



**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 53 and 54. 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:**  
Eagle's Bluff  
665 Simonds Road  
Williamstown, Massachusetts 01267

**LAND SURVEYOR:**



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	16°52'06"	270.00'	79.49'	N18°29'32"W	79.20'
C2	35°46'23"	330.00'	206.04'	N27°56'40"W	202.71'
C3	5°45'40"	330.00'	33.18'	N48°42'43"W	33.17'
C4	22°47'37"	330.00'	131.28'	N21°27'18"W	130.42'

**ACCT NO: 11897**  
**SCH DIST: BR**

**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).

**11897.001.053.00**  
**11897.001.054.00**

The purpose of this Replat is to combine Lots 53 and 54 into one lot. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

**REPLAT**  
**LOT 53-R**  
**EAGLE'S BLUFF, PHASE 1**

**BEING A 4.250 ACRE TRACT OF LAND SITUATED WITHIN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NO. 1786 & THE DK HOLYFIELD SURVEY, ABSTRACT NO. 1967 ALL OF LOTS 53 & 54, EAGLE'S BLUFF, PHASE 1, AS SHOWN ON PLAT SLIDE E-287, P.R.P.C.T.**

**PARKER COUNTY, TEXAS**

**MARCH 2021**

**SHEET 1 OF 2**

**E 718**