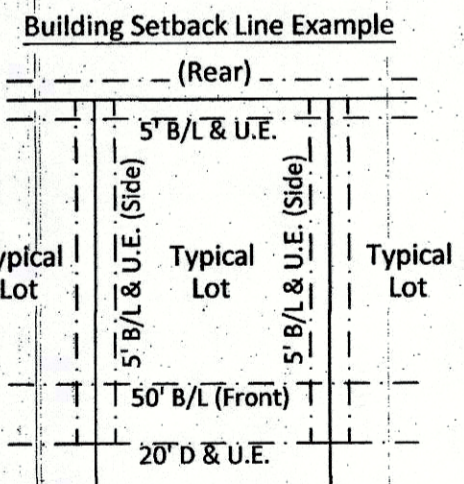


**LEGEND**

- B/L.....Building Line
- CIRF.....Found 1/2" Capped Iron Rod Marked "PRICE SURVEYING"
- D.R.P.C.T.....Deed Records, Parker County, Texas
- D & U.E.....Drainage and Utility Easement
- FD.....Found
- GMK.....Gas Pipeline Markers
- IR.....Iron Rod
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat Records, Parker county, Texas
- SP.....Steel Post



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

**LAND SURVEYOR:**

**BAIRD, HAMPTON & BROWN**  
engineering and surveying

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

**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. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
6. Water Supply Source: Water Wells on each Lot.
7. Sewer Disposal: On-site septic.
8. Subject property is not within any ETJ Jurisdiction.

**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

**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).

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

**FINAL PLAT  
LOTS 189-275**

**EAGLE'S BLUFF, PHASE 4**

(87 LOTS)  
BEING A 220.021 ACRE TRACT OF LAND SITUATED WITHIN  
SAMUEL RIDDELL SURVEY, ABSTRACT NUMBER 1105 &  
SAMUEL RIDDELL SURVEY, ABSTRACT NUMBER 1130

PARKER COUNTY, TEXAS  
MARCH 2020  
E 485  
SHEET 2 OF 4

2105.010.001-00 - All  
2105.010.001-00 - All  
2105.010.001-50