

State of Texas
County of Parker

Whereas, Aaron Dietz and Denise Dietz, being the sole owners of a certain 4.024 acres tract of land, being all of Lots 254 and 255, EAGLE'S BLUFF, PHASE 4, an addition to Parker County, Texas, according to the plat as recorded in Plat Cabinet E, Slide 485, Plat Records, Parker County, Texas; being all of those certain tracts of land conveyed to Dietz in Doc.#202017703, Official Records, Parker County, Texas; being further described by metes and bounds as follows:

The following bearings, distances, and/or areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (GRID)

BEGINNING at a found 5/8" capped iron rod in the northeast line of Eagle's Ridge Court, at the southwest corner of said Lot 254, the southeast corner of Lot 34-R, EAGLE'S BLUFF, PHASE 1 (P.C. E, Sl. 503), for the southwest and beginning corner of this tract.

THENCE N 41°59'54" E 52.26 feet, along the common line of said Lots 254 and 34-R, to a found 1/2" capped iron rod, for a corner of this tract.

THENCE N 30°48'43" E 219.85 feet, to a found 5/8" iron rod in the east line of Lot 33, EAGLE'S BLUFF, PHASE 1 (P.C. E, Sl. 287), at the northwest corner of said Lot 254, the southwest corner of Lot 257, said EAGLE'S BLUFF, PHASE 4, for the northwest corner of this tract.

THENCE S 59°11'17" E at 350.50 feet, pass a found 5/8" capped iron rod at the northerly common corner of said Lots 254 and 255, in all 572.59 feet to a found 5/8" iron rod in the south line of said Lot 257, at the northeast corner of said Lot 255, the northwest corner of Lot 256, said EAGLE'S BLUFF, PHASE 4, for the northeast corner of this tract.

THENCE S 55°04'29" W 478.07 feet, to a found 5/8" capped iron rod in the northeast line of said Eagle's Ridge Court, at the southeast corner of said Lot 255, the southwest corner of said Lot 256, for the southeast corner of this tract.

THENCE N 34°55'31" W 345.18 feet, with the northeast line of said Eagle's Ridge Court, the south lines of said Lots 254 and 255, to a set 1/2" iron rod capped "Texas Surveying, Inc.", for a corner of this tract.

THENCE along a curve to the left, having a radius of 330.00 feet, a chord that bears N 41°27'50" W 75.15 feet, an arc distance of 75.32 feet, to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: October 9, 2021 - W2109041-P



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0375E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

4) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

5) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

8) No abstract of title or title commitment was provided to this surveyor; record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels; record documents other than those shown on this survey may exist and encumber this property.

9) 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 availability.

10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.



Curve	Radius	Arc	Chord Bearing	Chord Length
C1	330.00'	75.32'	N 41°27'50" W	75.15'

Line	Bearing	Distance
L1	N 41°59'54" E	52.26'

Now, Therefore, Know All Men By These Presents:

That Aaron Dietz and Denise Dietz, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 254R, Eagle's Bluff, Phase 4, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

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

Witness, my hand, this the 3rd day of January, 2022.

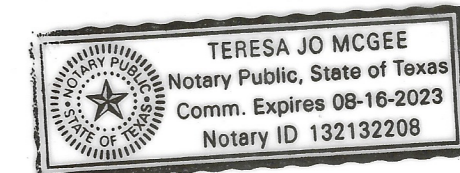
By: Aaron Dietz By: Denise Dietz
Aaron Dietz Denise Dietz

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Aaron Dietz known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3rd day of January, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas

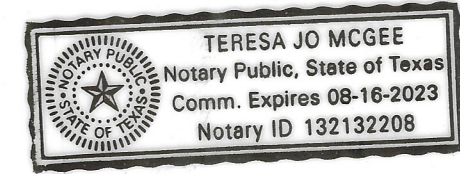


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Denise Dietz known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3rd day of January, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 10th day of January, 2022.

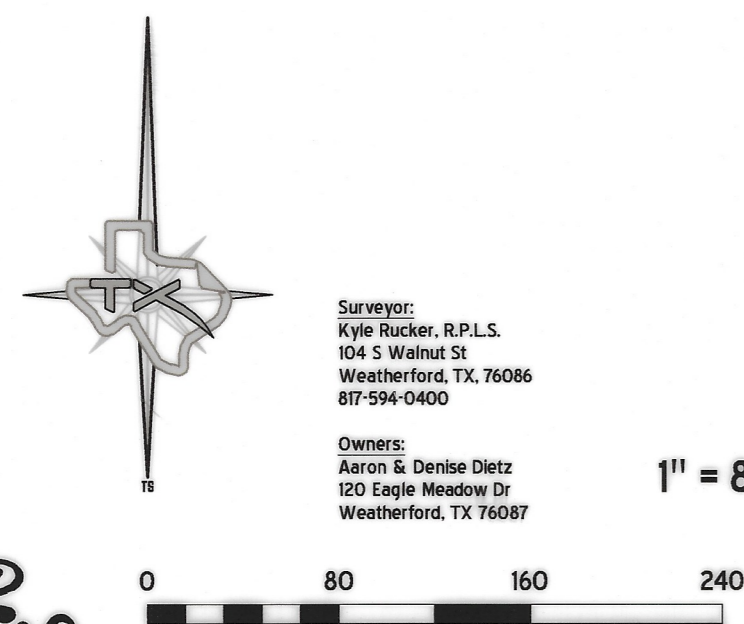
County Judge

George A. Conley
Commissioner Precinct 1

Chapman
Commissioner Precinct 2

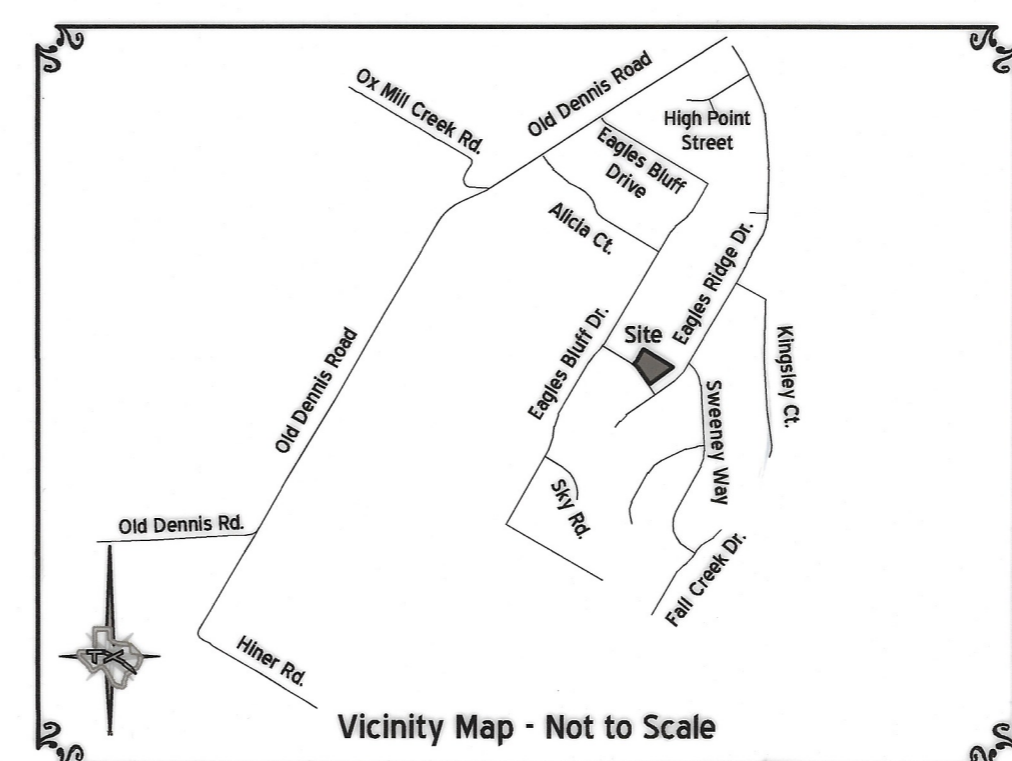
George A. Conley
Commissioner Precinct 3

Chapman
Commissioner Precinct 4



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202201231
01/11/2022 09:17 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet F Slide 139



Replat
Lot 254R
Eagle's Bluff, Phase 4
an Addition in Parker County, Texas
Being a 4.024 acre replat of Lots 254 and 255,
Eagle's Bluff, Phase 4, according to the
Plat recorded in Cabinet E, Slide 485,
Plat Records, Parker County, Texas.

January 2022

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM