T.

REMAINDER OF
R.G. KINGSLEY AND
NAN KINGSLEY VOL.
1777, PG. 825
D.R.P.C.T.

SAMUEL RIDDELL SURVEY
ABSTRACT NO. 1106

ACCT. NO.: 11897
SCH. DIST.: BR
CITY: F&D
MAP NO.:

AMENDING PLAT
LOTS 1-55 AND LOTS 57-83
EAGLE'S BLUFF-PHASE 1

BEING A 196.072 ACRE TRACT OF LAND SITUATED WITHIN
THE DK HOLYFIELD SURVEY, ABSTRACT NO. 1967, SAMUEL RIDDELL, ABSTRACT NO.
1105, I&GN RR CO, ABSTRACT NO. 1786, LEWIS MAXWELL, ABSTRACT NO. 1843
PARKER COUNTY, TEXAS

THE PURPOSE OF THIS AMENDING PLAT IS TO
CORRECT THE SCRIVENER'S ERROR IN THE
TITLE BLOCK AND DEDICATION STATEMENT.

MAY 2019
SHEET 2 OF 3

E-287