

202036921 PLAT Total Pages: 1

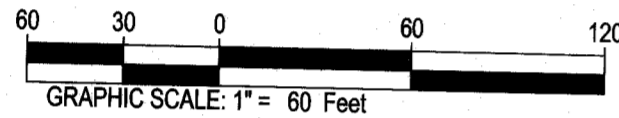
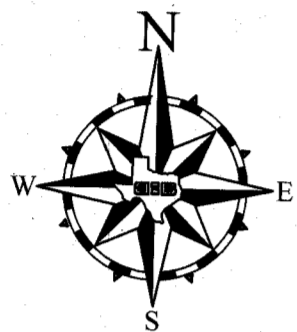
I. & G.N. R.R. CO.
SURVEY ABSTRACT
No. 1786

DK HOLYFIELD
SURVEY ABSTRACT
No. 1967

OLD DENNIS ROAD
(A VARIABLE WIDTH
RIGHT-OF-WAY)

EAGLE MOUNTAIN PIPELINE COMPANY, L.P.
(RIGHT-OF-WAY AGREEMENT)
VOL. 2424 PG. 1742
D.R.P.C.T.

POB
CIRF



EAGLE MOUNTAIN PIPELINE COMPANY, L.P.
(RIGHT-OF-WAY AGREEMENT)
VOL. 2424 PG. 1742
D.R.P.C.T.

20' D & U.E.
Cab. E, Slide 429,
P.R.P.C.T.

Lot 143
Eagle's Bluff Phase 3
Cab. E, Slide 429
P.R.P.C.T.

Lot 142
Eagle's Bluff Phase 3
Cab. E, Slide 429
P.R.P.C.T.

LOT 143-R
218842 Sq.Ft.
5.024 Ac

Joshua Cunio and Amber Cunio
Doc. No. 202029527
D.R.P.C.T.

Lot 144
Eagle's Bluff Phase 3
Cab. E, Slide 429
P.R.P.C.T.

10' B/L & U.E.
Cab. E, Slide 429, P.R.P.C.T.
(ABANDONED BY THIS REPLAT)

20' D&UE
Cab. E, Slide 429
P.R.P.C.T.

LOT LINE ABANDONED
BY THIS REPLAT

50' B/L
Cab. E, Slide 429
P.R.P.C.T.

HIGH POINT STREET
(A 60' RIGHT-OF-WAY)

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.....Drainage and Utility Easement
- U.E.....Utility Easement
- SP.....Steel Post

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

Lot 3
Eagle's Bluff Phase 1
Cab. E, Slide 287
P.R.P.C.T.

Lot 4
Eagle's Bluff Phase 1
Cab. E, Slide 287
P.R.P.C.T.

Lot 145
Eagle's Bluff Phase 3
Cab. E, Slide 429
P.R.P.C.T.

Lot 146
Eagle's Bluff Phase 3
Cab. E, Slide 429
P.R.P.C.T.

Line Table		
Line #	Direction	Length
L1	N68°41'25"E	89.56

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	136°09'54"	60.00'	142.59'	S30°13'25"W	111.33'

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).

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. Water Supply Source: Water Wells on each Lot.
8. Sewer Disposal: On-site septic.
9. Subject property is not within any ETJ Jurisdiction.

ACCT NO: 11897
SCH DIST: BR

REPLAT
LOT 143-R
EAGLE'S BLUFF, PHASE 3

BEING A 5.024 ACRE TRACT OF LAND SITUATED WITHIN
THE D.K. HOLYFIELD SURVEY, ABSTRACT NO. 1967 & THE
I. & G.N. R.R. CO. SURVEY ABSTRACT NO. 1786
ALL OF LOTS 143 & 144, EAGLE'S BLUFF, PHASE 3,
AS SHOWN ON PLAT SLIDE E-429, P.R.P.C.T.

PARKER COUNTY, TEXAS
OCTOBER 2020
SHEET 1 OF 2

OWNER:
Joshua and Amber Cunio
8711 Ellis Dr, Unit 2
Weatherford, Texas 76088

LAND SURVEYOR:



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

The purpose of this Replat is to combine Lots 143-144 into one lot. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

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