



LEGEND

CIRF.....1/2" Capped Iron Rod Marked "PRICE SURVEYING" Found
D.R.P.C.T.....Deed Records Parker County, Texas
FD.....Found
IR.....Iron Rod
IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
P.R.P.C.T.....Plat Records Parker county, Texas

CROSSTEX NORTH TEXAS
GATHERING, L.P.
VOL. 2508 PG. 506
D.R.P.C.T.

20' EASEMENT
CROSSTEX NORTH TEXAS
GATHERING, L.P.
VOL. 2541 PG. 1762
D.R.P.C.T.

OLD DENNIS ROAD
(A VARIABLE WIDTH
RIGHT-OF-WAY)

EAGLES BLUFF DRIVE
(A 60' RIGHT-OF-WAY)

ALICIA COURT
(A 60' RIGHT-OF-WAY)

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. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
6. Water Supply Source: Water Wells on each Lot.
7. Sewer Disposal: On-site septic.

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

** going to file amended plat **

21786.002.001.00

21105.010.001.50 - 16-559

21105.008.004.00

21967.001.001.00

E224

FINAL PLAT

~~LOTS 1-83~~ Lots 1-55 + 57-83

EAGLE'S BLUFF-PHASE 1

BEING A 196.072 ACRE TRACT OF LAND SITUATED WITHIN
THE DK HOLYFIELD SURVEY, ABSTRACT NO. 1967, SAMUEL RIDDELL, ABSTRACT NO. 1105, I&GN RR CO, ABSTRACT NO. 1786, LEWIS MAXWELL, ABSTRACT NO. 1843

PARKER COUNTY, TEXAS

JANUARY 2019

SHEET 1 OF 3

ACCT. NO.: 11897
SCH. DIST.: BR
CITY: FAO
MAP NO.:

MATCH LINE SHEET 2
MATCH LINE SHEET 1

BHB
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