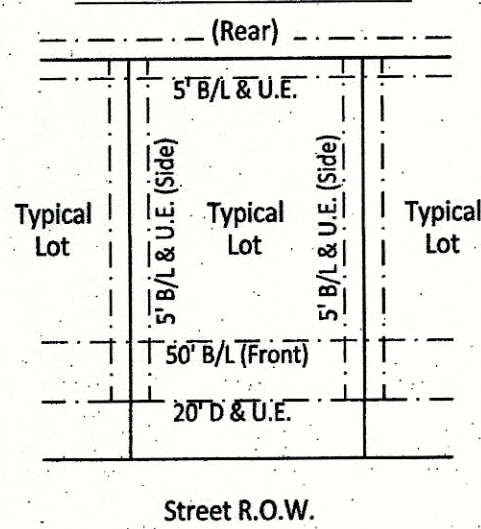


LEGEND

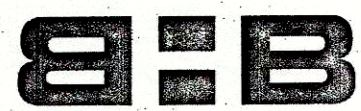
CIRF.....1/2" Capped Iron Rod Marked "PRICE SURVEYING" Found
 D.R.P.C.T.....Deed Records Parker County, Texas
 FD.....Found
 IR.....Iron Rod
 IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
 P.R.P.C.T.....Plat Records Parker county, Texas

Building Setback Line Example



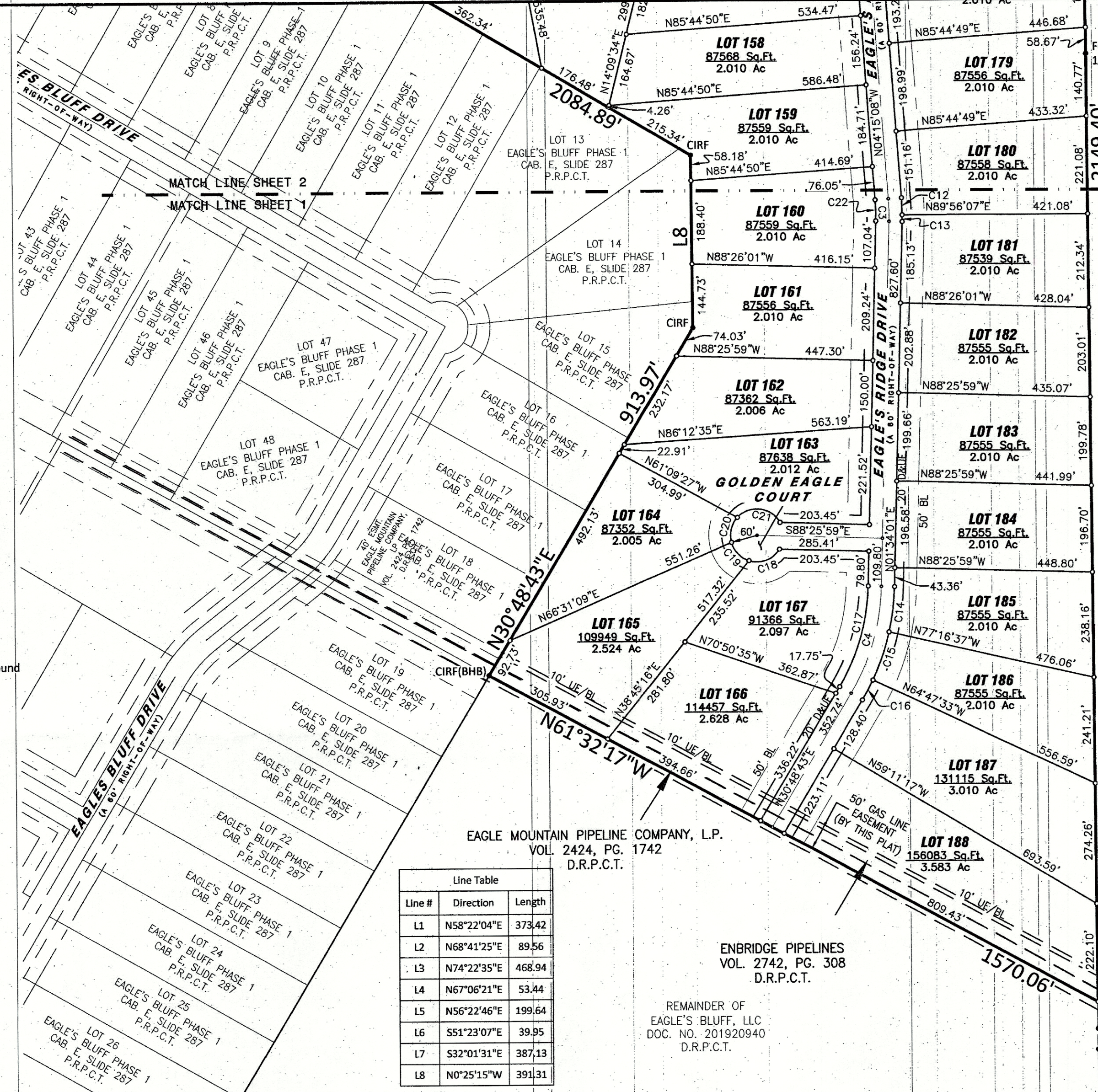
OWNER:
 Eagle's Bluff
 665 Simonds Road
 Williamstown, Massachusetts 01267

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



Line Table

Line #	Direction	Length
L1	N58°22'04"E	373.42
L2	N68°41'25"E	89.56
L3	N74°22'35"E	468.94
L4	N67°06'21"E	53.44
L5	N56°22'46"E	199.64
L6	S51°23'07"E	39.95
L7	S32°01'31"E	387.13
L8	N0°25'15"W	391.31

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

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	6°54'07"	500.00'	60.23'	N28°34'28"W	60.19'
C2	20°12'14"	500.00'	176.31'	N15°01'17"W	175.40'
C3	5°49'01"	500.00'	50.76'	N1°20'30"W	50.74'
C4	29°14'42"	500.00'	255.21'	N16°11'22"E	252.45'
C5	35°45'18"	300.00'	187.21'	N75°34'59"E	184.19'
C6	9°04'53"	300.00'	47.55'	S62°14'47"W	47.50'
C7	26°40'24"	300.00'	139.66'	N80°07'26"E	138.40'
C8	6°54'07"	530.00'	63.84'	N28°34'28"W	63.81'
C9	6°17'22"	530.00'	58.18'	N21°58'43"W	58.15'
C10	12°41'45"	530.00'	117.44'	N12°29'10"W	117.20'
C11	1°14'16"	530.00'	11.45'	N5°31'09"W	11.45'
C12	4°11'03"	530.00'	38.70'	N2°09'29"W	38.69'
C13	1°37'58"	530.00'	15.10'	N0°45'02"E	15.10'
C14	11°09'22"	530.00'	103.20'	N7°08'42"E	103.03'
C15	12°29'04"	530.00'	115.48'	N18°57'55"E	115.26'
C16	5°36'16"	530.00'	51.84'	N28°00'35"E	51.82'
C17	29°14'42"	470.00'	239.90'	N16°11'22"E	237.30'
C18	76°11'01"	60.00'	79.78'	N69°39'31"E	74.03'
C19	57°17'45"	60.00'	60.00'	S43°36'05"E	57.53'
C20	57°17'45"	60.00'	60.00'	S13°41'39"W	57.53'
C21	109°13'29"	60.00'	114.38'	N83°02'44"W	97.83'
C22	5°49'01"	470.00'	47.72'	N1°20'30"W	47.70'
C23	20°10'58"	470.00'	165.56'	N15°01'55"W	164.71'
C24	3°51'36"	330.00'	22.23'	N59°38'08"E	22.23'
C25	87°12'41"	60.00'	91.33'	N39°40'15"W	82.76'
C26	76°23'40"	60.00'	80.00'	N42°07'56"E	74.20'
C27	76°23'40"	60.00'	80.00'	S61°28'25"E	74.20'
C28	60°00'00"	60.00'	62.83'	S6°43'25"W	60.00'
C29	21°18'20"	330.00'	122.71'	N82°39'01"E	122.00'
C30	0°09'28"	330.00'	0.91'	S86°37'06"E	0.91'
C31	56°35'01"	60.00'	59.25'	N61°45'08"E	56.88'
C32	52°05'49"	60.00'	54.56'	S63°54'27"E	52.70'
C33	61°05'03"	60.00'	63.97'	S7°19'01"E	60.98'
C34	75°04'51"	60.00'	78.62'	S60°45'56"W	73.12'
C35	55°09'16"	60.00'	57.76'	N54°07'00"W	55.55'
C36	7°37'42"	270.00'	35.95'	N89°38'47"E	35.92'
C37	28°07'35"	270.00'	132.54'	N71°46'08"E	131.22'
C38	6°54'07"	470.00'	56.62'	N28°34'28"W	56.58'

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

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

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 2 OF 3