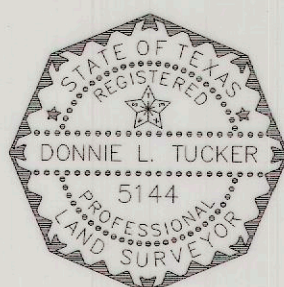


THAT, I, Donnie L. Tucker, do hereby certify that I prepared this plat from an actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Rules and Regulations of Parker County, Texas.

Donnie L. Tucker, RPLS 5144

Date

7/10/24



### Owners Certificate

Whereas Joseph B. Miller, Cynthia S. Miller, David M. Bergman and Patricia G. Bergman, are the owners of a tract or parcel of land situated in Parker County, Texas, being all of Lot 27, Lot 28, and Lot 29, Eagle's Bluff, Phase 1, an addition to Parker County, Texas according to the plat recorded in Cabinet E, Page 224, Plat Records, Parker County, Texas, being more particularly described as follows:  
**Beginning** at a 1/2" iron rod found for corner in the southeast line of Eagles Bluff Drive, being the northeast corner of said Lot 27, and the northwest corner of Lot 26;  
**Thence** South 60°37'11" East with the common line between said Lot 27 and said Lot 26 a distance of 584.94 feet to a 1/2" iron rod found for corner, being the southeast corner of said Lot 27 and the southwest corner of said Lot 26;  
**Thence** South 30°47'38" West with the southwest line of said Lot 27 a distance of 449.02 feet to a 1/2" iron rod found for corner, being the southwest corner of said Lot 29 and the southeast corner of said Lot 30;  
**Thence** North 60°37'26" West with the common line between said Lot 29 and said Lot 30 a distance of 585.21 feet to a 1/2" iron rod found for corner in the southeast line of said Eagles Bluff Drive, being the northwest corner of said Lot 29 and the northeast corner of said Lot 30;  
**Thence** North 30°49'39" East with the southeast line of said Eagles Bluff Drive and the northwest line of said Lot 29 a distance of 449.07 feet to the **POINT OF BEGINNING** and containing 6.02 acres of land, more or less as surveyed on the ground in May, 2024 by Tucker Surveyors.

### NOW, THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS

That We, Joseph B. Miller, Cynthia S. Miller, David M. Bergman and Patricia G. Bergman do hereby adopt this plat as Lot 27R and Lot 29R, Eagle's Bluff - Phase 1, an addition to Parker County, Texas, and do hereby dedicate to the public without reservation, the streets, easements, right-of-way and any other public area shown hereon unless otherwise designated on this plat.

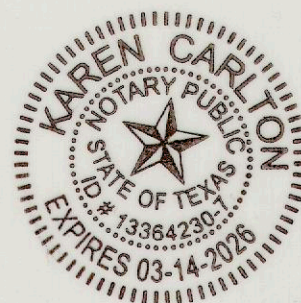
UNLESS MY HAND AT JOHNSON COUNTY, TEXAS, this the 11th day of July 2024.

Joseph B. Miller - Owner Lot 29R

Cynthia S. Miller - Owner Lot 29R

David M. Bergman - Owner Lot 27R

Patricia G. Bergman - Owner Lot 27R



State of Texas  
County of Parker  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Joseph B. Miller, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of July 2024.

Karen Carlton

Notary Public

My Commission Expires: 3-14-2026

State of Texas  
County of Parker  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Cynthia S. Miller, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of July 2024.

Karen Carlton

Notary Public

My Commission Expires: 3-14-2026

State of Texas  
County of Parker  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David M. Bergman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of July 2024.

Karen Carlton

Notary Public

My Commission Expires: 3-14-2026

State of Texas  
County of Parker  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Patricia G. Bergman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of July 2024.

Karen Carlton

Notary Public

My Commission Expires: 3-14-2026

Final Replat

Lot 27R & 29R  
Eagle's Bluff-Phase 1

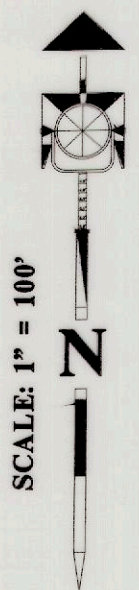
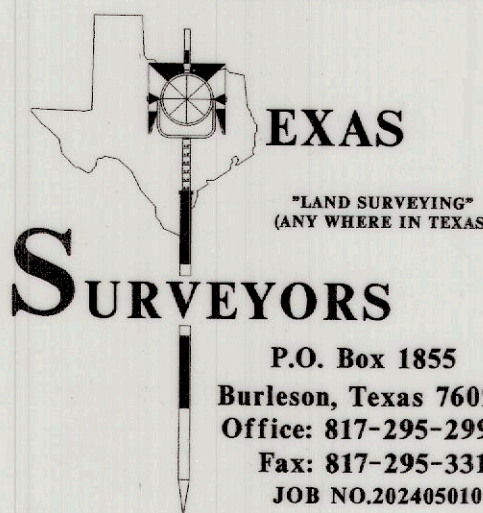
6.02 ACRES

SUBDIVISION IN  
PARKER COUNTY, TEXAS

being a replat of Lots 27, 28 and 29, Eagle's Bluff - Phase 1, an addition to Parker County, Texas, according to the plat recorded in Cabinet E, Page 224, Plat Records, Parker County, Texas

DATE: May, 2024 SCALE: 1" = 100'

FIRM NO.10194218



- LEGEND**
- PROPERTY LINE
  - EASEMENT LINE
  - BUILDING
  - ASPHALT
  - CONCRETE
  - FENCE LINE
  - POWER POLE
  - OVERHEAD POWER
  - (CM) CONTROLLING MONUMENT
  - DIRECTION OF DRAINAGE

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

CULVERT SIZE TABLE:  
EXISTING 18" R.C.P. - LOT 27  
EXISTING 24" R.C.P. - LOT 29

### General Notes

- NOTE: THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE RECORDED COVENANTS OR RESTRICTIONS.  
NOTE: BEARINGS BASED PER GPS NAD 83 - NORTH CENTRAL ZONE.  
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.  
NOTE: ALL BEARING AND DISTANCES ARE MEASURED.  
NOTE: UTILITY PROVIDERS ARE AS FOLLOWS:  
SEWER: BY PRIVATE INDIVIDUAL SEPTIC SYSTEM.  
WATER: BY PRIVATE WELL.  
NOTE: THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.  
NOTE: THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.  
NOTE: THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.  
NOTE: THERE IS NO LIEN HOLDER FOR LOT 28 BEING REPLATTED.  
NOTE: LANDOWNERS MUST HAVE VISIBLE AND LEGIBLE REFLECTIVE HOUSE NUMBERS BY THEIR DRIVEWAY FOR DAY AND NIGHT VISIBILITY FROM THE PUBLIC ROAD.  
NOTE: WAIVER FOR GROUNDWATER STUDY APPROVED IN COMMISSIONERS COURT ON JUNE 24, 2024.

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. THE BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

### Flood Statement

According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel No.48367C0375E, effective date September 25, 2008, this property is located in Zone "X". (Areas determined to be outside the 0.2% chance floodplain.)

### General Notes

- NOTE: BEARINGS BASED PER GPS-NAD 83.  
NOTE: THERE IS NO FINISH FLOOR ELEVATION REQUIRED PER FLOOD STUDY.  
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.  
NOTE: ALL BEARING AND DISTANCES ARE MEASURED.

THE STATE OF TEXAS  
COUNTY OF PARKER

Approved by Commissioners Court Parker County, Texas.  
On this the 22nd day of July, 2024.

BY: COUNTY JUDGE

BY: George A. Conley  
COMMISSIONER PRECINCT NO.1

BY: Jacob Felt  
COMMISSIONER PRECINCT NO.2

BY: Jimmy Walden  
COMMISSIONER PRECINCT NO.3

BY: Donnie L. Tucker  
COMMISSIONER PRECINCT NO.4

PLAT RECORDED IN

Year INSTRUMENT #

Slide

DATE

County Clerk, Parker County, Texas

Deputy Clerk

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202418817  
07/23/2024 10:00 AM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

OWNER LOT 29R:  
Joseph B. Miller & Cynthia S. Miller  
1109 Eagles Bluff Drive  
Weatherford, Texas 76087  
469-261-8470  
email: joecim@gmail.com

OWNER LOT 27R:  
David M. Bergman & Patricia G. Bergman  
1101 Eagles Bluff Drive  
Weatherford, Texas 76087  
817-825-3303  
email: bergman2@bcglobal.net

SURVEYOR:  
DONNIE L. TUCKER  
TEXAS SURVEYORS  
P.O. BOX 1855  
BURLESON, TEXAS 76097  
PHONE: (817)-295-2999  
FAX: (817)-295-3311  
email: tucker@txsurveyors.com

F753