

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 Lot 34. 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.
10. Subject property is not within any ETJ Jurisdiction.

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).

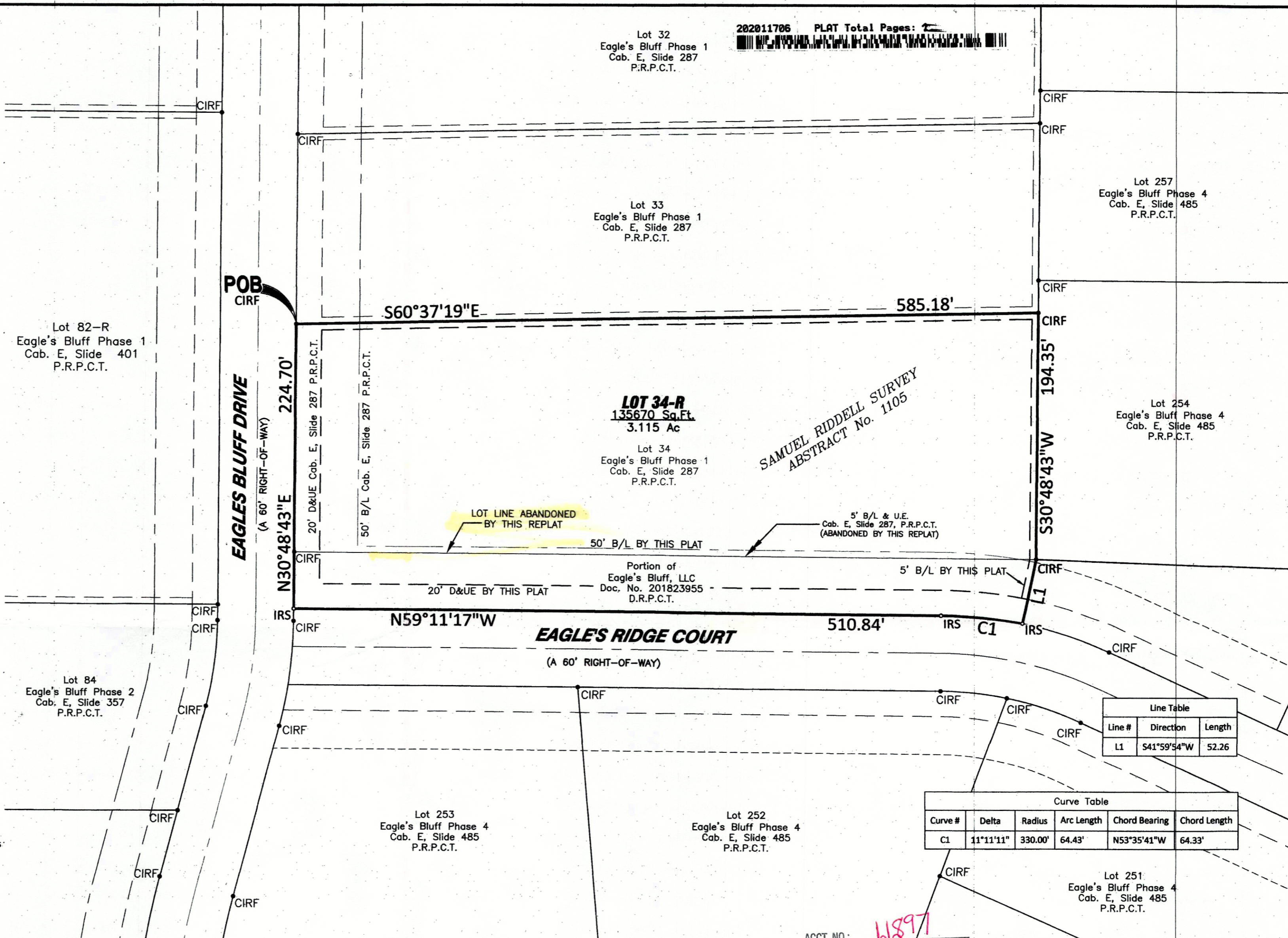
The purpose of this Replat is to add additional property to Lot 34. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

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

LAND SURVEYOR:



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



202011706 PLAT Total Pages: 1

Lot 32
Eagle's Bluff Phase 1
Cab. E, Slide 287
P.R.P.C.T.

Lot 33
Eagle's Bluff Phase 1
Cab. E, Slide 287
P.R.P.C.T.

Lot 257
Eagle's Bluff Phase 4
Cab. E, Slide 485
P.R.P.C.T.

Lot 82-R
Eagle's Bluff Phase 1
Cab. E, Slide 401
P.R.P.C.T.

Lot 84
Eagle's Bluff Phase 2
Cab. E, Slide 357
P.R.P.C.T.

Lot 253
Eagle's Bluff Phase 4
Cab. E, Slide 485
P.R.P.C.T.

Lot 252
Eagle's Bluff Phase 4
Cab. E, Slide 485
P.R.P.C.T.

Lot 251
Eagle's Bluff Phase 4
Cab. E, Slide 485
P.R.P.C.T.

LOT 34-R
135670 Sq.Ft.
3.115 Ac

Lot 34
Eagle's Bluff Phase 1
Cab. E, Slide 287
P.R.P.C.T.

Portion of
Eagle's Bluff, LLC
Doc. No. 201823955
D.R.P.C.T.

SAMUEL RIDDELL SURVEY
ABSTRACT No. 1105

Line Table		
Line #	Direction	Length
L1	S41°59'54"W	52.26

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	11°11'11"	330.00'	64.43'	N53°35'41"W	64.33'

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

REPLAT
LOT 34-R

EAGLE'S BLUFF, PHASE 1

BEING A 3.115 ACRE TRACT OF LAND SITUATED WITHIN
THE SAMUEL RIDDELL SURVEY, ABSTRACT NO. 1105 &
ALL OF LOT 34, EAGLE'S BLUFF, PHASE 1,
AS SHOWN ON PLAT SLIDE E-287, P.R.P.C.T. &
A PORTION OF A EAGLE'S BLUFF, LLC, DOC. NO. 201823955, D.R.P.C.T.

PARKER COUNTY, TEXAS

APRIL 2020

SHEET 1 OF 2

E 503

11897.001.034.00