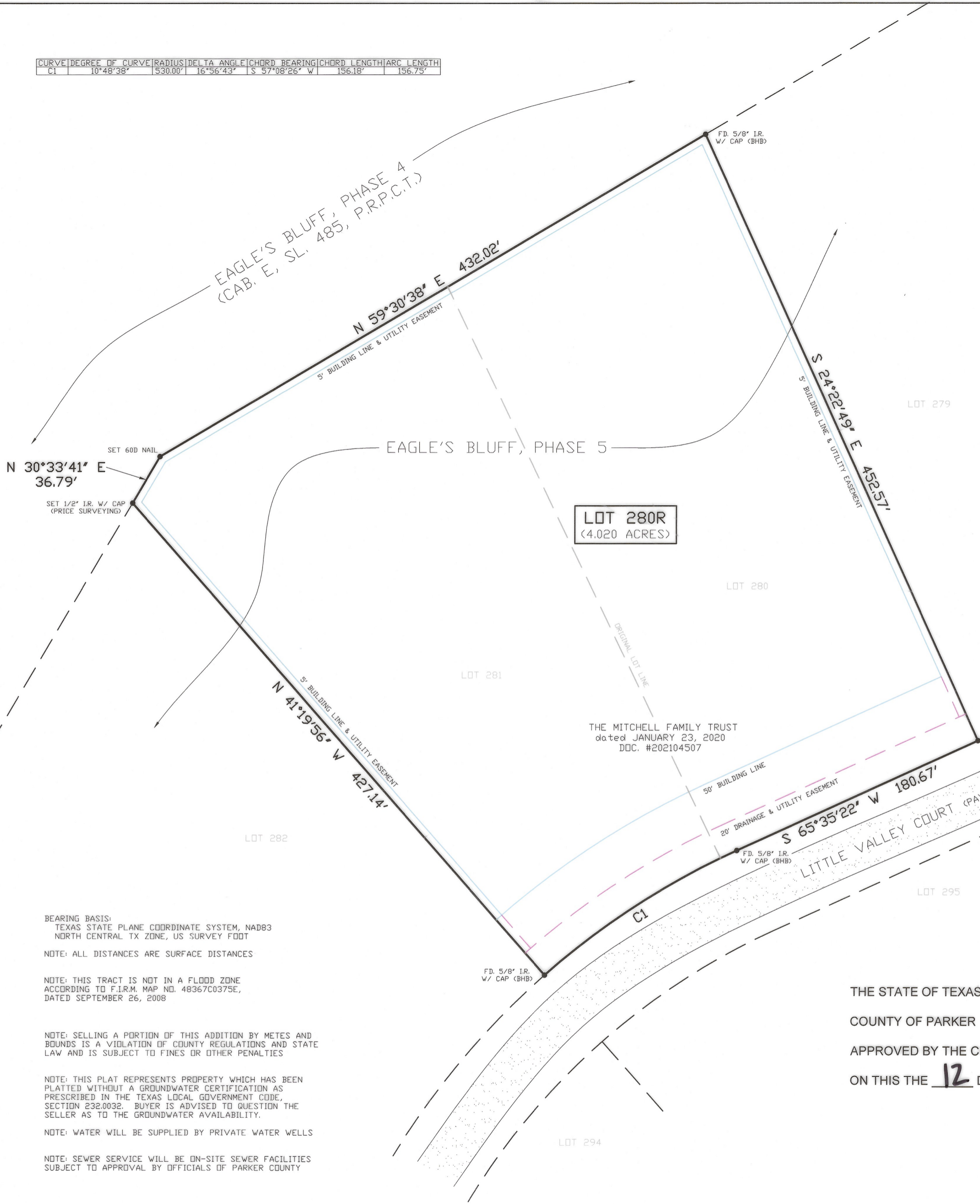


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	10°48'38"	530.00'	16°56'43"	S 57°08'26" W	156.18'	156.75'



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 FIRM 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.

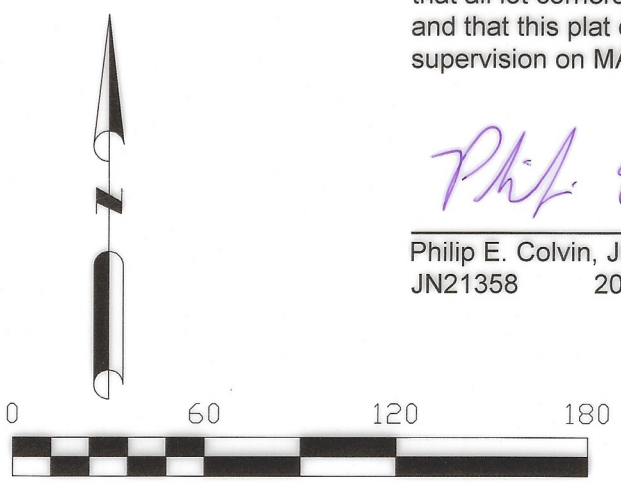
NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

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 MARCH 29, 2021.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN21358 20187.crd



OWNER'S CERTIFICATE

That I, THE MITCHELL FAMILY TRUST dated JANUARY 23, 2020, 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 280R, EAGLE'S BLUFF, PHASE 5, 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 4 DAY OF June, 2021

BY: *Katherine Ann Mitchell* - Power of Attorney
ERIC DARRELL MITCHELL, Co-Trustee

BY: *Eric Darrell Mitchell*
KATHERINE ANN MITCHELL, Co-Trustee

COUNTY OF Hood

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ERIC DARRELL MITCHELL AND KATHERINE ANN MITCHELL, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 4 day of June, 2021

Lexi Nelson
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, Jr.
Signature

Larry Wilkins, Jr.
Printed LARRY WILKINS, JR.
VICE PRESIDENT

Title

11897.005.280.00
11897.005.281.00

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, Jr., 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 4 day of June, 2021

Lexi Nelson
Signature



THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 12 DAY OF July, 2021.

Patricia Deane
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

Carla Paul
COMR. PRECINCT #2

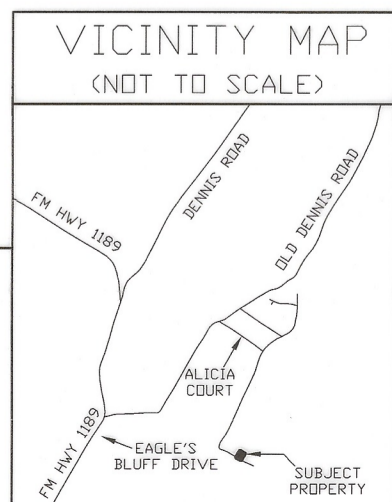
Jan Walker
COMR. PRECINCT #3

Heidi
COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202127526
07/14/2021 10:05 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

11897
BR
F-19



OWNER INFORMATION
ERIC D. MITCHELL
2012 LITTLE VALLEY CT
WEATHERFORD, TX 76087
PH. 571-594-1361

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 11
DATE _____

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

REPLAT
LOT 280R
EAGLE'S BLUFF
PHASE 5

BEING A REPLAT OF LOT 280 AND LOT 281 IN EAGLE'S BLUFF, PHASE 5, ACCORDING TO PLAT RECORDED IN CABINET "E", SLIDE 261 OF THE PLAT RECORDS OF PARKER COUNTY, TX

PLAT DATE: MAY 21, 2021