



Lot 42 Eagle's Bluff Cab. E, Slide 287 P.R.P.C.T.
 Lot 43 Eagle's Bluff Cab. E, Slide 287 P.R.P.C.T.
 Lot 44 Eagle's Bluff Cab. E, Slide 287 P.R.P.C.T.
 Lot 45 Eagle's Bluff Cab. E, Slide 287 P.R.P.C.T.
 Lot 46 Eagle's Bluff Cab. E, Slide 287 P.R.P.C.T.

ENBRIDGE PIPELINES (NORTH TEXAS), L.P.
 VOL. 2566 PG. 1451
 DOC. NO. 201409502, D.R.P.C.T.
 L1 CIRF S61°09'47"E 226.65'

CROSSTEX NORTH TEXAS GATHERING, L.P.
 VOL. 2437 PG. 359
 D.R.P.C.T.
 50' Gas Pipeline Easement Cab. E, Slide 287 P.R.P.C.T.
 10' UE Cab. E, Slide 287 P.R.P.C.T.

Line #	Direction	Length
L1	S61°36'04"E	64.49

684.26'
 693.53'

LOT 59-R
 200528 Sq.Ft.
 4.603 Ac

Lot 58
 Eagle's Bluff
 Cab. E, Slide 287
 P.R.P.C.T.

Lot 59
 Eagle's Bluff
 Cab. E, Slide 287
 P.R.P.C.T.

Lot 60
 Eagle's Bluff
 Cab. E, Slide 287
 P.R.P.C.T.

Lot 61
 Eagle's Bluff
 Cab. E, Slide 287
 P.R.P.C.T.

Lot 62-R
 Eagle's Bluff
 Cab. E, Slide 286
 P.R.P.C.T.

Lot 63-R
 Eagle's Bluff
 Cab. E, Slide 286
 P.R.P.C.T.

FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48367C0375E, effective date 09/25/2008, subject parcel is within OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

The purpose of this Replat is to combine Lots 59 and 60 into one lot. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

LEGEND

- BL.....Building Line
- CIRF.....5/8" Capped Iron Rod Marked "BHB INC" Found
- D.R.P.C.T.....Deed Records Parker County, Texas
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat Records Parker county, Texas
- D & U.E.....Utility, Utility Construction, Drainage, and Maintenance Easement
- U.E.....Utility Easement

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. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
6. Covenants or Restrictions are Un-altered
 This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
7. The purpose of this Replat is to reconfigure Lots 59 and 60. This replat does not modify or alter any existing covenants and restrictions applicable to this property.
8. Water Supply Source: Water Wells on each Lot.
9. Sewer Disposal: On-site septic.
10. Subject property is not within any ETJ Jurisdiction.

OWNER:
 Oscar Esqueda
 6328 Longship Street
 Fort Worth, Texas 76179

LAND SURVEYOR:

BAIRD, HAMPTON & BROWN
 engineering and surveying

6300 Riddle's place, Suite 700, Fort Worth, TX 76116
 jmg@bhb.com • 817.338.1277 • bhb.com
 TBPE Firm #44 - TBPLS FIRM #10011300

E 505

REPLAT
LOT 59-R
EAGLE'S BLUFF, PHASE 1

BEING A 4.603 ACRE TRACT OF LAND SITUATED WITHIN
 THE I. & G.N. RR. CO. SURVEY, ABSTRACT NO. 1786 &
 ALL OF LOTS 59 & 60, EAGLE'S BLUFF, PHASE 1,
 AS SHOWN ON PLAT SLIDE E-287, P.R.P.C.T.
PARKER COUNTY, TEXAS

APRIL 2020
SHEET 1 OF 2

ACCT. NO.: 11897
 SCH. DIST.: BR
 CITY:
 MAP NO.: F-20

11897.001.059.00 11897.001.060.00