

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0375E, DATED SEPTEMBER 26, 2008

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

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

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on NOVEMBER 17, 2020.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN201263 20187.crd



OWNER'S CERTIFICATE

202106913 PLAT Total Pages: 1

That I, IMPACT GENERAL CONTRACTORS, INC., d/b/a ROCKHILL HOMES, LLC, the owner of the land shown hereon, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 118R, EAGLE'S BLUFF, PHASE 2, Parker County, Texas. I, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot number as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 31 DAY OF Dec, 2020

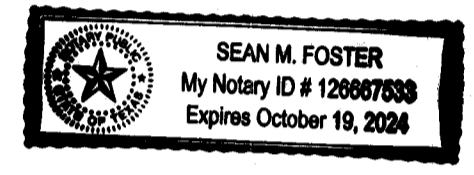
BY: *Colby Hilburn*
COLBY HILBURN, President

STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared COLBY HILBURN, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 31st day of December, 2020

Sean M. Foster
Signature



LIEN HOLDER STATEMENT

THE FIRST NATIONAL BANK OF GRANBURY, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Larry Wilkins
Signature

Larry Wilkins
Printed

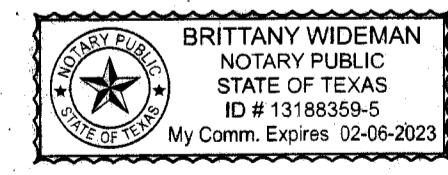
Vice President
Title

STATE OF TEXAS
COUNTY OF Hood

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Larry Wilkins, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 31st day of December, 2020

Brittany Wideman
Signature



THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 22 DAY OF February, 2021.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202106913
02/23/2021 03:55 PM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

J. Deakle
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

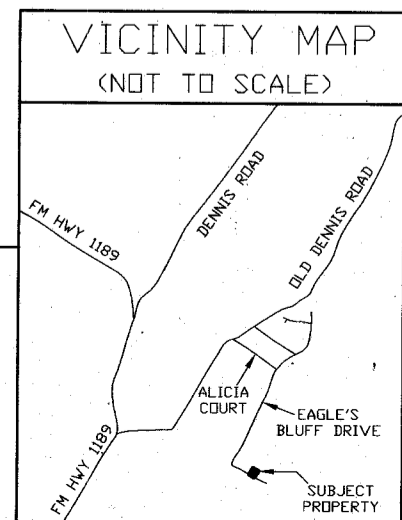
Chris Deakle
COMR. PRECINCT #2

Jane Wilkins
COMR. PRECINCT #3

ABSENT
COMR. PRECINCT #4

OWNER INFORMATION
COLBY HILBURN
3005 ALTA MERE DR
FORT WORTH, TX 76116
PH. 817-797-1320

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E, SLIDE 672
DATE Feb 23, 2021



11897.002.118.00
11897.002.119.00

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

REPLAT
LOT 118R
EAGLE'S BLUFF
PHASE 2
BEING A REPLAT OF LOT 118 AND LOT 119 IN EAGLE'S BLUFF, PHASE 2, ACCORDING TO PLAT RECORDED IN CABINET "E", SLIDE 357 OF THE PLAT RECORDS OF PARKER COUNTY, TX
PLAT DATE: DECEMBER 30, 2020