

GRAPHIC SCALE: 1" = 50 Feet

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

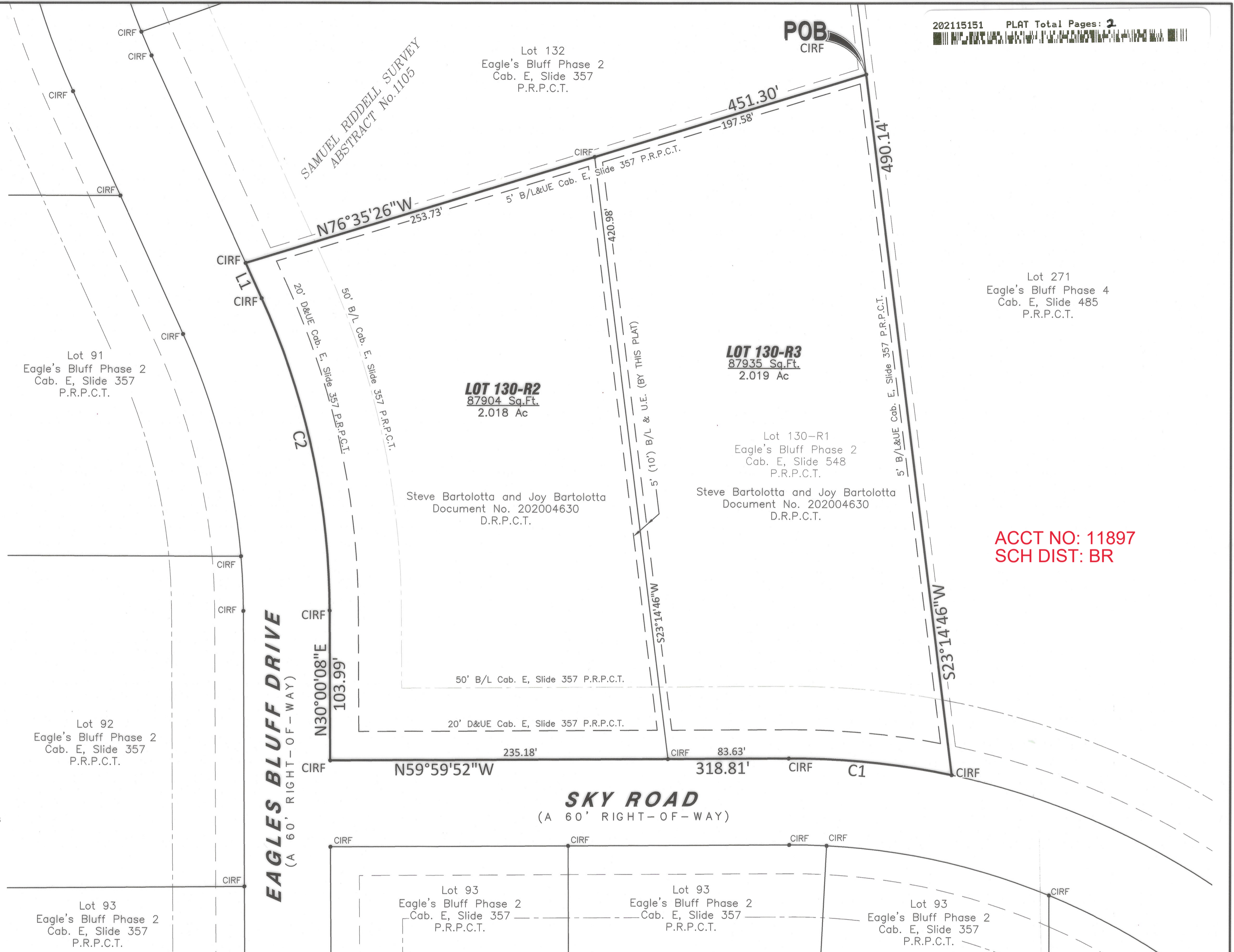
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the 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 130 and 131. 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:
Steven & Joy Bartolotta
131 Buchanan Court
Aledo, Texas 76008

LAND SURVEYOR:



6300 Ridgela Place, Suite 700 Fort Worth, TX 76116
jnmargotta@bhbc.com • 817.338.1277 • bhbc.com
TBPELS Firm #44, #10011300



ACCT NO: 11897
SCH DIST: BR

11897.002.130.00

The purpose of this Replat is to divide Lot 130-R1 into two Lots. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

Line Table		
Line #	Direction	Length
L1	N5°49'39"E	26.92

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	12°24'11"	530.00'	114.73'	N53°51'16"W	114.51'
C2	24°10'29"	530.00'	223.62'	N17°54'53"E	221.97'

E 722

REPLAT
LOTS 130-R2 & 130-R3
EAGLE'S BLUFF, PHASE 2

BEING A 4.037 ACRE TRACT OF LAND SITUATED WITHIN
THE SAMUEL RIDDELL, ABSTRACT NO. 1105 AND
BEING A REPLAT OF ALL OF LOT 130-R1, EAGLE'S BLUFF, PHASE 2,
CAB. E, SLIDE 548, P.R.P.C.T.

PARKER COUNTY, TEXAS

MARCH 2021

SHEET 1 OF 2

FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48367C0375E, effective date 09/26/2008, subject parcel is within OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

GROUND WATER NOTE

This plat represents property which has been platted with Groundwater Certification Study, as prescribed in Texas Local Government Code, Section 232.0032.

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur

STATE OF TEXAS §
COUNTY OF PARKER §

KNOW ALL PERSONS BY THESE PRESENT §

WHEREAS, Steven and Joy Bartolotta, being the owners of Lot 130-R1 as shown on Eagle's Bluff, Phase 2, an addition to Parker County, Texas as recorded in Cabinet E, Slide 548, Plat Records, Parker County, Texas (P.R.P.C.T.) and hereon described property to wit:

BEING a tract of land situated within the Samuel Riddell Survey, Abstract No. 1105, Parker County, Texas, same being all of Lots 130-R1, Eagle's Bluff, Phase 2, an addition to Parker County, Texas, as shown on the plat recorded in Cabinet E, Slide 548, Plat Records, Parker County, Texas (P.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - 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).

BEGINNING at a 5/8-inch capped iron rod marked "BHB INC" found (CIRF) for the northeast corner of said Lot 130-R1, same being the southeast corner of Lot 132, Eagle's Bluff - Phase 2, an addition to Parker County, Texas as shown on plat recorded in Cabinet E, Slide 357, P.R.P.C.T., and being in the west line of Lot 271, Eagle's Bluff, Phase 4, an addition to Parker County, Texas as shown on plat recorded in Cabinet E, Slide 485, P.R.P.C.T.;

THENCE South 23°14'46" West, with the west line of said Lot 271, a distance of 490.14 feet to a CIRF for the southeast corner of the aforesaid Lot 130-R1, same being the southwest corner of said Lot 271 and being in the north right-of-way line of Sky Road (a 60' right-of-way);

THENCE with the common line between said Lot 130-R1 and the said north right-of-way line and along a curve to the left having a central angle of 12°24'11", a radius of 530.00 feet, an arc length of 114.73 feet and a chord which bears North 53°51'16" West, a distance of 114.51 feet to a CIRF;

THENCE North 59°59'52" West, continuing with the said common line, a distance of 318.81 feet to a CIRF for the southwest corner of said Lot 130-R1, same being the northeast corner of the intersection of the aforesaid Sky Road and Eagle's Bluff Drive (a 60' right-of-way);

THENCE with the common line between said Lot 130-R1 and the east right-of-way line of said Eagle's Bluff Drive the following courses and distances:

North 30°00'08" East, a distance of 103.99 feet to a CIRF;
along a curve to the left having a central angle of 24°10'29", a radius of 530.00 feet, an arc length of 223.62 feet and a chord which bears North 17°54'53" East, a distance of 221.97 feet to a CIRF;

North 05°49'39" East, a distance of 26.92 feet to a CIRF for the northwest corner of the aforementioned Lot 130-R1, same being the southwest corner of the aforementioned Lot 132;

THENCE North 76°35'26" West, with the common line between said Lots 130-R1 and 132, a distance of 451.30 feet to the POINT OF BEGINNING and CONTAINING 175,839 square feet or 4.037 acres of land more or less.

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS §

That, Steven and Joy Bartolotta, being the owners of said lots do hereby adopt this plat as:

LOTS 130-R2 & 130-R3, EAGLE'S BLUFF, PHASE 2, Parker County, Texas, and hereby dedicate to the owner use forever the easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using the same. Any public or private utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements, or growths, which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective systems on any of these easement strips and any public or private utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

All right of ways, parks and common areas shown on this plat are hereby retained by Eagle's Bluff Subdivision. The roads in this subdivision are private and shall be owned and maintained by Eagle's Bluff Subdivision. Nothing herein shall be construed as a dedication or fee simple title transfer to the general public of any roads, easements, parks, or designated common areas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Executed this the 12 day of April, 2021.

[Signature of Joy Bartolotta]

Joy Bartolotta

[Signature of Steven Bartolotta]

Steven Bartolotta

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Joy Bartolotta, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 12 day of April, 2021.

[Signature of Jamie Tierce]

Jamie Tierce



STATE OF TEXAS §

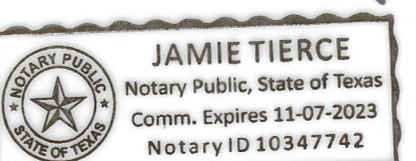
COUNTY OF TARRANT §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Steven Bartolotta, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 12 day of April, 2021.

[Signature of Jamie Tierce]

Jamie Tierce



SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor within the State of Texas hereby state that this plat is an accurate delineation of field surveys and office computations performed by me or under my supervision in accordance with the Parker County regulations.

[Signature of John G. Margotta]

John G. Margotta
State of Texas Registered Professional Land Surveyor
RPLS No. 5956
Date: March 2, 2021



STATE OF TEXAS §

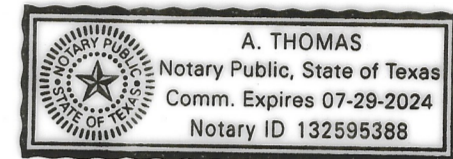
COUNTY OF TARRANT §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared John G. Margotta, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 2nd day of March, 2021.

[Signature of A. Thomas]

A. Thomas



EXTRA-TERRITORIAL JURISDICTION

STATE OF TEXAS §

COUNTY OF TARRANT §

We, Steven and Joy Bartolotta, being the dedicatory and owners of the attached plat of said subdivision, do hereby certify that it does not lie within any Extra-Territorial Jurisdiction of any incorporated city or town.

[Signature of Joy Bartolotta]

Joy Bartolotta

[Signature of Steven Bartolotta]

Steven Bartolotta

STATE OF TEXAS §

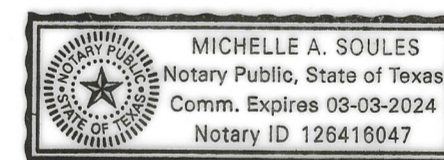
COUNTY OF TARRANT §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Joy Bartolotta, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 9th day of March, 2021.

[Signature of Michelle A. Soules]

Michelle A. Soules



STATE OF TEXAS §

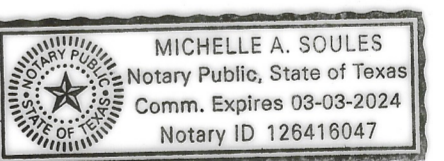
COUNTY OF TARRANT §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Steven Bartolotta, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 9th day of March, 2021.

[Signature of Michelle A. Soules]

Michelle A. Soules



THE STATE OF TEXAS §
COUNTY OF PARKER §
APPROVED by the Commissioners Court of Parker County, Texas, on this the 12 day of April, 2021.

Pat Deen, County Judge

[Signature of George A. Conley]

George Conley
Commissioner Precinct #1

[Signature of Craig Peacock]

Craig Peacock
Commissioner Precinct #2

[Signature of Larry Walden]

Larry Walden
Commissioner Precinct #3

[Signature of Steve Dugan]

Steve Dugan
Commissioner Precinct #4

OWNER:
Steven & Joy Bartolotta
131 Buchanan Court
Aledo, Texas 76008

LAND SURVEYOR:



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature of Lila Deakle]

202115151
04/19/2021 11:54 AM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

The purpose of this Replat is to divide Lot 130-R1 into two Lots. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

E 722

REPLAT
LOTS 130-R2 & 130-R3
EAGLE'S BLUFF, PHASE 2
BEING A 4.037 ACRE TRACT OF LAND SITUATED WITHIN
THE SAMUEL RIDDELL, ABSTRACT NO. 1105 AND
BEING A REPLAT OF ALL OF LOT 130-R1, EAGLE'S BLUFF, PHASE 2,
CAB. E, SLIDE 548, P.R.P.C.T.
PARKER COUNTY, TEXAS
MARCH 2021 SHEET 2 OF 2