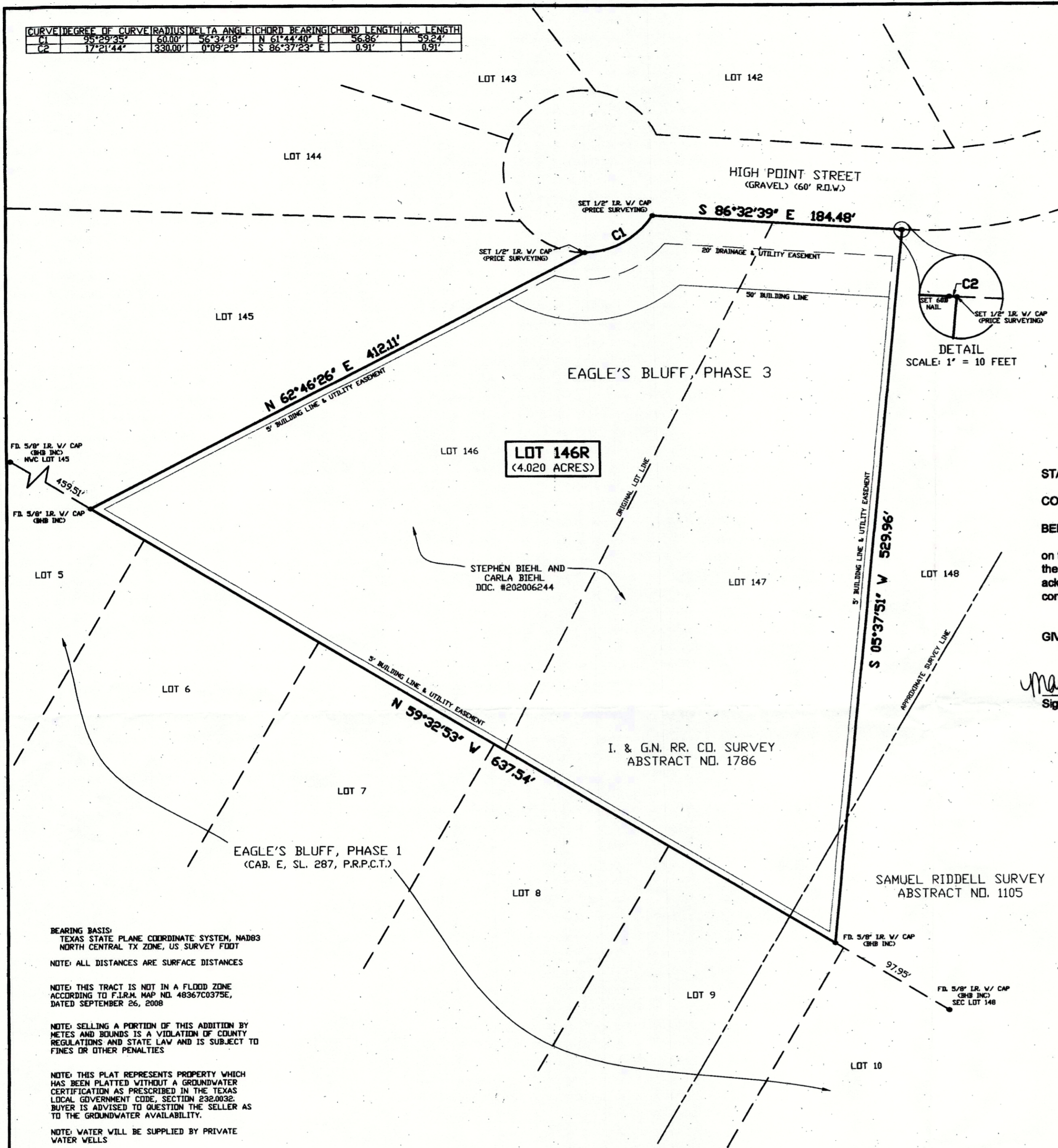


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	56°34'18"	N 61°44'40" E	56.86'	59.24'
C2	17°21'44"	330.00'	0°09'29"	S 86°37'23" E	0.91'	0.91'

202017098 PLAT Total Pages: 1



LIEN HOLDER STATEMENT

HAPPY STATE BANK, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Jeremy Dean
Signature
Jeremy Dean
Printed
Vice President
Title

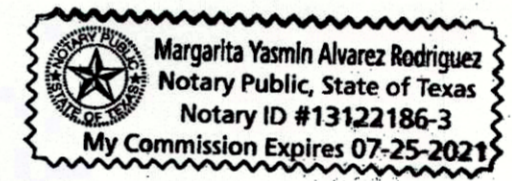
STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jeremy Dean, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 22 day of April, 2020

Margarita Yasmín Álvarez Rodríguez
Signature



ACCT. NO.: 11897
SCH. DIST.: 1-20
CITY: FT
MAP NO.: 1-20

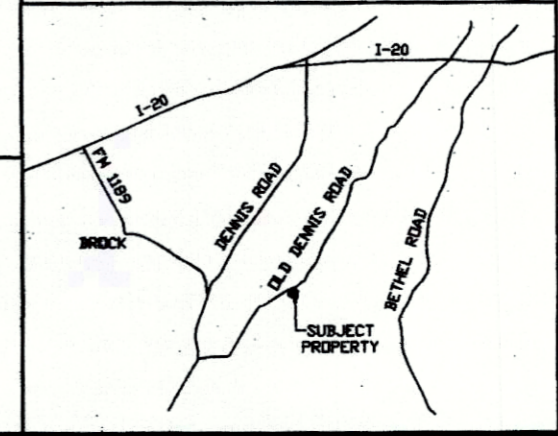
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202017098
05/15/2020 01:19 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER INFORMATION

STEPHEN BIEHL & CARLA BIEHL
4001 BOWDEN HILL LANE E
COLLEYVILLE, TX 76034
PH. 940-297-5632

VICINITY MAP (NOT TO SCALE)



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET E, SLIDE 530

DATE _____

OWNER'S CERTIFICATE

That we, STEPHEN BIEHL and CARLA BIEHL, the owners of the land shown hereon, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 146R, EAGLE'S BLUFF, PHASE 3, Parker County, Texas. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot number as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any incorporated City or Town.

EXECUTED THIS THE 22 DAY OF May, 2020

BY: *Stephen Biehl*
STEPHEN BIEHL
BY: *Carla Biehl*
CARLA BIEHL

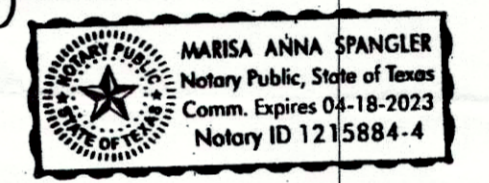
STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared STEPHEN BIEHL and CARLA BIEHL, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 13th day of April, 2020

Marisa Anna Spangler
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 6 DAY OF June, 2020.

George A. Conlay
COUNTY JUDGE

George A. Conlay
COMR. PRECINCT #1

George A. Conlay
COMR. PRECINCT #2

George A. Conlay
COMR. PRECINCT #3

George A. Conlay
COMR. PRECINCT #4

11897.003 146.00
11897.003 147.00

REPLAT

LOT 146R
EAGLE'S BLUFF
PHASE 3

BEING A REPLAT OF LOT 146 AND LOT 147 IN EAGLE'S BLUFF PHASE 3, ACCORDING TO PLAT RECORDED IN CABINET E, SLIDE 429 OF THE PLAT RECORDS OF PARKER COUNTY, TX

PLAT DATE: MARCH 31, 2020

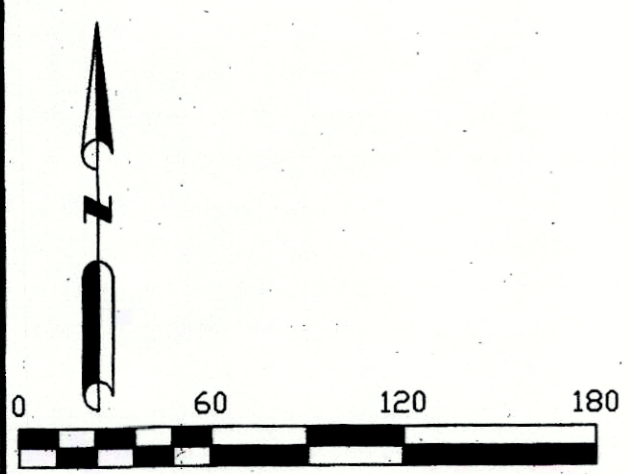
SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on March 20, 2020.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN20187



BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES
NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.L.R.M. MAP NO. 48367C037SE,
DATED SEPTEMBER 26, 2008
NOTE: SELLING A PORTION OF THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF COUNTY
REGULATIONS AND STATE LAW AND IS SUBJECT TO
FINES OR OTHER PENALTIES
NOTE: THIS PLAT REPRESENTS PROPERTY WHICH
HAS BEEN PLATTED WITHOUT A GROUNDWATER
CERTIFICATION AS PRESCRIBED IN THE TEXAS
LOCAL GOVERNMENT CODE, SECTION 232.0032.
BUYER IS ADVISED TO QUESTION THE SELLER AS
TO THE GROUNDWATER AVAILABILITY.
NOTE: WATER WILL BE SUPPLIED BY PRIVATE
WATER WELLS
NOTE: SEWER SERVICE WILL BE ON-SITE SEWER
FACILITIES SUBJECT TO APPROVAL BY OFFICIALS
OF PARKER COUNTY