

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

**OWNER:**  
Jeffrey & Debbie Dunn  
1218 Delaware Dr.  
Mansfield, Texas 76001

Jeffrey & Kathryn Dunn  
6723 Chreeytree Dr.  
Arlington, Texas 76001

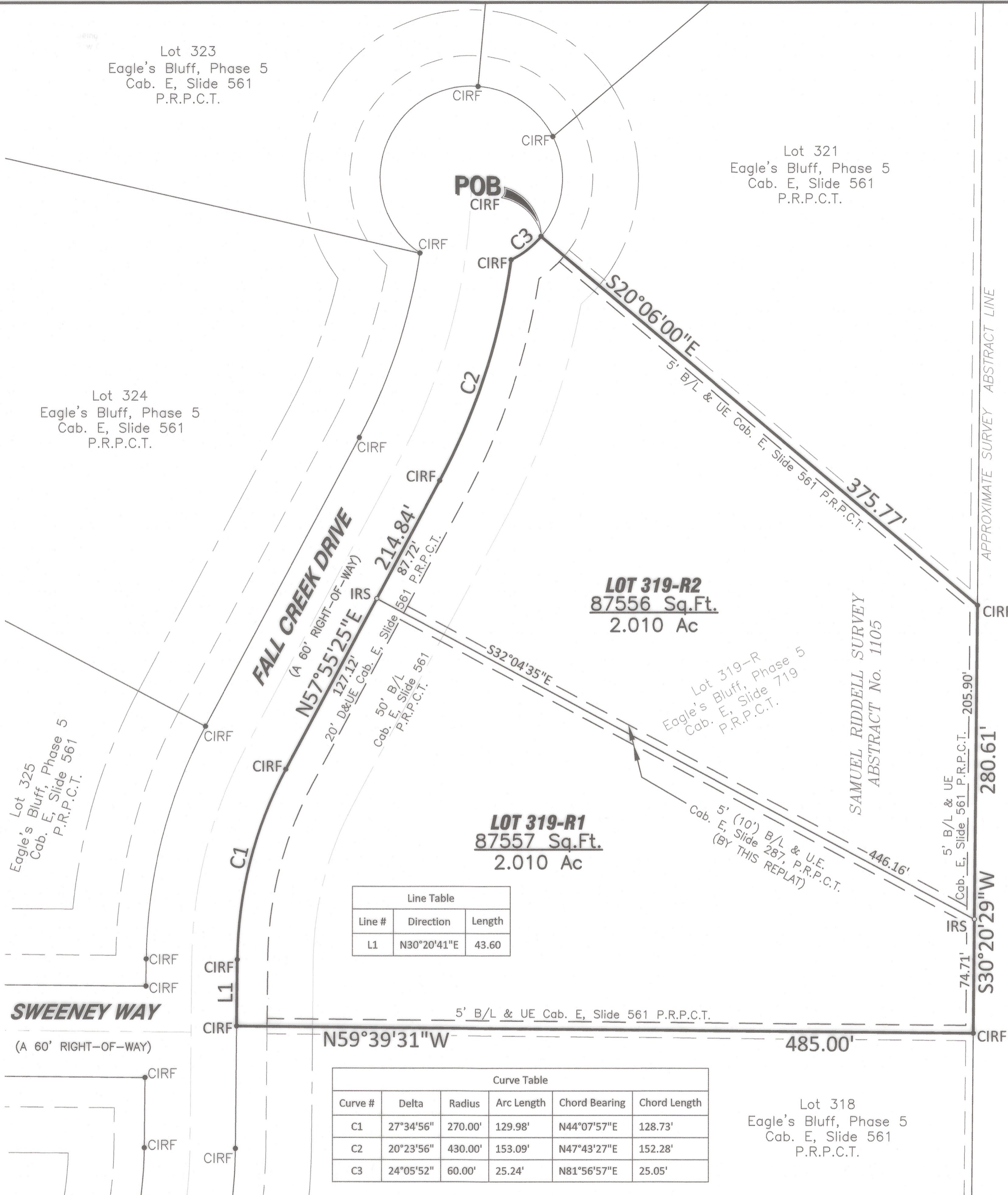
**LAND SURVEYOR:**  
**BIB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhinc.com • 817.338.1277 • bhinc.com  
TBPELS Firm #44, #10011300

**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).

**F75**

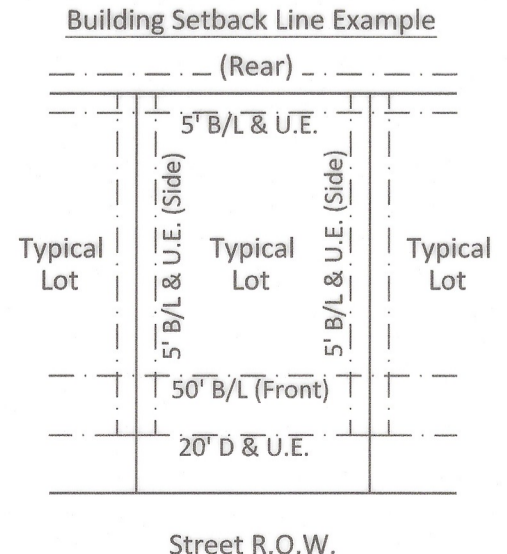


Line Table

Line #	Direction	Length
L1	N30°20'41"E	43.60

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	27°34'56"	270.00'	129.98'	N44°07'57"E	128.73'
C2	20°23'56"	430.00'	153.09'	N47°43'27"E	152.28'
C3	24°05'52"	60.00'	25.24'	N81°56'57"E	25.05'



SAMUEL RIDDELL SURVEY  
ABSTRACT No. 1130

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

**REPLAT**  
**LOTS 319-R1 AND 319-R2**  
**EAGLE'S BLUFF, PHASE 5**  
BEING A 4.020 ACRE TRACT OF LAND SITUATED WITHIN  
THE SAMUEL RIDDELL SURVEY, ABSTRACT NO. 1105  
ALL OF LOTS 319-R, EAGLE'S BLUFF, PHASE 5,  
AS SHOWN ON PLAT SLIDE E-719, P.R.P.C.T.  
PARKER COUNTY, TEXAS  
OCTOBER 2021 SH 1 OF 2

11897.005.319.00

11897  
BR  
F-19

The purpose of this replat is to divide Lots 319-R into two Lots. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

STATE OF TEXAS §  
COUNTY OF PARKER §  
KNOW ALL PERSONS BY THESE PRESENT §

WHEREAS, Jeffrey A. Dunn and wife Debbie Dunn, Jeffrey Dunn and wife Kathryn Dunn being the owners of Lot 319-R as recorded in Document Number 202043759, Deed Records, Parker County, Texas (D.R.P.C.T.), and as shown on Eagle's Bluff, Phase 5, an addition to Parker County, Texas as recorded in Cabinet E, Slide 719, Plat Records, Parker County, Texas and hereon described property to wit:

BEING a tract of land situated within the Samuel Riddell Survey, Abstract No. 1105, Parker County, Texas, same being all of Lots 319-R, Eagle's Bluff, Phase 5, an addition to Parker County, Texas, as shown on the plat recorded in Cabinet E, Slide 719, Plat Records, Parker County, Texas (P.R.P.C.T.) and being a tract of land as described by deed to Jeffrey A. Dunn and wife Debbie Dunn, Jeffrey Dunn and wife Kathryn Dunn as recorded in Document Number 202043759, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - 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).

BEGINNING at a 5/8-inch capped iron rod marked "BHB INC" found (CIRF) for the most northerly northwest corner of said Lot 319-R, same being the southwest corner of Lot 321, Eagle's Bluff, Phase 5 an addition to Parker County, Texas, as shown on the amended plat recorded in Cabinet E, Slide 561, PRPCT, and being in the southeasterly right-of-way line of a cul-de-sac on Fall Creek Drive (a 60' right-of-way);

THENCE South 20°06'00" East, departing the said southeasterly right-of-way line and with the common line between said Lots 319-R and 321, a distance of 375.77 feet to a CIRF for the northeast corner of said Lot 319-R, same being the southeast corner of said Lot 321 and being in the west line of a tract of land as described by deed to Bob R. Simpson and Janice L. Simpson as recorded in Volume 2235, Page 836, D.R.P.C.T.;

THENCE South 30°20'29" West, with the common line between said Lot 319-R and the said Bob Simpson tract, a distance of 280.61 feet to a CIRF for the southeast corner of said Lot 319-R, same being the northeast corner of Lot 318 of the aforementioned Eagle's Bluff, Phase 5 as recorded in Cabinet E, Slide 561;

THENCE North 59°39'31" West, departing the said common line and with the common line between said Lots 318 and 319-R, a distance of 485.00 feet to a CIRF for the southwest corner of said Lot 319-R, same being the northwest corner of said Lot 318 and being in the aforementioned southeasterly right-of-way line of Fall Creek Drive;

THENCE with the common line between said Lot 319-R and the said southeasterly right-of-way line of Fall Creek Drive the following courses and distances:

North 30°20'41" East, a distance of 43.60 feet to a CIRF;

along for a curve to the right having a central angle of 27°34'56", a radius of 270.00 feet, an arc length of 129.98 feet and a chord which bears North 44°07'57" East, a distance of 128.73 feet to a CIRF;

North 57°55'25" East, a distance of 214.84 feet to a CIRF;

along for a curve to the left having a central angle of 20°23'56", a radius of 430.00 feet, an arc length of 153.09 feet and a chord which bears North 47°43'27" East, a distance of 152.28 feet to a CIRF;

along for a curve to the left having a central angle of 24°05'52", a radius of 60.00 feet, an arc length of 25.24 feet and a chord which bears North 81°56'57" East, a distance of 25.05 feet to the POINT OF BEGINNING and CONTAINING 175,113 square feet or 4.020 acres of land more or less.

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS §

That, Jeffrey A. Dunn and wife Debbie Dunn, Jeffrey Dunn and wife Kathryn Dunn being the owners of said lot do hereby adopt this plat as:

LOTS 319-R1 and 319-R2, EAGLE'S BLUFF, PHASE 5, Parker County, Texas, and hereby dedicate to the owner use forever the easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using the same. Any public or private utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements, or growths, which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective systems on any of these easement strips and any public or private utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

All right of ways, parks and common areas shown on this plat are hereby retained by Eagle's Bluff Subdivision. The roads in this subdivision are private and shall be owned and maintained by Eagle's Bluff Subdivision. Nothing herein shall be construed as a dedication or fee simple title transfer to the general public of any roads, easements, parks, or designated common areas.

OWNER:  
Jeffrey & Debbie Dunn  
1218 Delaware Dr.  
Mansfield, Texas 76001

Jeffrey & Kathryn Dunn  
6723 Chreeytree Dr.  
Arlington, Texas 76001

LAND SURVEYOR:



6300 Ridgela Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhinc.com • 817.338.1277 • bhinc.com  
TBPELS Firm #44, #10011300

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Lila Deakle  
202141980  
10/26/2021 10:48 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Executed this the 22<sup>nd</sup> day of October, 2021.

Jeffrey A. Dunn

Jeffrey Dunn

Debbie Dunn

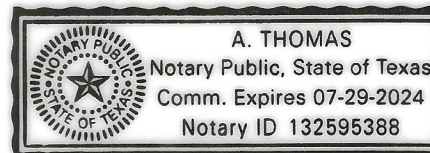
Kathryn Dunn

STATE OF TEXAS §  
COUNTY OF Tarrant §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Jeffrey A. Dunn, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 22<sup>nd</sup> day of October, 2021.

Notary Public

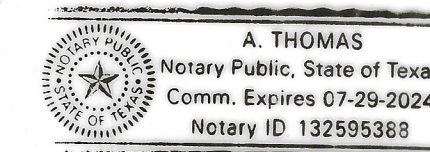


STATE OF TEXAS §  
COUNTY OF Tarrant §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Debbie Dunn, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 22<sup>nd</sup> day of October, 2021.

Notary Public

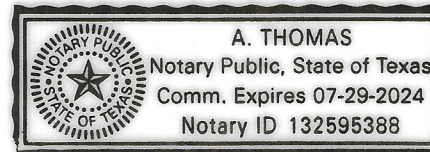


STATE OF TEXAS §  
COUNTY OF Tarrant §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Jeffrey Dunn, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 22<sup>nd</sup> day of October, 2021.

Notary Public

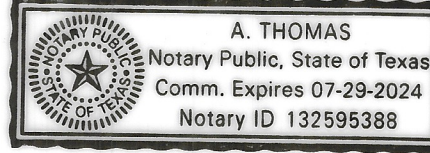


STATE OF TEXAS §  
COUNTY OF Tarrant §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Kathryn Dunn, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

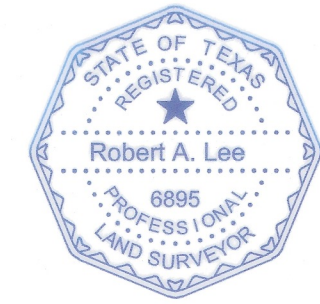
Given under my hand and seal of office, this the 22<sup>nd</sup> day of October, 2021.

Notary Public



SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor within the State of Texas hereby state that this plat is an accurate delineation of field surveys and office computations performed by me or under my supervision in accordance with the Parker County regulations.



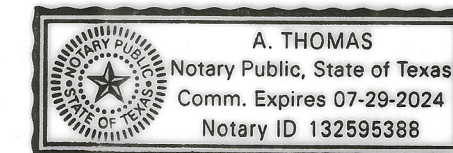
Robert A. Lee  
State of Texas Registered Professional Land Surveyor  
RPLS No. 6895  
Date: October 22, 2021

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Robert A. Lee, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 22<sup>nd</sup> day of October, 2021.

Notary Public



FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48367C0375E, effective date 09/26/2008, subject parcel is within OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

GROUND WATER NOTE

This plat represents property which has been platted with Groundwater Certification Study, as prescribed in Texas Local Government Code, Section 232.0032.

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

The purpose of this replat is to divide Lots 319-R into two Lots. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

THE STATE OF TEXAS §  
COUNTY OF PARKER §  
APPROVED by the Commissioners Court of Parker County, Texas, on this the 25<sup>th</sup> day of October, 2021.

Pat Deen, County Judge

George A. Conley  
George Conley  
Commissioner Precinct #1

Larry Walten  
Commissioner Precinct #3

Craig Peacock  
Commissioner Precinct #2

Steve Dugan  
Commissioner Precinct #4

F75

REPLAT  
LOTS 319-R1 AND 319-R2  
EAGLE'S BLUFF, PHASE 5

BEING A 4.020 ACRE TRACT OF LAND SITUATED WITHIN  
THE SAMUEL RIDDELL SURVEY, ABSTRACT NO. 1105  
ALL OF LOT 319-R, EAGLE'S BLUFF, PHASE 5,  
AS SHOWN ON PLAT SLIDE E-719, P.R.P.C.T.  
PARKER COUNTY, TEXAS

OCTOBER 2021

SH 2 OF 2