

LEGAL DESCRIPTION

Of a 4.019 acres tract of land, being all of Lot 31 and Lot 32 of Eagle's Bluff, Phase 1, according to plat recorded in Cabinet E, Slide 287 of the Plat Records of Parker County, Texas; being the same tracts described in Document No. 202105823 and in Document No. 202115442 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (CBG SURVEYING) in the southeast right of way line of Eagle's Bluff Drive (paved) and at the northwest corner of said Lot 31 and at the southwest corner of Lot 30 of said Phase 1 for the northwest and beginning corner of this tract.

Thence S. 60 deg. 36 min. 40 sec. E. 585.18 feet to a found 5/8" iron rod at the southeast corner of said Lot 30 and in the northwest line of Lot 259 of Eagle's Bluff, Phase 4, according to plat recorded in Cabinet E, Slide 485 of said Plat Records for the northeast corner of this tract and said Lot 31.

Thence S. 30 deg. 49 min. 12 sec. W. 299.25 feet to a found 5/8" iron rod with cap (BHB INC) at the northeast corner of Lot 33 of said Phase 1 and in the west line of Lot 257 of said Phase 4 for the southeast corner of this tract and said Lot 32.

Thence N. 60 deg. 37 min. 12 sec. W. 585.18 feet to a found 5/8" iron rod with cap (BHB INC) in the southeast right of way line of said Eagle's Bluff Drive and at the northwest corner of said Lot 33 for the southwest corner of this tract and said Lot 32.

Thence N. 30 deg. 49 min. 12 sec. E. 299.34 feet to the place of beginning.

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. MAP NO. 48367C0375E,  
DATED SEPTEMBER 26, 2008

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND  
BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND  
STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

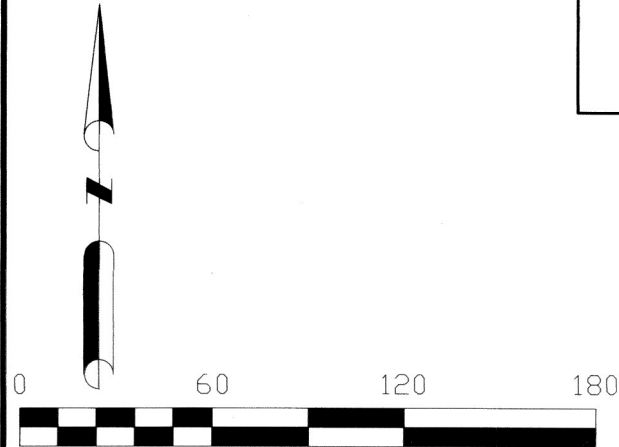
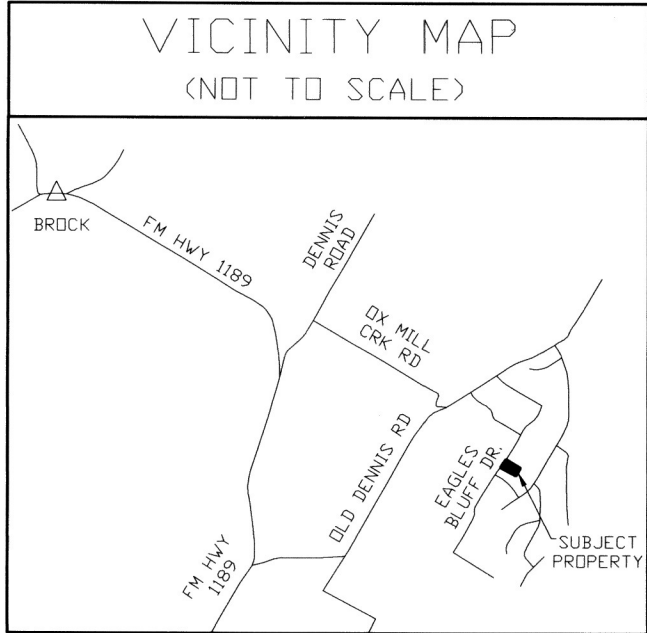
NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN  
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS  
PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE,  
SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE  
SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER IS SUPPLIED BY PRIVATE WATER WELL

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES  
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

11897  
BR  
F-20

11897.001.031.00  
11897.001.032.00



Fluke

OWNER INFORMATION		SURVEYOR	REPLAT LOT 31R EAGLE'S BLUFF PHASE 1  BEING A REPLAT OF ALL LOT 31 AND LOT 32 IN EAGLE'S BLUFF, PHASE 1, ACCORDING TO PLAT RECORDED IN CABINET E, SLIDE 287 OF THE PLAT RECORDS OF PARKER COUNTY, TX  PLAT DATE: NOVEMBER 20, 2023
CHRYSAN GEMZA PATTON & JEREMIAH J. PATTON 1119 EAGLE'S BLUFF DRIVE WEATHERFORD, TX 76087 PH. 281-352-5510		PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841	

That we, CHRYSAN GEMZA PATTON and JEREMIAH J. PATTON, the owners of the land shown hereon, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 31R, EAGLE'S BLUFF, PHASE 1, Parker County, Texas. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot number as indicated hereon.

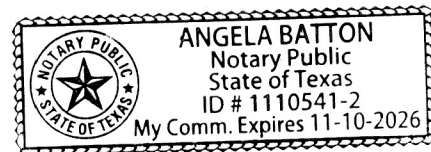
EXECUTED THIS THE 13 DAY OF Dec, 2023

BY: Jeremiah J. Patton  
JEREMIAH J. PATTON

COUNTY OF Parker

GIVEN under my hand and seal of office this 13 day of Dec, 2023

Angela Patton  
Signature



PRIME LENDING, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Title

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally

appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Signature

FIRST FINANCIAL BANK, N.A., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Title

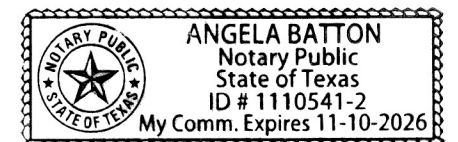
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally

appeared Matt Clark, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 15 day of Dec, 2023

Signature \_\_\_\_\_



ON THIS THE 26<sup>th</sup> DAY OF December, 2023.

COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on OCTOBER 24, 2023.

Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN231138      20187.crd      FN231140

## OFFICIAL PUBLIC RECORDS

Lila Deakle

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE Q30

DATE 12/20/2023

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OWNER INFORMATION

CHRYSAN GEMZA PATTON &  
JEREMIAH J. PATTON  
1119 EAGLES BLUFF DRIVE  
WEATHERFORD, TX 76087  
PH. 281-352-5510

SURVEYOR

PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

REPLAT

LOT 31R  
EAGLE'S BLUFF  
PHASE 1

BEING A REPLAT OF ALL LOT 31  
AND LOT 32 IN EAGLE'S BLUFF,  
PHASE 1, ACCORDING TO PLAT  
RECORDED IN CABINET E, SLIDE  
287 OF THE PLAT RECORDS OF  
PARKER COUNTY, TX

PLAT DATE: NOVEMBER 20, 2023