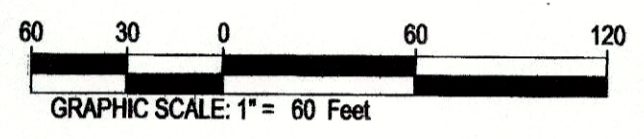


REMAINDER OF
EAGLE'S BLUFF, LLC
DOC. NO. 201823955
D.R.P.C.T.



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

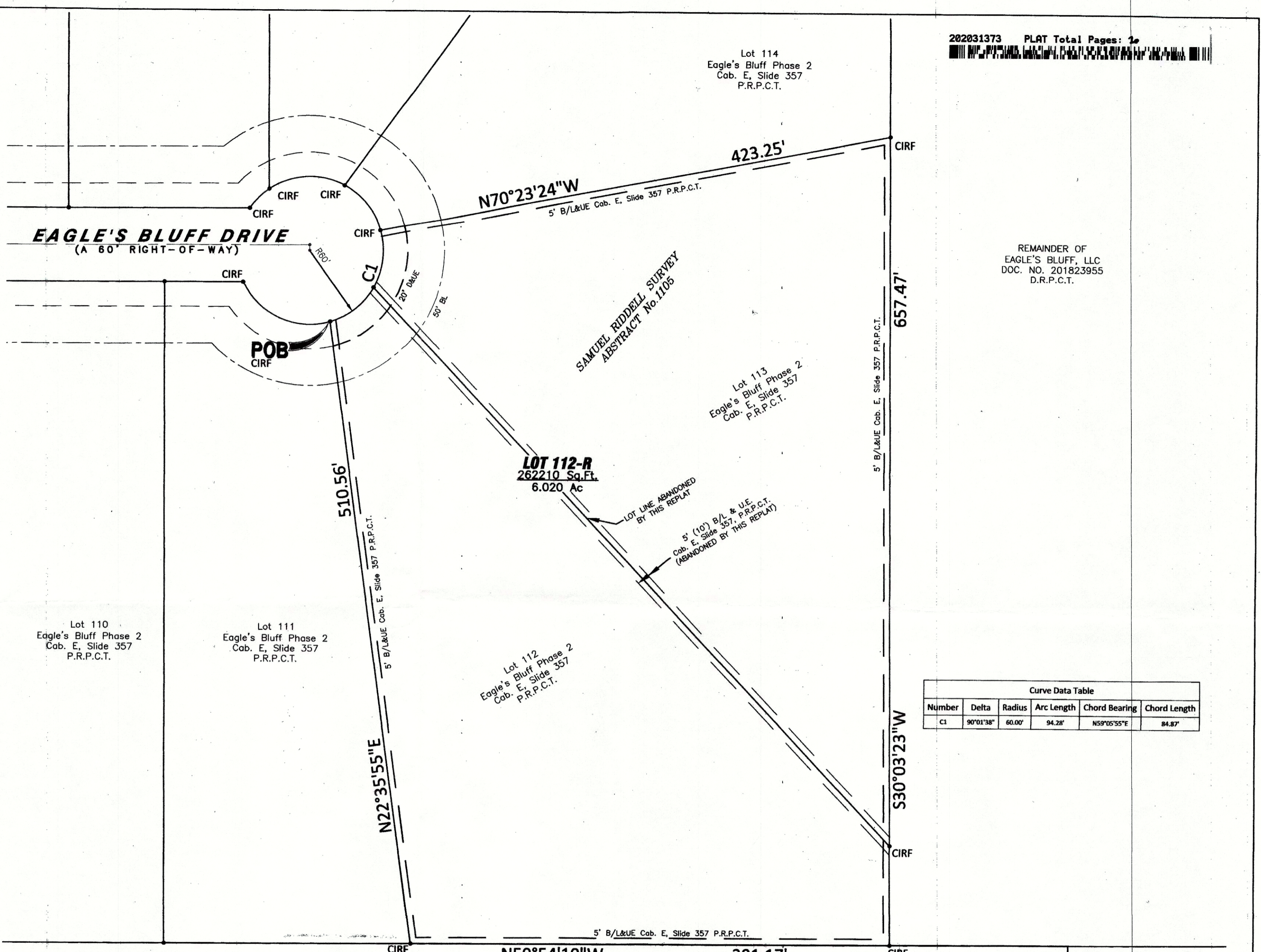
GENERAL NOTES

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 112 and 113. 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:
Scott Fuzer & Karyn Barrett
8533 Pine Valley Drive
McKinney, Texas 75070

LAND SURVEYOR:

6300 Ridgley place, Suite 700, Fort Worth, TX 76116
jmarotta@bhbc.com • 817.338.1277 • bhbc.com
TBPE Firm #44 • TBPLS FIRM #10011300



Curve Data Table					
Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	90°01'38"	60.00'	94.28'	N59°05'55"E	84.87'

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

ACCT. NO.: H897
SCH. DIST.: BL
CITY: P-20
MAP NO.: P-20

REPLAT
LOTS 112-R

EAGLE'S BLUFF - PHASE 2

BEING A 6.020 ACRE TRACT OF LAND SITUATED WITHIN
THE SAMUEL RIDDELL SURVEY, ABSTRACT NO. 1105

PARKER COUNTY, TEXAS

SEPTEMBER 2020

SHEET 1 OF 2

The purpose of this Replat is to combine
Lots 112 and 113 into one lot.
This replat does not modify or alter any existing
covenants and restrictions applicable to this property.

E 601

11897.002-112.00 11897.002-113.00