EAGLE'S BLUFF-PHASE 3

FINAL PLAT
LOTS 137-188

BECING A 117.560 ACRE TRACT OF LAND SITUATED WITHIN
THE DK HOLYFIELD SURVEY ABST. NO. 1967, SAMUEL RIDDELL SURVEY,
ABST. NO. 1105, & I6&M RR CO SURVEY, ABST. NO. 1786
PARKER COUNTY, TEXAS

NOVEMBER 2019
SHEET 2 OF 3

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established by the USGS and FAA. Clearances are 20' from water's edge.

2. All property corners are set 5-8 inch copper iron rod marked "E.B. INC" unless otherwise noted.

3. This survey has been prepared without the benefit of a current commitment for the title insurance and is not a representation or warranty for the accuracy of the engineering data, such as floodplain and floodway locations.

4. The surveyor, as required by the Texas law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations.

5. The minimum finished floor elevations data placed on this plat.


7. Sewer Disposal: On-site septic.

8. Subject property is not within any ETJ jurisdiction.

VARIABLE DRAINAGE EASEMENT

A variable drainage easement encompasses any and all existing creeks, gulves, ravines, swales, or other natural drainage courses and is hereby dedicated as easements for drainage purposes. No construction, or filling without written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water that occurs.