

**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 319 and 320. 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.

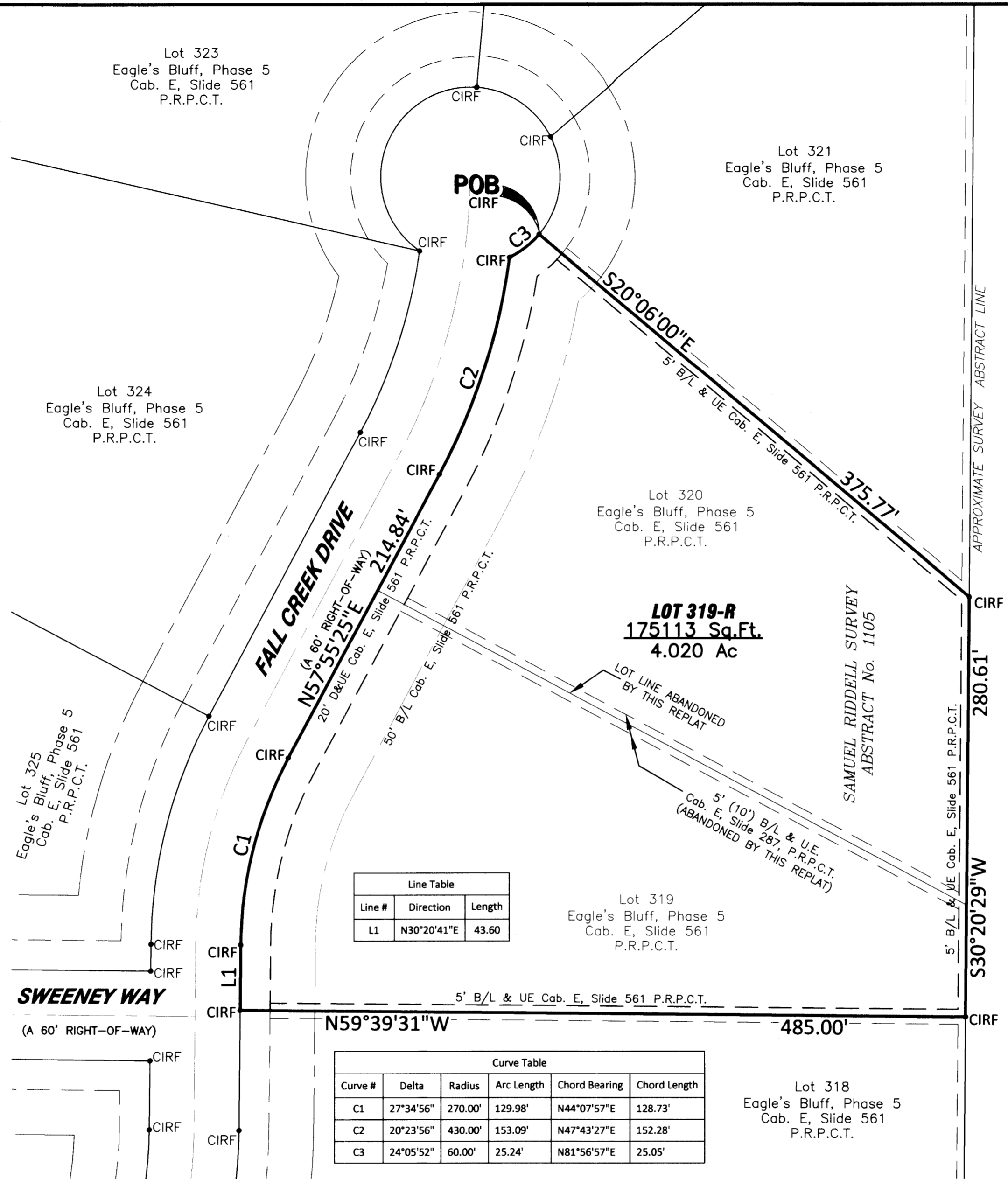
**OWNER:**  
 Jeffrey & Debbie Dunn  
 1218 Delaware Dr.  
 Mansfield, Texas 76001

Jeffrey & Kathryn Dunn  
 6723 Chreeytree Dr.  
 Arlington, Texas 76001

**LAND SURVEYOR:**  
  
**BAIRD, HAMPTON & BROWN**  
 engineering and surveying

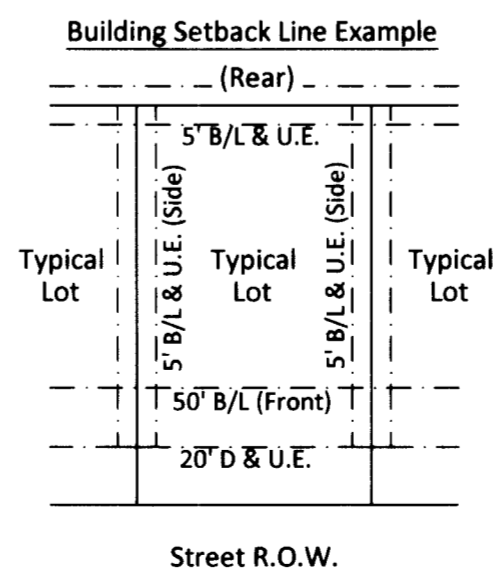
**FLOOD ZONE NOTE**

By scaled location of FEMA FIRM #48367C0375E, effective date 09/25/2008, subject parcel is within OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).



Line Table		
Line #	Direction	Length
L1	N30°20'41"E	43.60

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	27°34'56"	270.00'	129.98'	N44°07'57"E	128.73'
C2	20°23'56"	430.00'	153.09'	N47°43'27"E	152.28'
C3	24°05'52"	60.00'	25.24'	N81°56'57"E	25.05'



11897.005.319.00  
 11897.005.320.00

ACCT NO: 11897  
 SCH DIST: BR

The purpose of this replat is to combine Lots 319 and 320 into one Lot. This replat does not modify or alter any existing covenants and restrictions applicable to this property.

**REPLAT**  
**LOT 319-R**  
**EAGLE'S BLUFF, PHASE 5**  
 BEING A 4.020 ACRE TRACT OF LAND SITUATED WITHIN  
 THE SAMUEL RIDDELL SURVEY, ABSTRACT NO. 1105  
 ALL OF LOTS 319 & 320, EAGLE'S BLUFF, PHASE 5,  
 AS SHOWN ON PLAT SLIDE E-561, P.R.P.C.T.  
 PARKER COUNTY, TEXAS  
 MARCH 2021 SH 1 OF 2

E 719