

REMANDED OF
P.G. KINGSLEY VOL.
177 PG. 823
D.R.P.C.T.

REMANDED OF
EAGLE'S BLUFF, LLC
DOC. NO. 201823955
D.R.P.C.T.

SAMUEL RIDDELL SURVEY
ABSTRACT No. 1105

FINAL PLAT
LOTS 84-136

EAGLE'S BLUFF-PHASE 2

(53 LOTS)

BEING A 127.964 ACRE TRACT OF LAND SITUATED WITHIN

THE SAMUEL RIDDELL, ABSTRACT NO. 1105, I&GN RR CO, ABSTRACT NO. 1786,
PARKER COUNTY, TEXAS

AUGUST 2019

SHEET 1 OF 3

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

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.

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

LAND SURVEYOR:

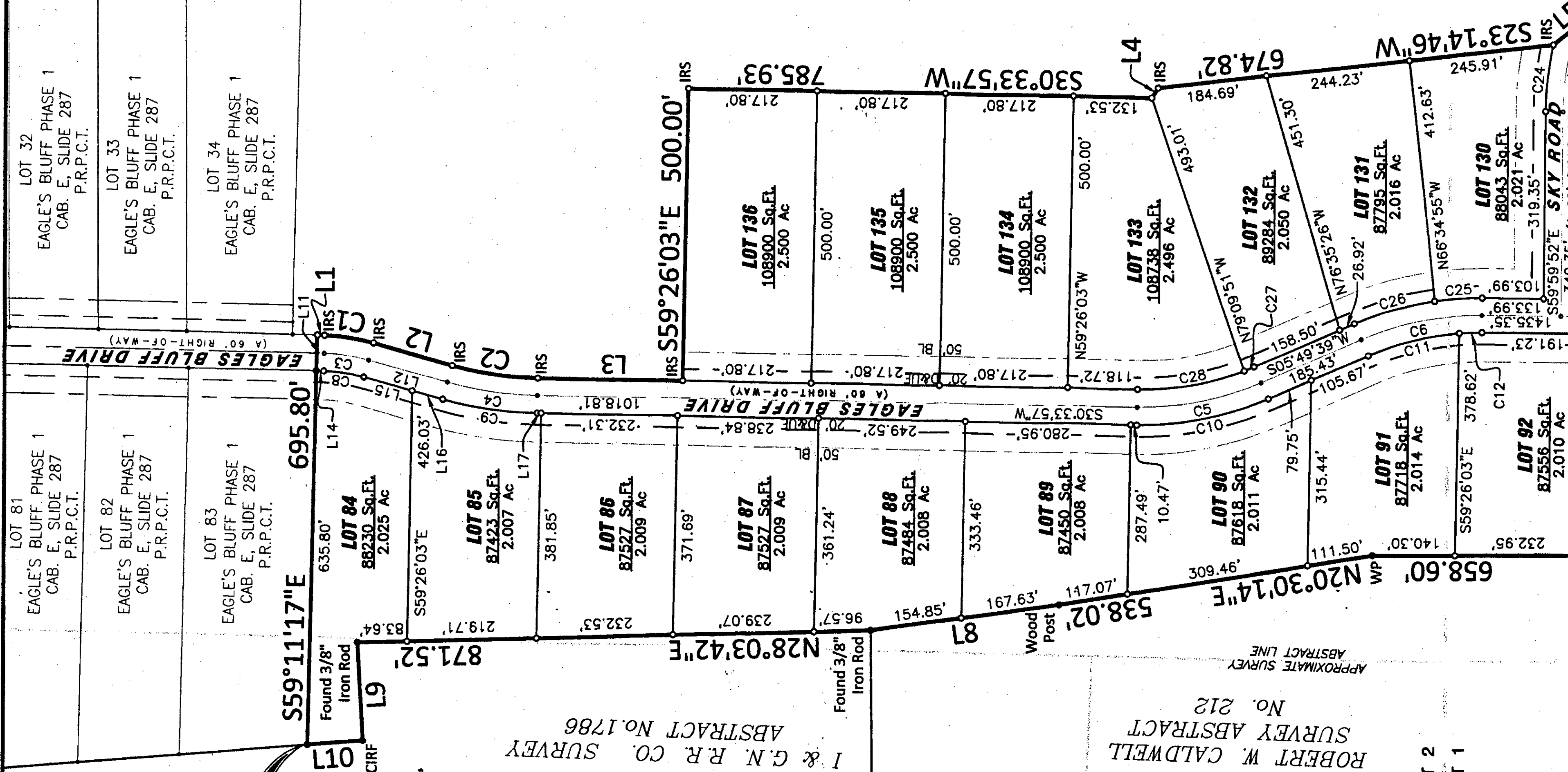
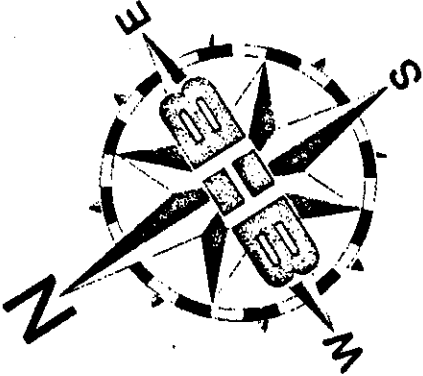
BH&B

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 76116
jmartin@bhinc.com • 817.338.1277 • bhinc.com
TBPE Firm #44 • TBPLUS FIRM #10011300

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
O.I.RS.....5/8" Capped Iron Rod Marked "BHB INC" Set
P.R.P.C.T.....Plat Records Parker county, Texas
WP.....Wood Post



MATCH LINE SHEET 2
MATCH LINE SHEET 1

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STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS, Eagle's Bluff, LLC, a Delaware Limited Liability Company, being the owner of the hereon described property to wit:

BEING a tract of land situated within the I & G. N. R.R. CO. Survey, Abstract No. 1786 and the Samuel Riddell Survey, Abstract No. 1105, Parker County, Texas, same being a portion of a tract of land described by deed to Eagle's Bluff, LLC as recorded in Document Number 201823955, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - 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).

BEGINNING at a 5/8-inch capped iron rod marked "BHB INC" found (CIRF-BHB) for the southwest corner of Lot 83, Eagle's Bluff Phase 1, an addition to Parker County, Texas as recorded in Cabinet E, Slide 287, Plat Records, Parker County, Texas and being in the east line of a tract of land as described by deed to Robert G. Kingsley, and wife, Nan Kingsley as recorded in Volume 1631, Page 998, D.R.P.C.T.,

THENCE South 59°11'17" East, departing the said east line and with the common line of said Lot 83 and the aforesaid Eagle's Bluff, LLC tract, passing a CIR-BHB at a distance of 635.80 feet for the southeast corner of said Lot 83 and being in the west right-of-way line of Eagle's Bluff Drive (a 60 foot right-of-way), and now continuing over and across the said Eagle's Bluff Drive, a total distance of 695.80 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) in the east right-of-way line of the said Eagle's Bluff Drive;

THENCE over and across the said Eagle's Bluff, LLC tract the following courses and distances:

- South 30°48'43" West, a distance of 12.60 feet to an IRS;
- Along curve to the right having a central angle of 14°31'50", a radius of 330.00 feet, an arc length of 83.69 feet and a chord which bears South 38°04'39" West, a distance of 83.47 feet to an IRS;
- South 45°20'34" West, a distance of 138.89 feet to an IRS;
- Along curve to the left having a central angle of 14°46'37", a radius of 570.00 feet, an arc length of 147.01 feet and a chord which bears South 37°57'15" West, a distance of 146.60 feet to an IRS;
- South 30°33'57" West, a distance of 246.70 feet to an IRS;
- South 59°26'03" East, a distance of 500.00 feet to an IRS;
- South 30°33'57" West, a distance of 785.93 feet to an IRS;
- South 27°55'05" East, a distance of 20.12 feet to an IRS;
- South 23°14'46" West, a distance of 674.82 feet to an IRS;
- South 08°45'24" East, a distance of 107.51 feet to an IRS;
- South 30°00'08" West, a distance of 668.77 feet to an IRS;
- South 59°56'37" East, a distance of 1800.54 feet to an IRS;
- South 30°03'23" West, a distance of 1135.72 feet to an IRS in the common line between the aforesaid Eagle's Bluff, LLC tract and a tract of land as described by deed to John William Fuller as recorded in Document Number 2014133, D.R.P.C.T.;

THENCE North 59°54'10" West, with the said common line, a distance of 2849.27 feet to a found 1/2-inch capped iron rod marked "PRICE SURVEYING" (CIRF) for the southwest corner of the said Eagle's Bluff, LLC tract, same being the northwest corner of the said John William Fuller tract and being in the east line of a tract of land as described by deed to Bedford E. Beaty and wife, Patsy Beaty, and Don Gill and wife, Norma Jean Gill as recorded in Volume 544, Page 683, D.R.P.C.T.;

THENCE with the common line between the said Eagle's Bluff, LLC tract and the said Bedford E. Beaty tract the following courses and distances:

- North 28°09'39" East, a distance of 401.68 feet to a 4-inch wood post;
- North 11°51'33" East, a distance of 34.25 feet to a CIRF;
- North 27°00'14" East, a distance of 487.41 feet to a 6-inch wood post;
- North 45°10'21" East, passing at a distance of 98.68 feet the northeast corner of the said Bedford E. Beaty tract and the southeast corner of a tract of land as described by deed to Don Gill and wife, Norma Jean Gill as recorded in Volume 1132, Page 325, D.R.P.C.T. and now continuing with the common line between the said Eagle's Bluff, LLC tract and the said Don Gill tract, in all for a total distance of 626.05 feet to a CIRF;
- THENCE with the common line between the said Eagle's Bluff, LLC tract and the said Don Gill tract the following courses and distances:
- North 29°26'29" East, a distance of 658.60 feet to 6-inch wood post;
- North 20°30'14" East, a distance of 538.02 feet to a 4-inch wood post;
- North 21°48'38" East, a distance of 322.48 feet to a found 3/8-inch iron rod for the northeast corner of the said Don Gill tract, same for the southeast corner of the aforementioned Robert G. Kingsley tract,

OWNER:

Eagle's Bluff
665 Simonds Road
Williamstown, Massachusetts
01267

LAND SURVEYOR:



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engineering and surveying

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TBPE Firm #44 • TBPLS Firm #10011300

THENCE with the common line between the said Eagle's Bluff, LLC tract and the said Robert G. Kingsley tract the following courses and distances:

- North 28°03'42" East, a distance of 871.52 feet to found 3/8-inch iron rod;
- North 63°34'02" West, a distance of 166.87 feet CIRF;
- North 25°04'13" East, a distance of 94.14 feet to the POINT OF BEGINNING and containing 5,574,092 square feet or 127.964 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Eagle's Bluff, LLC, acting herein by and through its duly authorized officer, Monte Magness, does hereby adopt this plat designating the herein described property as LOTS 84-136, EAGLE'S BLUFF - PHASE 2, an addition to Parker County, Texas (the County), and does hereby dedicate to the County:

(i) easements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entities, including the County, providing services to the addition created hereby and desiring to use or using the same, and also an easement and right-of-way under, across and upon all lots shown hereon for the construction, installation, maintenance, operation, inspection, removal and reconstruction of the facilities, equipment and systems of such public utility entities; and

(ii) for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots shown hereon for any purpose related to the exercise of a governmental service or function including, but not limited to, fire protection and law enforcement, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. All lots and all streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. Owner acknowledges that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements dedicated herein. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the County and public utility entities, of their respective easements shall not unreasonably interfere with the rights of property owners and the homeowner's association (the "Association") in and to all lots shown hereon as set forth in the "Declaration of Covenants, Restrictions, and Easements for "Eagle's Bluff", dated January 25, 2019 recorded in County Clerk Document Number: 20190144 of the Land Records of Parker County, Texas.

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnities") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnities. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or by any public improvements owned by any of the Indemnities.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnities from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury was the negligent acts or omissions of the Indemnities or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnities from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

THAT THE OBLIGATIONS of the Association and lot owners set forth in paragraphs 2, 3 and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County should such action occur at the same time in the future.

THAT if all lots in the future becomes a public street as provided in the Declaration, Owner dedicates to the County a sidewalk easement on the portions of all lots upon which a sidewalk is installed connecting the sidewalk on all lots into public sidewalks on any adjacent and/or intersecting roadway, together with the area: (a) lying between such sidewalks and the lot line of all lots, and (b) the area lying within 1 foot of the other side of the sidewalks.

THE STATE OF TEXAS §

COUNTY OF PARKER §

APPROVED by the Commissioners Court of Parker County, Texas, on this

the 19th day of August, 2019.

Pat Deen, County Judge

George A. Conley
George Conley
Commissioner Precinct #1

Larry Walden
Larry Walden
Commissioner Precinct #3

Craig Peacock
Craig Peacock
Commissioner Precinct #2

Steve Dugan
Steve Dugan
Commissioner Precinct #4

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This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this the 19th day of August, 2019.

BY:

Eagle's Bluff, LLC

Monte Magness
Monte Magness, authorized Agent

Monte Magness-Authorized Agent

Printed Name and Title

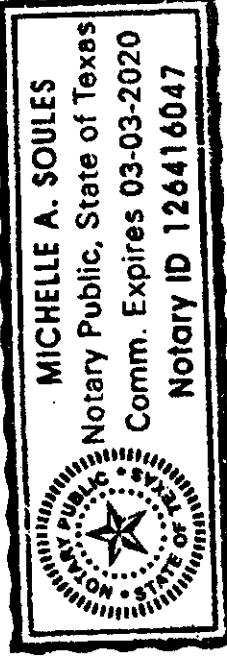
STATE OF TEXAS §

COUNTY OF PARKER §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Monte Magness, known to be the person whose name is subscribed hereto.

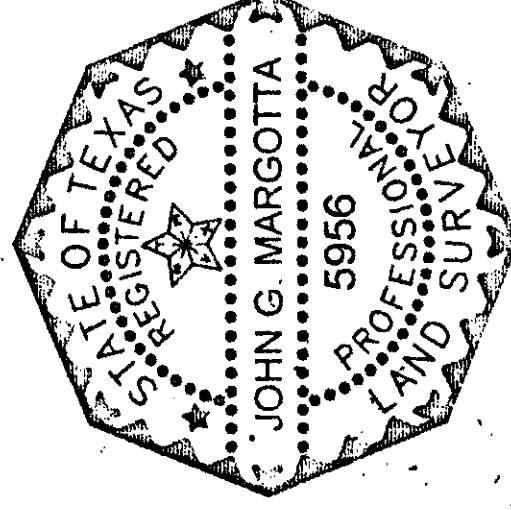
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of August, 2019.

Michelle A. Soules
Michelle A. Soules
Notary Public



SURVEYOR'S CERTIFICATION

I, John Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.



John G. Margotta
John G. Margotta
State of Texas Registered Professional Land Surveyor
RPLS No. 5956

Date: August 19, 2019

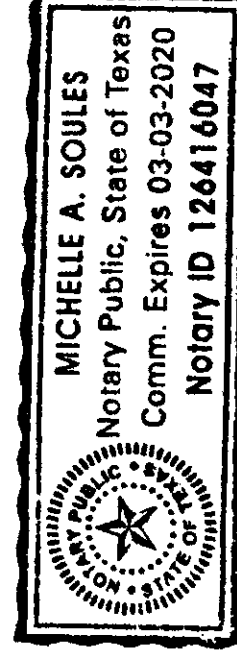
STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared John Margotta, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of August, 2019.

Michelle A. Soules
Michelle A. Soules
Notary Public



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201922111
2019/22/2019 10:23 AM
Page 24 of 60
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT

LOTS 84-136

EAGLE'S BLUFF-PHASE 2

(53 LOTS)

BEING A 127.964 ACRE TRACT OF LAND SITUATED WITHIN

THE SAMUEL RIDDELL, ABSTRACT NO. 1105, I&GN RR CO, ABSTRACT NO. 1786,

PARKER COUNTY, TEXAS

AUGUST 2019

SHEET 3 OF 3