

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

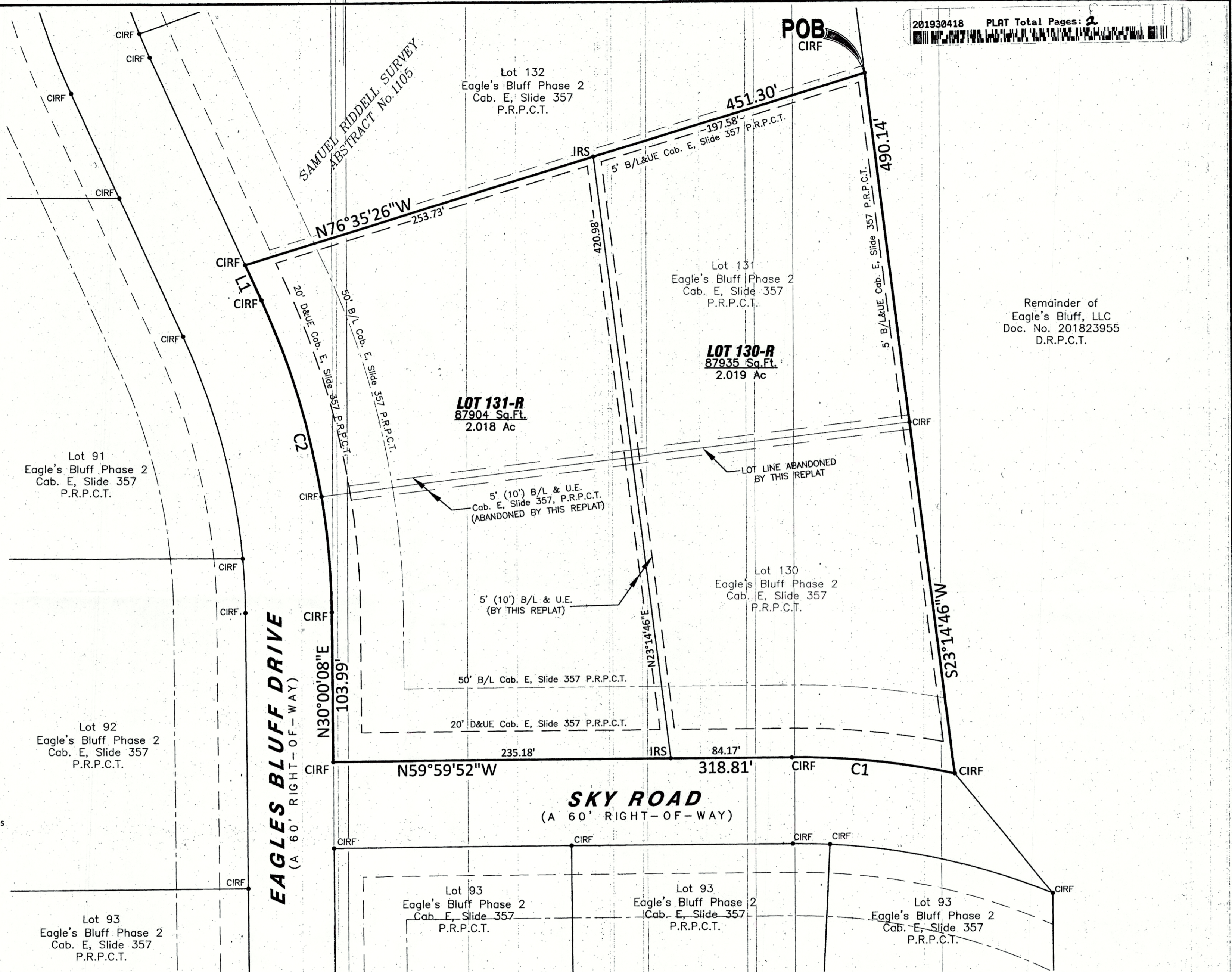
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the 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 130 and 131. 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, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:

BAIRD, HAMPTON & BROWN
engineering and surveying

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TBPE Firm #44 - TBPLS FIRM #10011300



Line Table		
Line #	Direction	Length
L1	N5°49'39"E	26.92

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	12°24'11"	530.00'	114.73'	N53°51'16"W	114.51'
C2	24°10'29"	530.00'	223.62'	N17°54'53"E	221.97'

11897
BR
P-20

ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:

E 416

REPLAT
LOTS 130-R & 131-R
EAGLE'S BLUFF, PHASE 2
BEING A 4.037 ACRE TRACT OF LAND SITUATED WITHIN
THE SAMUEL RIDDELL, ABSTRACT NO. 1105
PARKER COUNTY, TEXAS
NOVEMBER 2019
SHEET 1 OF 2