

MATCH LINE SHEET 2
MATCH LINE SHEET 1

DON GILL AND WIFE,
NORMA JEAN GILL
VOL. 1132, PG. 325
D.R.P.C.T.

ROBERT W. CALDWELL
SURVEY ABSTRACT No. 212

BEDFORD E. BEATY AND
WIFE, PATSY BEATY, AND
DON GILL AND WIFE,
NORMA JEAN GILL
VOL. 544, PG. 683
D.R.P.C.T.

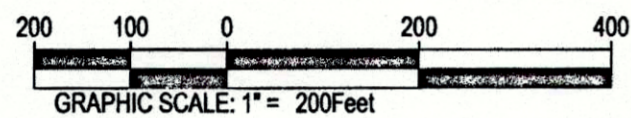
MATCH LINE SHEET 2
MATCH LINE SHEET 1

Line #	Direction	Length
L1	S30°48'43"W	12.60
L2	S45°20'34"W	138.89
L3	S30°33'57"W	246.70
L4	S27°55'05"E	20.12
L5	S8°45'24"E	107.51
L6	N28°09'39"E	401.68
L7	N11°51'33"E	34.25
L8	N21°48'38"E	322.48
L9	N63°34'02"W	166.87

Line #	Direction	Length
L10	N25°04'13"E	94.14
L11	S30°48'43"W	12.60
L12	S45°20'34"W	138.89
L13	S30°03'23"W	4.50
L14	S30°48'43"W	12.60
L15	S45°20'34"W	85.01
L16	S45°20'34"W	53.87
L17	S30°33'57"W	6.73

REMAINDER OF
EAGLE'S BLUFF, LLC
DOC. NO. 201823955
D.R.P.C.T.

SAMUEL RIDDELL SURVEY
ABSTRACT No. 1105



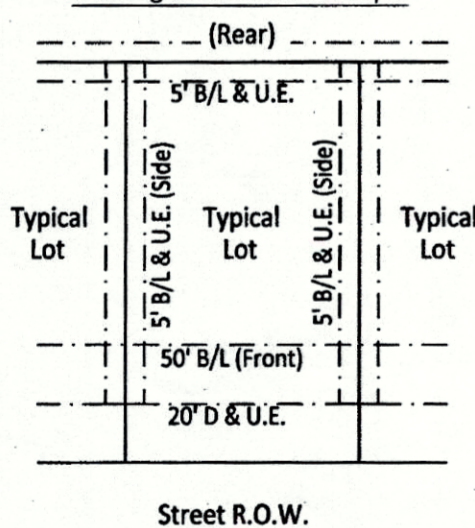
LEGEND

- 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
- WP.....Wood Post

FLOOD ZONE NOTE

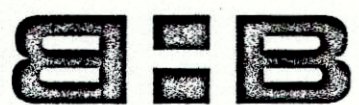
By scaled location of FEMA FIRM #48367C0375E, effective date 09/25/2008, subject parcel is within OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

Building Setback Line Example



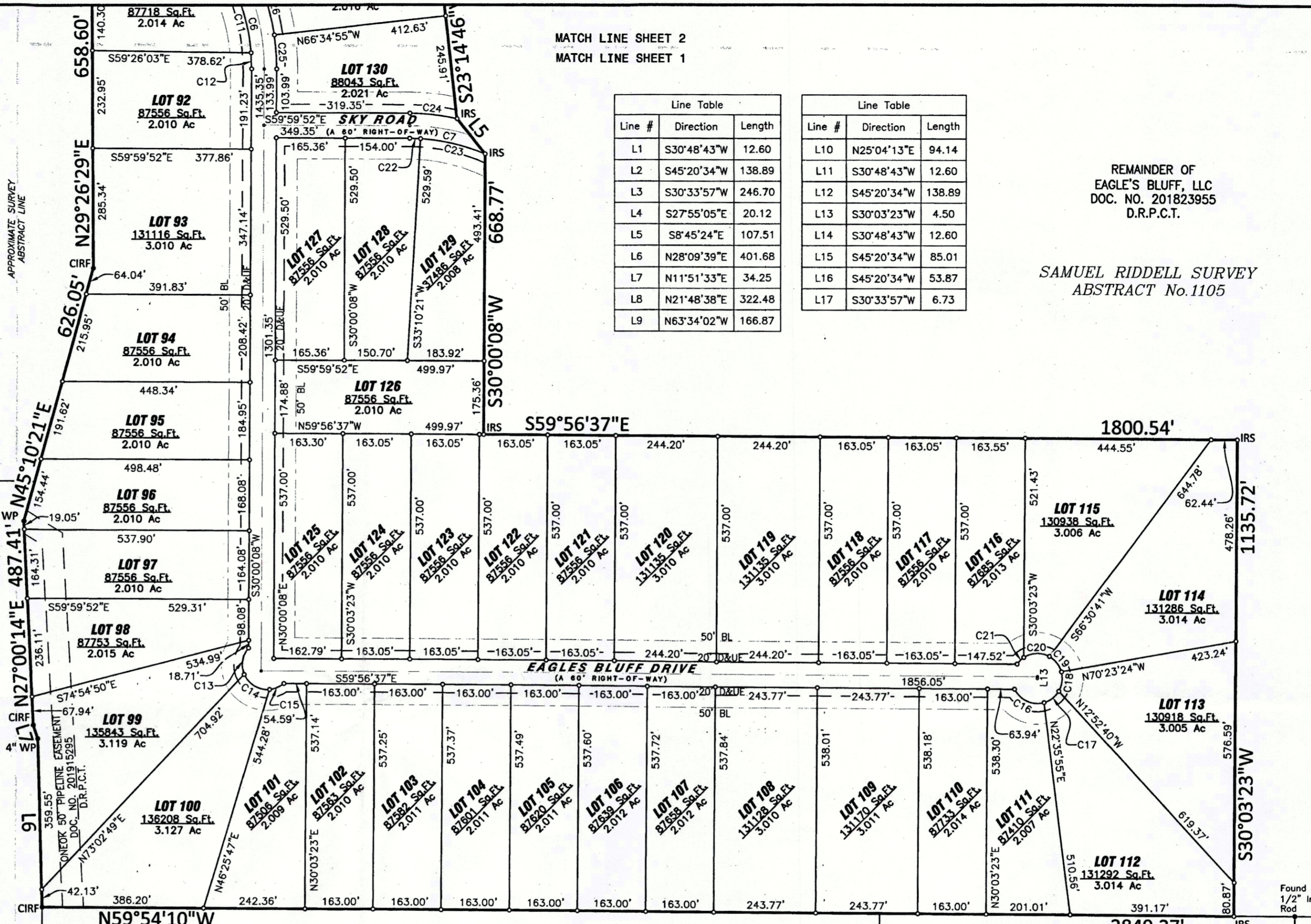
OWNER:
Eagle's Bluff
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:



BAIRD, HAMPTON & BROWN
engineering and surveying

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TBPE Firm #44 • TBPLS FIRM #10011300



JOHN WILLIAM FULLER
DOC. NO. 2014133
D.R.P.C.T.

SAMUEL RIDDELL SURVEY
ABSTRACT No. 1105

JOHN WILLIAM FULLER
DOC. NO. 2014133
D.R.P.C.T.

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	14°31'50"	330.00'	83.69'	S38°04'39"W	83.47'
C2	14°46'37"	570.00'	147.01'	S37°57'15"W	146.60'
C3	14°31'50"	300.00'	76.08'	N38°04'39"E	75.88'
C4	14°46'37"	600.00'	154.74'	S37°57'15"W	154.31'
C5	24°44'18"	500.00'	215.88'	S18°11'48"W	214.21'
C6	24°10'29"	500.00'	210.96'	N17°54'53"E	209.40'
C7	16°49'40"	500.00'	146.85'	N51°35'02"W	146.32'
C8	14°31'50"	270.00'	68.47'	S38°04'39"W	68.29'
C9	14°46'37"	630.00'	162.48'	S37°57'15"W	162.03'
C10	24°44'18"	530.00'	228.84'	S18°11'48"W	227.06'
C11	19°32'17"	470.00'	160.27'	S15°35'47"W	159.50'
C12	4°38'12"	470.00'	38.03'	S27°41'02"W	38.02'
C13	64°53'33"	60.00'	67.96'	S38°57'56"W	64.38'
C14	71°34'41"	60.00'	74.96'	S29°16'11"E	70.18'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C15	36°17'40"	60.00'	38.01'	S83°12'22"E	37.38'
C16	80°48'50"	60.00'	84.63'	S35°29'27"E	77.79'
C17	44°11'02"	60.00'	46.27'	N82°01'13"E	45.13'
C18	45°50'42"	60.00'	48.01'	N37°00'45"E	46.74'
C19	45°50'34"	60.00'	48.01'	N8°49'29"W	46.74'
C20	61°39'02"	60.00'	64.56'	N62°33'49"W	61.49'
C21	21°28'06"	60.00'	22.48'	S75°53'00"W	22.35'
C22	3°10'14"	470.00'	26.01'	N58°24'45"W	26.00'
C23	19°25'46"	470.00'	159.38'	N47°06'45"W	158.62'
C24	12°20'42"	530.00'	114.19'	N53°49'32"W	113.97'
C25	8°45'04"	530.00'	80.95'	N25°37'35"E	80.87'
C26	15°25'24"	530.00'	142.67'	N13°32'21"E	142.24'
C27	2°11'16"	470.00'	17.95'	N6°55'17"E	17.94'
C28	22°33'02"	470.00'	184.98'	N19°17'26"E	183.79'

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

FINAL PLAT
LOTS 84-136

EAGLE'S BLUFF-PHASE 2

(53 LOTS)

BEING A 127.964 ACRE TRACT OF LAND SITUATED WITHIN
THE SAMUEL RIDDELL, ABSTRACT NO. 1105, I&GN RR CO, ABSTRACT NO. 1786,
PARKER COUNTY, TEXAS

AUGUST 2019
SHEET 2 OF 3

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2105.010.001.50