

LEGEND

- BL.....Building Line
- CIRF.....5/8" Capped Iron Rod Marked "BHB INC" Found
- D.R.P.C.T.....Deed Records, Parker County, Texas
- 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

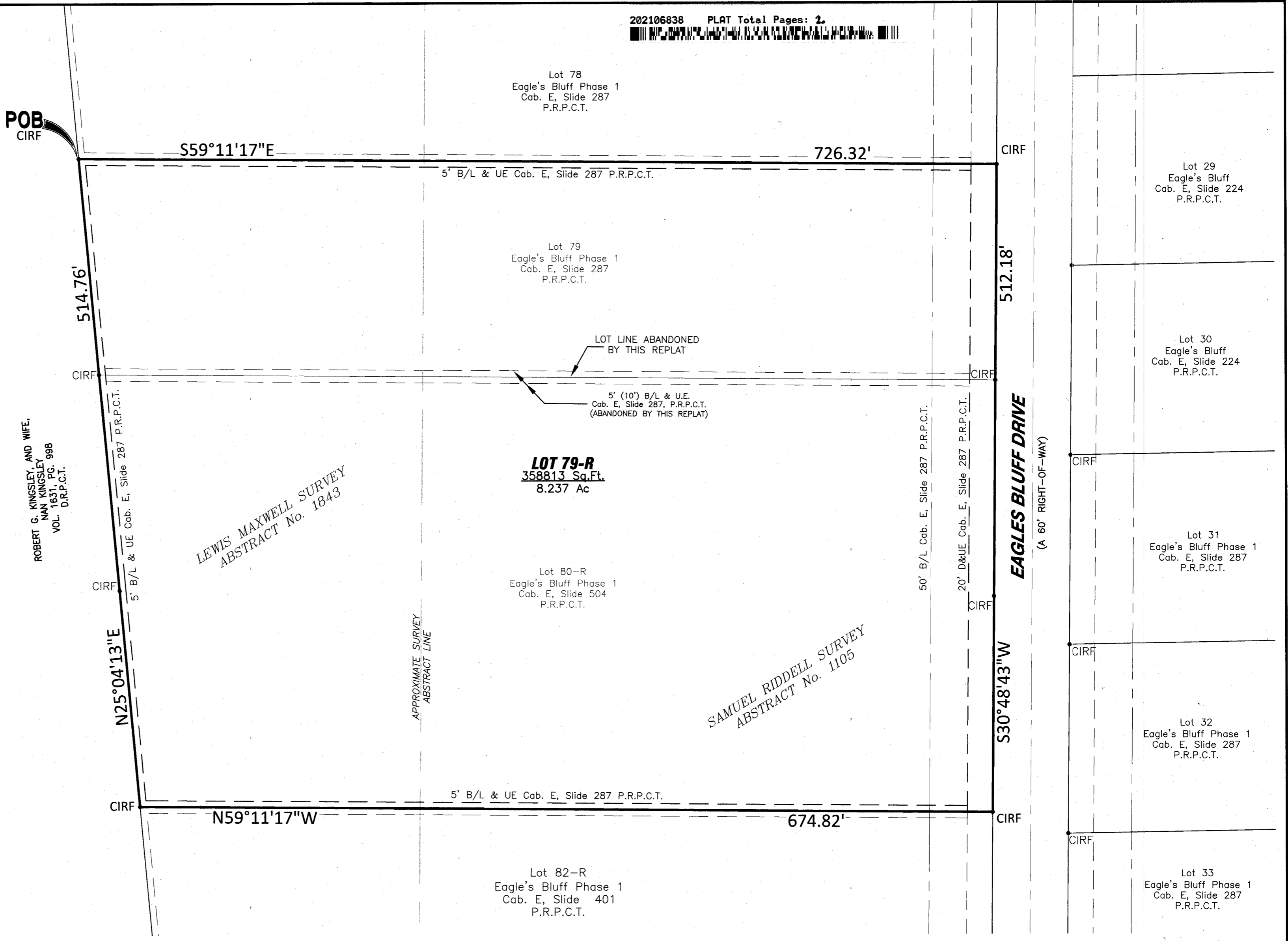
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the 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 80 and 81. 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.

OWNER:
Donald & Whitney Miller
2200 LaReata Lane
Amarillo, Texas 79124

LAND SURVEYOR:

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
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TPELS Firm #44, #10011300



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 combine
Lots 79 and 80-R into one lot.
This replat does not modify or alter any existing
covenants and restrictions applicable to this property.

ACCT NO: 11897
SCH DIST: BR

11897.001.079.00
11897.001.080.00

REPLAT
LOT 79-R

EAGLE'S BLUFF, PHASE 1

**BEING A 8.237 ACRE TRACT OF LAND SITUATED WITHIN
THE LEWIS MAXWELL SURVEY ABSTRACT NO. 1843 AND THE
SAMUEL RIDDELL SURVEY, ABSTRACT NO. 1105 &
BEING ALL OF LOT 79, EAGLE'S BLUFF, PHASE 1,
AS SHOWN ON PLAT SLIDE E-287, P.R.P.C.T. AND ALL OF LOT 80-R,
EAGLE'S BLUFF, PHASE 1, AS SHOWN ON PLAT SLIDE E-504
PARKER COUNTY, TEXAS**

JANUARY 2021

SHEET 1 OF 2

E 671