

**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**

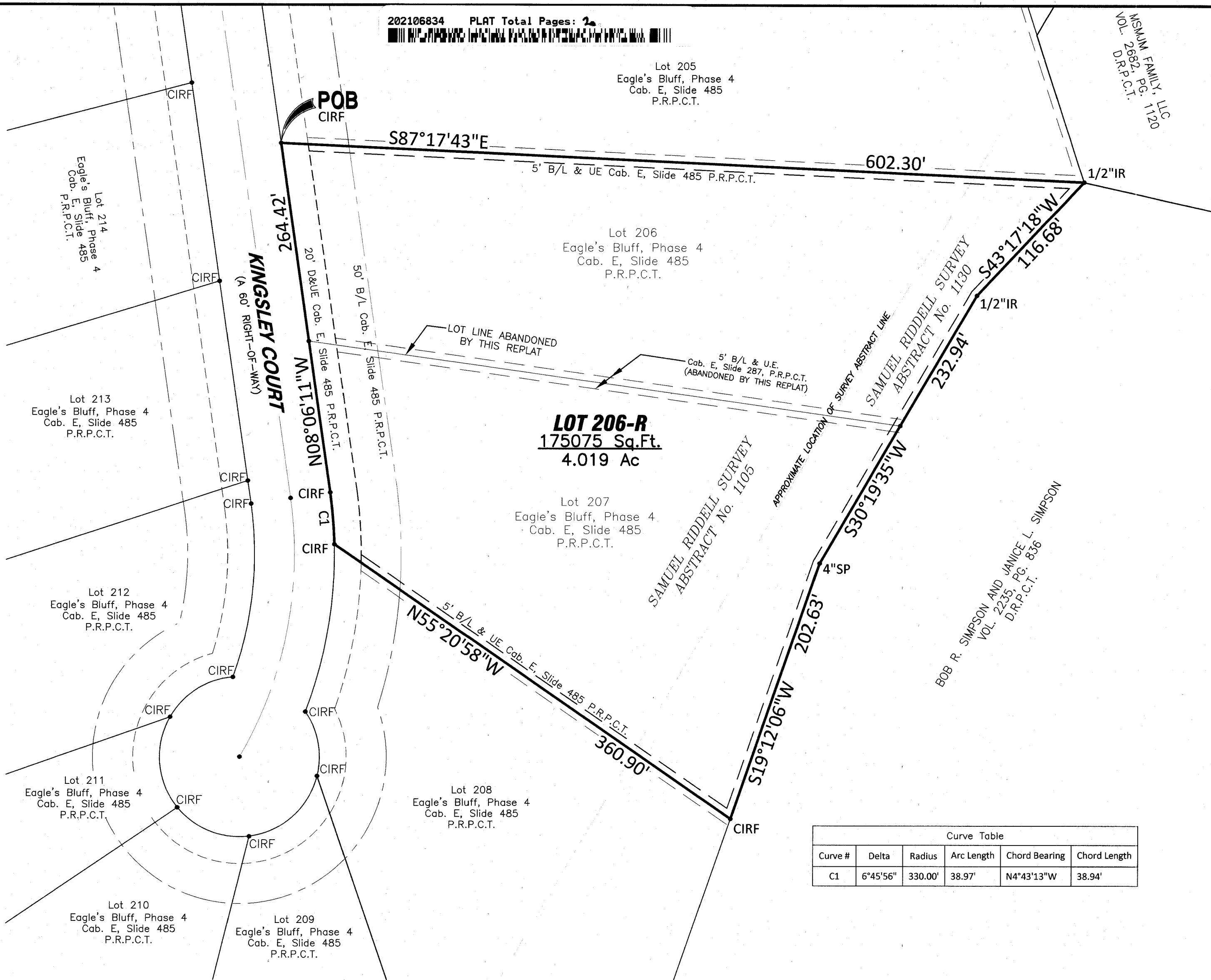
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the 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. Water Supply Source: Water Wells on each Lot.
8. Sewer Disposal: On-site septic.
9. Subject property is not within any ETJ Jurisdiction.

**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).

The purpose of this replat is to combine Lots 206 and 207 into one Lot. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

202106834 PLAT Total Pages: 2



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	6°45'56"	330.00'	38.97'	N4°43'13"W	38.94'

**OWNER:**  
Barclay & Jennifer Friesen  
5183 Yosemite Way  
Denver, CO 80238

**LAND SURVEYOR:**



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmgotta@bhinc.com • 817.336.1277 • bhinc.com  
TBPELS Firm #44, #10011300

ACCT NO: 11897  
SCH DIST: BR

11897.004.206.00  
11897.004.207.00

**REPLAT  
LOT 206-R**

**EAGLE'S BLUFF, PHASE 4**

BEING A 4.019 ACRE TRACT OF LAND SITUATED WITHIN  
THE SAMUEL RIDDELL SURVEYS, ABSTRACT NOS. 1105 & 1130  
AND BEING ALL OF LOTS 206 & 207, EAGLE'S BLUFF, PHASE 4,  
AS SHOWN ON PLAT SLIDE E-485, P.R.P.C.T.

**PARKER COUNTY, TEXAS**

**JANUARY 2021**

**SH 1 OF 2**

**E 670**