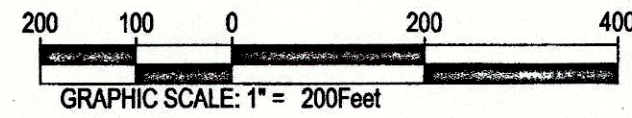
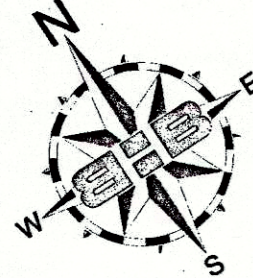
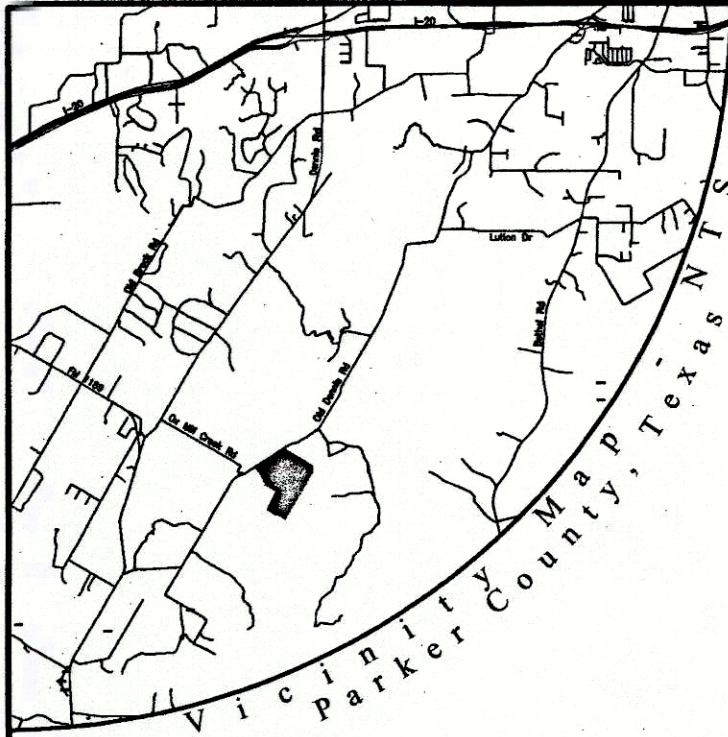


REMAINDER OF  
R.C. KINGSLEY AND  
NAN KINGSLEY VOL  
1777, PG. 825  
D.R.P.C.T.



**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

ROBERT G. KINGSLEY, AND WIFE,  
NAN KINGSLEY  
VOL. 1631, PG. 998  
D.R.P.C.T.

I & G.N.R.R. CO. SURVEY  
ABSTRACT No. 1786

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

ROBERT W. CALDWELL  
SURVEY ABSTRACT  
No. 212

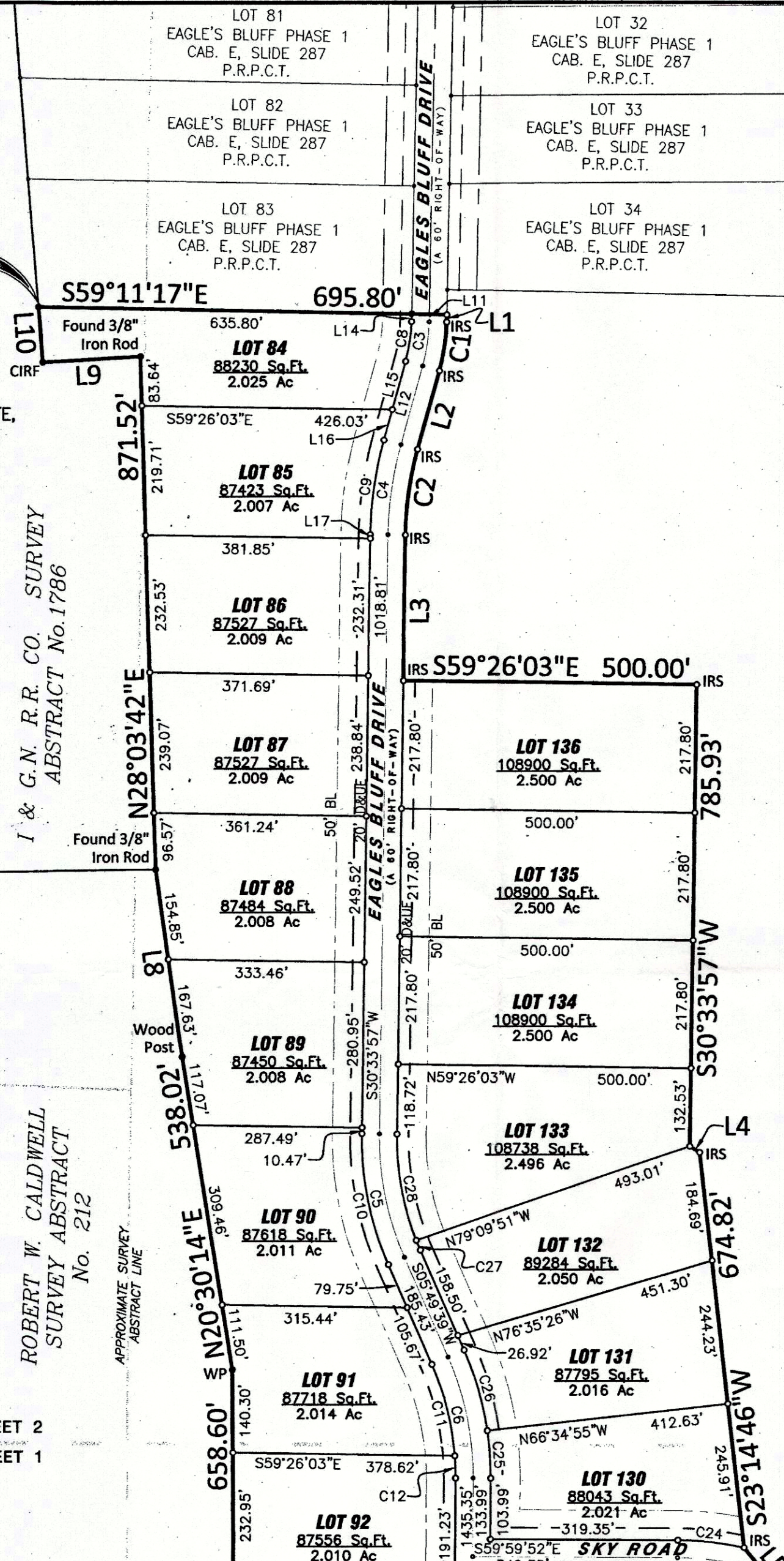
MATCH LINE SHEET 2  
MATCH LINE SHEET 1

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

SAMUEL RIDDELL SURVEY  
ABSTRACT No. 1105

MATCH LINE SHEET 2  
MATCH LINE SHEET 1

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



**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.
8. Subject property is not within any ETJ Jurisdiction.

**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

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

**LAND SURVEYOR:**



**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhinc.com • 817.338.1277 • bhinc.com  
TBPE Firm #44 • TBPLS FIRM #10011300

**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 1 OF 3

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