

**GROUND WATER NOTE:**  
 THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITH  
 INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH THE REQUIREMENT  
 OUTLINED BY STATE LAW.

**FLOOD ZONE:**  
 THIS PROPERTY IS LOCATED IN ZONE "X" AREA OUTSIDE OF THE 0.2% ANNUAL  
 CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO.  
 4887C0375E, EFFECTIVE DATE OF 9/28/2008.

**VARIABLE DRAINAGE EASEMENT:**  
 A VARIABLE WEDGE DRAINAGE EASEMENT ENCOMPASSES ANY AND ALL EXISTING  
 CREEKS, GULLIES, RAVINES, SLUGS 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.

A tract of land containing 4.023 acres within the Samuel Riddell Survey, Abstract No. 1105, in Parker County, Texas, being all of Lot 105 and Lot 106, Eagles Bluff Phase 2, according to the plat recorded in Instrument No. 2019222111, Official Public Records of Parker County, Texas, and being more particularly described as follows: All bearings recited herein are based on the Texas Coordinate System, North Central Zone, 1993 Datum.  
 Beginning at a 5/8 inch iron rod found in the south line of Eagle's Bluff Drive for the common north corner of Lot 104 and Lot 105, Eagle's Bluff. Thence South 59 degrees 56 minutes 37 seconds East, with said south line, at a distance of 163.00 feet passing the common north corner of Lot 105 and Lot 106, contributing in all for a distance of 326.00 feet to a 5/8 inch iron rod found for the common north corner of Lot 106 and Lot 107;  
 Thence South 30 degrees 03 minutes 23 seconds West for a distance of 537.50 feet to a 5/8 inch iron rod found for the common south corner of Lot 106 and Lot 107  
 Thence North 59 degrees 54 minutes 10 seconds East, at a distance of 163.00 feet passing a 5/8 inch iron rod found for the common south corner of Lot 105 and Lot 106, contributing in all for a distance of 326.00 feet to a 5/8 inch iron rod found for the common south corner of Lot 104 and Lot 105, Eagle's Bluff.  
 Thence North 30 degrees 03 minutes 23 seconds East with the common line of Lot 104 and Lot 105, for a distance of 537.40 feet to the point of beginning.

**NOW, HEREBY, KNOW ALL BY THESE PRESENTS:**

THAT I, Sara B. Skiles, does hereby adopt this plat designating the herein described property as LOT 105R, EAGLES BLUFF - PHASE 2, an addition to Parker County, Texas, and hereby dedicate to the owner use forever the easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using the same. Any public or private utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements, growths, which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective systems on any of these easement strips for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

All right of ways, parks and common areas shown on this plat are hereby retained by Eagle's Bluff Subdivision. The roads in this subdivision are private and shall be owned and maintained by Eagle's Bluff Subdivision. Nothing herein shall be construed as a dedication or fee simple title transfer to the general public of any roads, easements, parks, or designated common areas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas  
 WITNESS, my hand, this the 12 day of December, 2020.

BY: *Sara B. Skiles*  
 Jason W. Skiles  
 Printed Name Sara B. Skiles  
*Sara B. Skiles*  
 Sara B. Skiles  
 Printed Name Sara B. Skiles

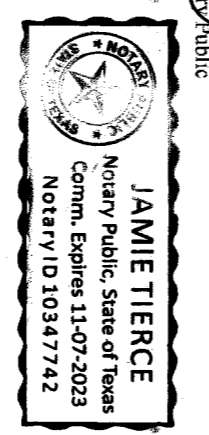
**EXTRA-TERRITORIAL JURISDICTION:**

We, Sara B. Skiles and Jason W. Skiles, being the dedicatory and owners of the attached plat of said subdivision, do hereby certify that it does not lie within any Extra-Territorial Jurisdiction of any incorporated city or town.

**STATE OF TEXAS  
 COUNTY OF PARKER**

Before me, the undersigned, a Notary Public for the State of Texas, appeared Sara B. Skiles, known to be the person whose name is subscribed hereon.

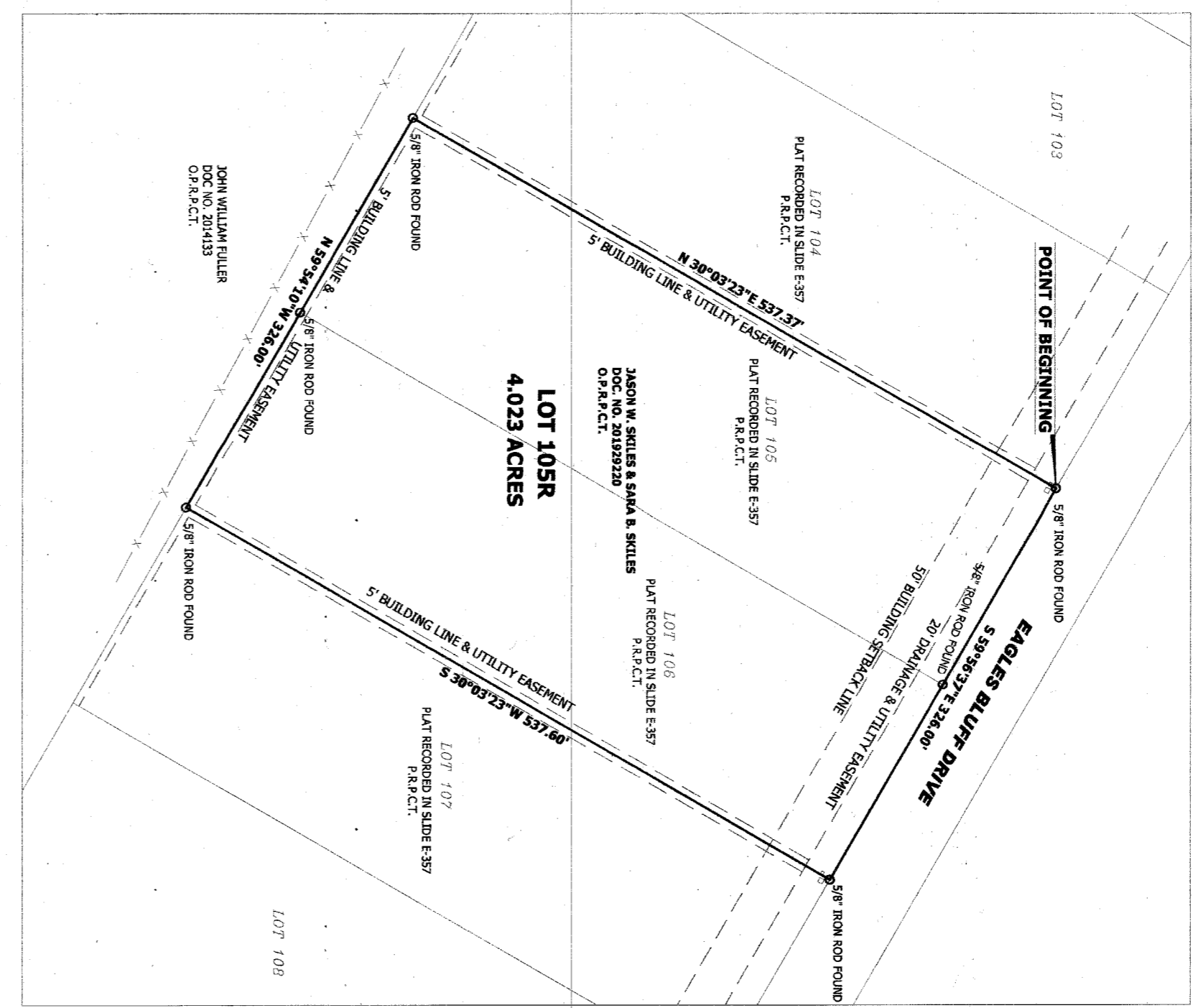
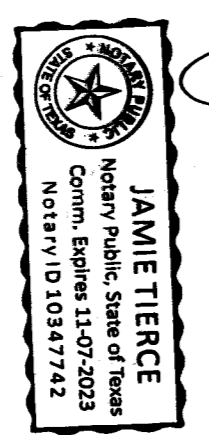
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12 day of December, 2020.



**STATE OF TEXAS  
 COUNTY OF PARKER**

Before me, the undersigned, a Notary Public for the State of Texas, appeared Jason W. Skiles, known to be the person whose name is subscribed hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12 day of December, 2020.



**STATE OF TEXAS  
 COUNTY OF PARKER**

APPROVED by the Commissioners Court of Parker County, Texas on this the 14 day of December, 2020.

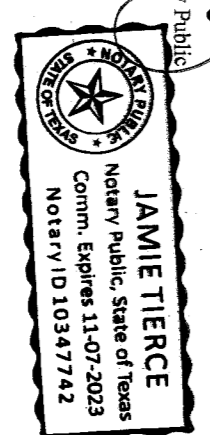
**LIENHOLDER ACKNOWLEDGEMENT:**  
 I, Sara Skiles owner and holder of a lien against the property described as Lot 105 and Lot 106 in the plat known as Eagles Bluff, Phase 2, recorded in Slide E-357, Plat Records of Parker County, Texas, do hereby adopt this plat to said lien, and I hereby confirm that I am the present owner of said lien and have assigned the same jointly part hereof.  
Sara Skiles  
 Printed Name Sara Skiles  
Sara Skiles  
 Commissioner Precinct #1

Steve Hunsley  
 George Cook  
 Commissioner Precinct #2

Harry Walker  
 Harry Walker  
 Commissioner Precinct #3

Steve Dugan  
 Steve Dugan  
 Commissioner Precinct #4

Before me, the undersigned, a Notary Public for the State of Texas, appeared Sara Skiles, known to be the person whose name is subscribed hereon.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12 day of December, 2020.



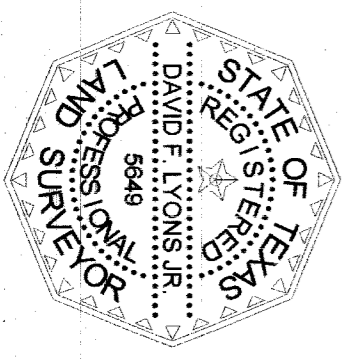
ACCT NO: 11897  
 SCH DIST: BR

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Sila Beale*  
 202041673  
 12/14/2020 04:40 PM  
 Fees: 76.00 County Clerk  
 0.00 Parker County, Texas  
 PLAT

**SURVEYOR'S CERTIFICATION**  
 11897.002.105.00  
 10897.002.106.00

I, David F. Lyons, Jr., do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

*David F. Lyons, Jr.*  
 David F. Lyons, Jr.  
 Registered Professional Land Surveyor No. 5649  
 State of Texas  
 Date Dec 14, 2020



**PARKER COUNTY, TEXAS**  
 SAMUEL RIDDELL SURVEY, ABSTRACT NO. 1105  
*Silvia Beale*  
 EAGLES BLUFF - PHASE 2  
 LOT 105R  
 4.023 ACRES  
 SHEET 1 OF 1

**E-635**

**LAND SURVEYOR:**  
 CLEAR FORK SURVEYING & MAPPING CO., INC.  
 184 Oakcrest Hills Drive  
 Altden, Texas 76008  
 Telephone: 281.754  
 Fax: 281.754  
 G.L.M. 10 BOX 236  
 GLENDALE, TEXAS 75248  
 346.897.2910

**OWNER:**  
 Sara B. Skiles  
 Jason W. Skiles  
 184 Oakcrest Hills Drive  
 Altden, Texas 76008

**LIEN HOLDER:**  
 Happy State Bank  
 P.O. Box 68  
 Happy, Texas 79042