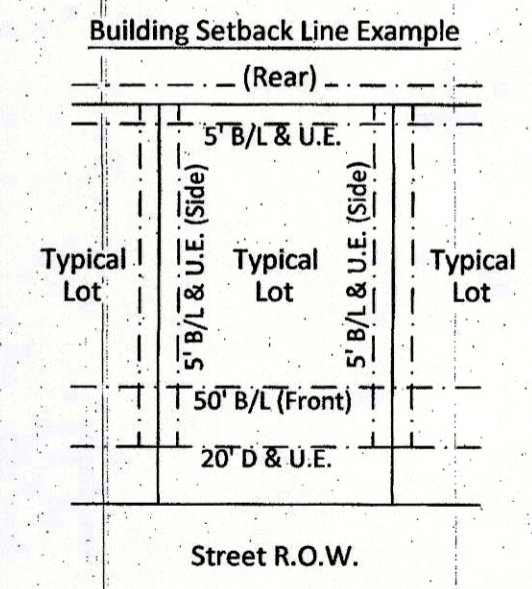


LEGEND

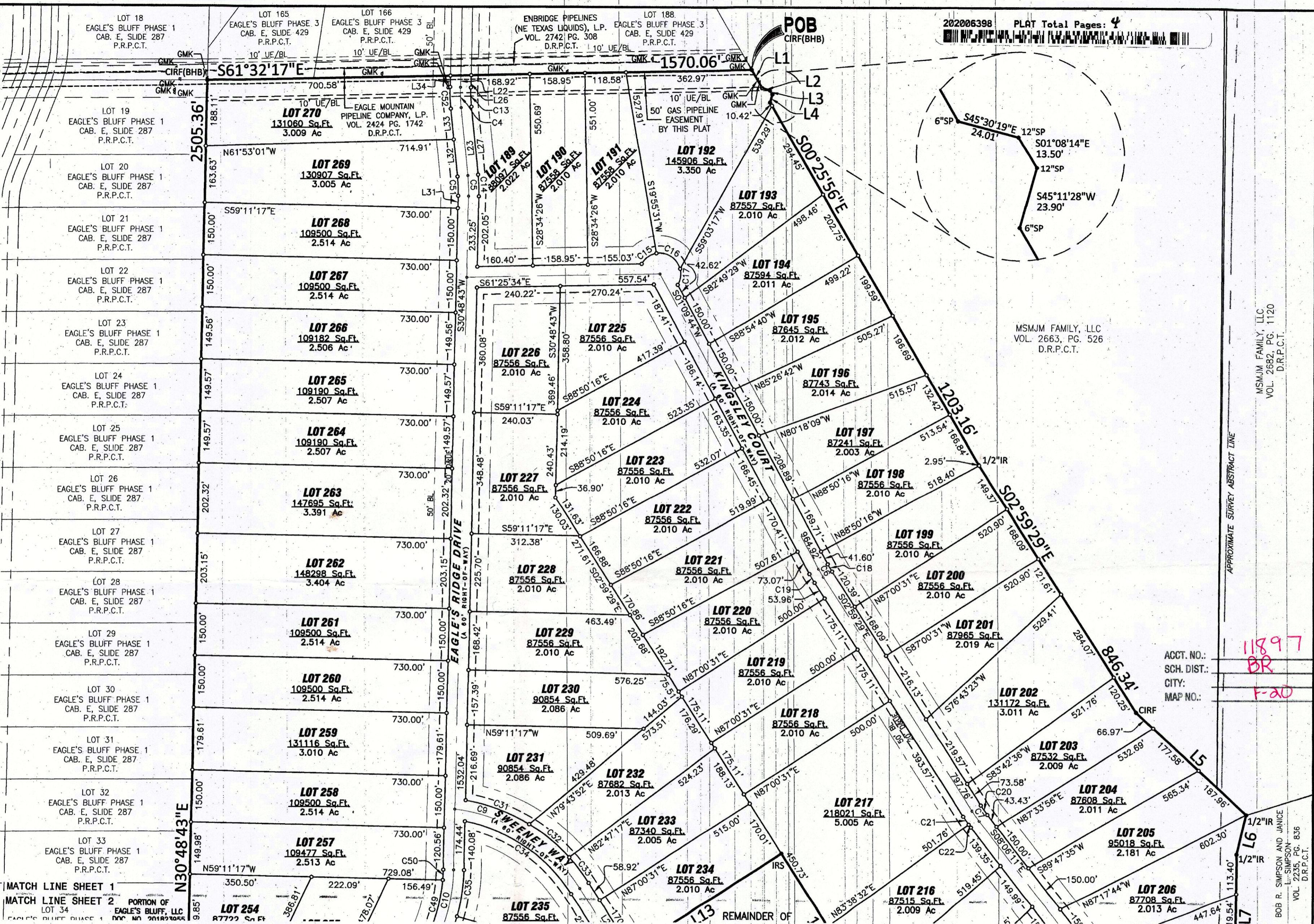
- B/L.....Building Line
- CIRF.....Found 1/2" Capped Iron Rod Marked "PRICE SURVEYING"
- D.R.P.C.T.....Deed Records, Parker County, Texas
- D & UE.....Drainage and Utility Easement
- FD.....Found
- GMK.....Gas Pipeline Markers
- IR.....Iron Rod
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat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



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

LAND SURVEYOR:

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



MATCH LINE SHEET 1
MATCH LINE SHEET 2

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.

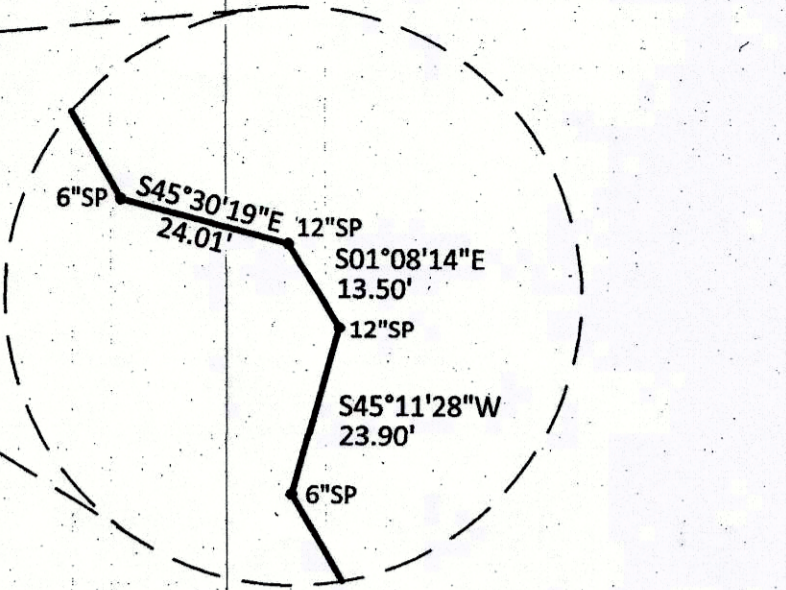
VARIABLE DRAINAGE EASEMENT

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).

202006398 PLAT Total Pages: 4



MSMJM FAMILY, LLC
VOL. 2663, PG. 526
D.R.P.C.T.

MSMJM FAMILY, LLC
VOL. 2682, PG. 1120
D.R.P.C.T.

APPROXIMATE SURVEY ABSTRACT LINE

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

BOB R. SIMPSON AND JANICE L. SIMPSON
VOL. 2235, PG. 836
D.R.P.C.T.

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

SHEET 1 OF 4

E 485

21105.010.001.00 ALL
21105.010.001.60 ALL
21105.010.001.50