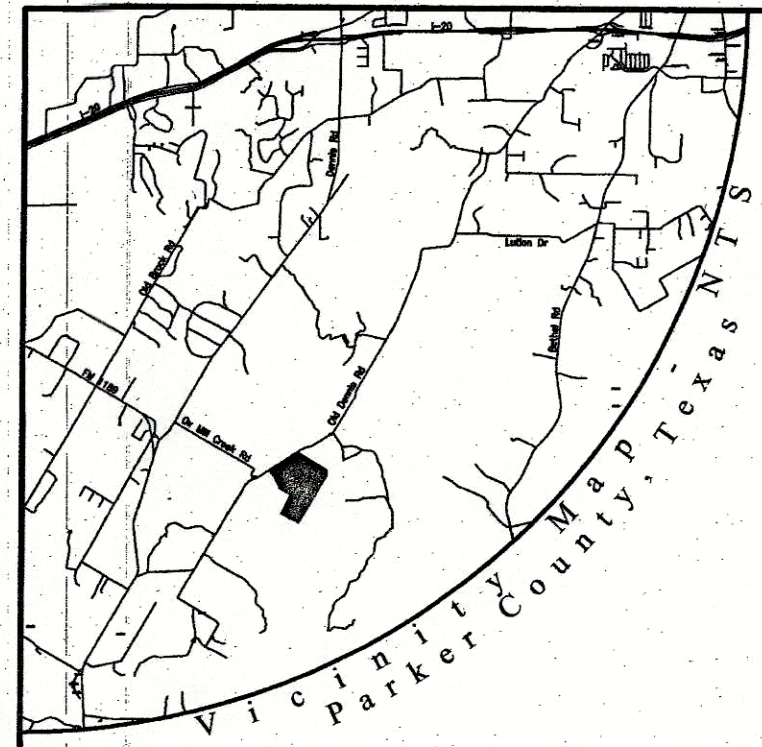


I. & G.N. R.R. CO.
SURVEY ABSTRACT
No. 1777

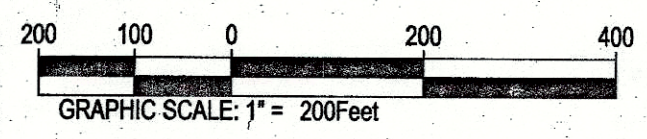
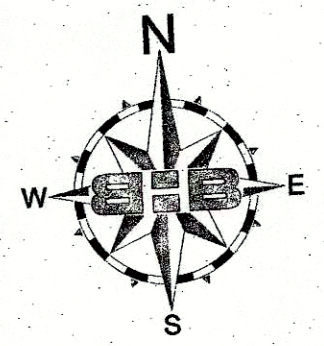


I. & G.N. R.R. CO.
SURVEY ABSTRACT
No. 1786

OLD DENNIS ROAD
(A VARIABLE WIDTH
RIGHT-OF-WAY)

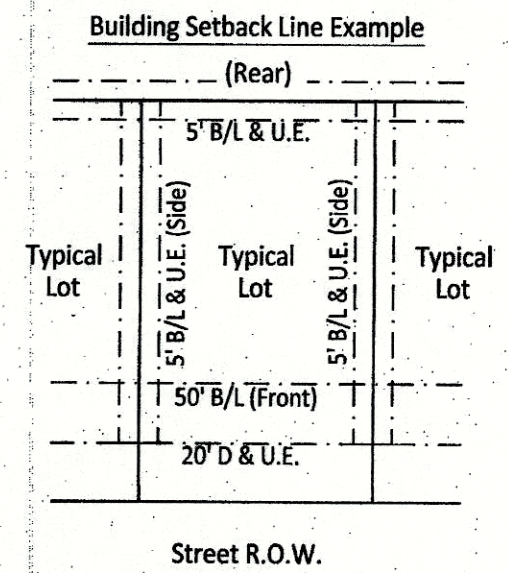
MSMJM FAMILY, LLC
VOL. 2663, PG. 526
D.R.P.C.T.

SAMUEL RIDDELL
SURVEY ABSTRACT
No. 1105



LEGEND

- CIRF.....Found 1/2" Capped Iron Rod Marked "PRICE SURVEYING"
- 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



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

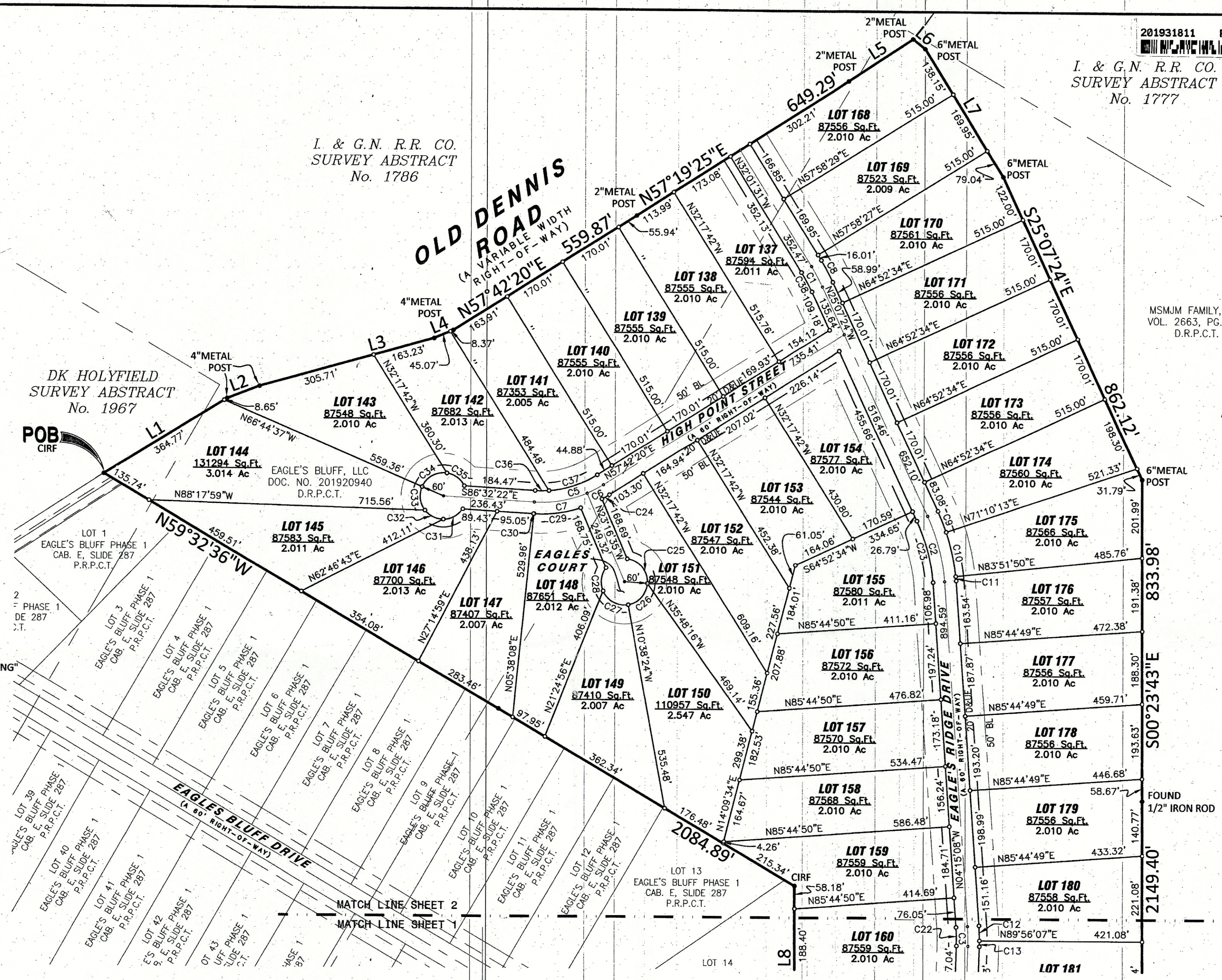
GENERAL NOTES

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

E 429



FINAL PLAT
LOTS 137-188

EAGLE'S BLUFF-PHASE 3

(51 LOTS)

BEING A 117.586 ACRE TRACT OF LAND SITUATED WITHIN
THE DK HOLYFIELD SURVEY ABST. NO. 1967, SAMUEL RIDDELL SURVEY,
ABST. NO. 1105, & I&GN RR CO SURVEY, ABST. NO. 1786
PARKER COUNTY, TEXAS

NOVEMBER 2019
SHEET 1 OF 3

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

21105.008.002.00 split