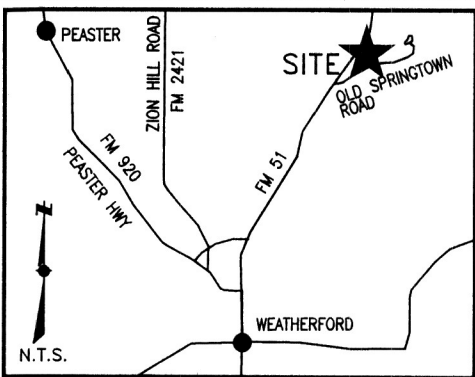




SUBDIVISION DATA:

- TOTAL ACREAGE: 1.182 ACRES
- ACCESS TO THE PROPERTY IS ALONG OLD SPRINGTOWN RD.
- TOTAL LOTS: 1 SINGLE FAMILY LOT
- ELECTRIC SERVICES PROVIDED BY: TRI-COUNTY ELECTRIC COOPERATIVE, INC.
- WATER SERVICES PROVIDED BY: EAGLE RIDGE MUD

GENERAL NOTES:

- BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION.
- TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OF NO. 1337PT. EFFECTIVE DATE: MAY 23, 2021 ISSUED: JUNE 3, 2021
- RIGHT-OF-WAY EASEMENT TO THE STATE OF TEXAS, VOLUME 211, PAGE 134, D.R.P.C.T. (DOES NOT APPLY)
- RIGHT-OF-WAY EASEMENT TO BRAZOS ELECTRIC POWER COOPERATIVE, INC., VOLUME 299, PAGE 511, D.R.P.C.T. (DOES NOT APPLY)
- RIGHT-OF-WAY EASEMENT TO BRAZOS ELECTRIC POWER COOPERATIVE, INC., VOLUME 299, PAGE 512, D.R.P.C.T. (DOES NOT APPLY)
- RIGHT-OF-WAY AND GATHERING SYSTEM AGREEMENT, VOLUME 1127, PAGE 552, D.R.P.C.T. (DOES NOT APPLY)
- UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
- A DRAINAGE/UTILITY EASEMENT (D.U.E.) IS ONLY REQUIRED, AS NECESSARY, TO SHOW ANY EXISTING/FUTURE EASEMENTS OR DRAINAGE EASEMENTS TO HELP WITH THE FLOW OF WATER OR PLACEMENT OF EASEMENTS.
- PARKER COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.
- 1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING" SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- PRELIMINARY PLAT OF LOT 6R, BLOCK 2, OF EAGLE RIDGE ESTATES PHASE I BEING A 1.182 ACRES TRACT OF LAND OUT OF THE CALLED 161.1 ACRES SITUATED IN THE T. & P. RR. CO. SURVEY NO. 101, ABSTRACT NO. 1467, BEING THE REMNANT PORTION OF THAT CALLED 161.1 ACRE TRACT OF RECORD IN DOCUMENT NO. 202329000, DEED RECORDS, PARKER COUNTY, TEXAS
- UNLESS NOTED OTHERWISE ON THE FACE OF THE PLAT, ALL LOTS WITHIN THIS SUBDIVISION HAVE A 10 FEET DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT, REAR, AND SIDE LOT LINES.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- DRIVEWAY APPROACH LOCATIONS ON CORNERS LOTS SHALL BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS FURTHEST FROM THE INTERSECTION.
- FUTURE DEVELOPMENT, CONSTRUCTION, AND LANDSCAPING: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BUILDING SETBACK: ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SET BACKS AS SPECIFIED BY PARKER COUNTY MUNICIPAL CODE OF ORDINANCES. 40' FRONT, 10' SIDE AND BACK.
- 40' R.O.W. OF OLD SPRINGTOWN ROAD DEDICATED BY EAGLE RIDGE ESTATES PHASE I, OF RECORD IN CABINET F, SLIDE 646, DOC. NO. 202400571, P.R.P.C.T.
- WATER TO BE PROVIDED BY THE MUD.
- NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 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 AVAILABILITY.
- THE PURPOSE OF THIS REPLAT IS TO REVISE THE LOCATION OF THE 20 FEET WIDE ACCESS AND D.U.E. IN LOT 6. LOT 6 BEARINGS AND AREA ARE NOT MODIFIED.
- OLD SPRINGTOWN ROAD SPEED LIMIT IS 40 M.P.H.
- RESIDENTS MUST DISPLAY REFLECTIVE HOUSE NUMBERS BY THEIR DRIVEWAYS, ENSURING THEY ARE VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

METES AND BOUNDS DESCRIPTION

BEING a 1.182 Acres (51,504 Square Feet) tract of land situated in the Texas and Pacific Railroad Company (T. & P. RR. Co.) Survey No. 101, Abstract No. 1467, Parker County, Texas, being all of Lot 6, Block 2, Eagle Ridge Estates Phase I, of record in Cabinet F, Slide 646, Doc. No. 202400571, Plat Records, Parker County, Texas (P.R.P.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" found in the north right-of-way (R.O.W.) line of Old Springfield Road (50 feet wide) and marking the common south corner of Lot 5 and Lot 6, Block 2, said Eagle Ridge Phase I, and marking the southwest corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" found marking the southwest corner of said Block 2, Eagle Ridge Phase I;

THENCE, North 30°22'04" West, 306.45 feet with the common line of said Lot 5 and Lot 6 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" found at the common line of a south line of the remnant portion of that called 161.1 acres conveyed to Eagle Ridge Estates Development, LLC of record in Doc. No. 202329000, Deed Records, Parker County, Texas (D.R.P.C.T.) and the north line of said Eagle Ridge Phase I and marking the northwest corner of the herein described tract;

THENCE, North 61°52'46" East, 178.54 feet with said common line to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" found marking the north common corner of Lot 6 and Lot 7, Block 2, said Eagle Ridge Phase I, and marking the northeast corner of the herein described tract;

THENCE, South 26°52'56" East, 304.19 feet with the common line of said Lot 6 and Lot 7 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" found in the north R.O.W. line of aforementioned Old Springfield Road and marking the southeast corner of the herein described tract and the beginning of a curve to the left;

THENCE, 160.00 feet with the arc of said curve to the left having a radius of 2,303.51 feet, a central angle of 03°58'47" and a chord that bears South 61°07'40" West, 159.97 feet to the **POINT OF BEGINNING** and CONTAINING 1.182 Acres (51,504 Square Feet) of land.

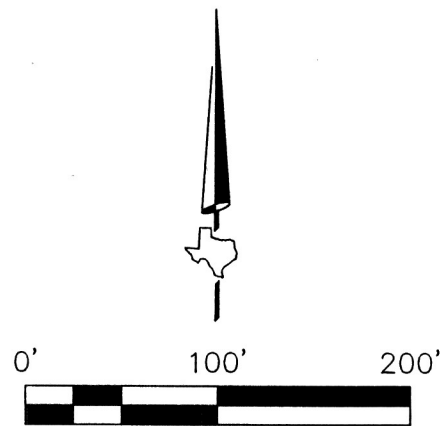
Know all men by these presents:

That I Rodric R. Reese, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Springtown, Parker County, Texas.

Rodric R. Reese 5/16/2025
RODRIC R. REESE, R.P.L.S. NO. 5883 DATE



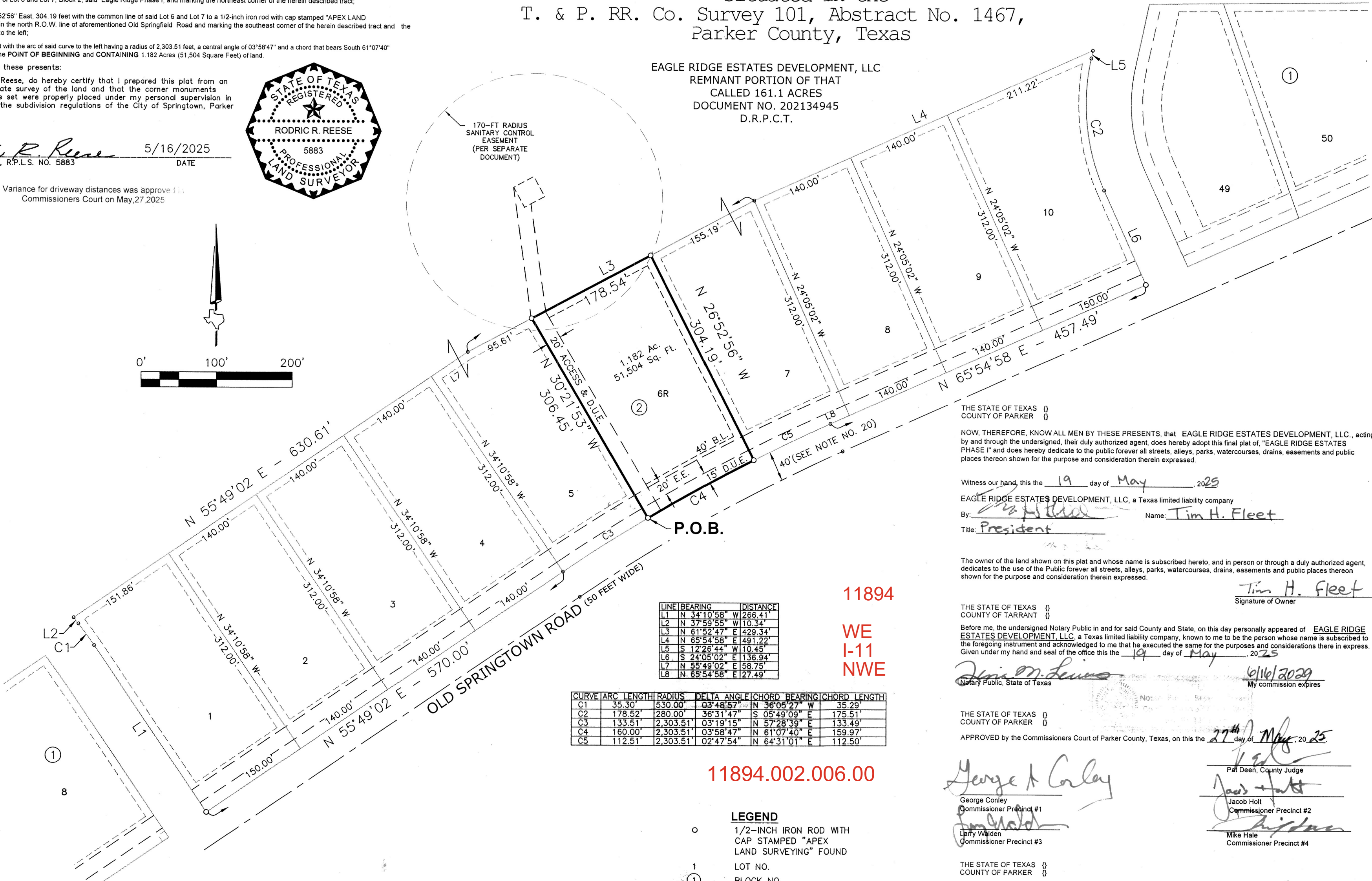
Variance for driveway distances was approved by the Commissioners Court on May 27, 2025



A REPLAT
LOT 6R, BLOCK 2, EAGLE RIDGE ESTATES PHASE I

being a replat of
Lot 6, Block 2, Eagle Ridge Phase I,
Cabinet F, Slide 646, Doc. No. 202400571,
Plat Records, Parker County, Texas
situated in the
T. & P. RR. Co. Survey 101, Abstract No. 1467,
Parker County, Texas

EAGLE RIDGE ESTATES DEVELOPMENT, LLC
REMNANT PORTION OF THAT
CALLED 161.1 ACRES
DOCUMENT NO. 202134945
D.R.P.C.T.



LINE	BEARING	DISTANCE
L1	N 34°10'58" W	266.41'
L2	N 37°59'55" W	10.34'
L3	N 61°52'47" E	429.34'
L4	N 65°54'58" E	481.22'
L5	S 12°26'44" W	10.45'
L6	S 24°05'02" E	136.94'
L7	N 55°49'02" E	58.75'
L8	N 65°54'58" E	27.49'

CURVE	ARC	LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	35.30'	530.00'	03°48'57"	N 36°05'27" W	35.29'		
C2	178.52'	280.00'	36°31'47"	S 05°49'09" E	175.51'		
C3	133.51'	2,303.51'	03°19'15"	N 57°28'39" E	133.49'		
C4	160.00'	2,303.51'	03°58'47"	N 61°07'40" E	159.97'		
C5	112.51'	2,303.51'	02°47'54"	N 64°31'01" E	112.50'		

LEGEND

- 1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING" FOUND
- LOT NO.
- BLOCK NO.
- EASEMENT
- BUILDING SETBACK LINE
- DEED RECORDS, PARKER COUNTY, TEXAS
- PLAT RECORDS, PARKER COUNTY, TEXAS
- POINT OF BEGINNING
- DRAINAGE AND UTILITY EASEMENT
- RIGHT-OF-WAY
- BUILDING LINE
- ELECTRICAL EASEMENT
- PROPERTY HOOK

FLOOD INFORMATION:
MAP NUMBER: 48367C0275E
EFFECT, DATE: 09/26/2008
FIRM: 480520
PANEL: 027 E
ZONE: "NON-SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

ENGINEER
SCOTT SCHERER, P.E.
LACKLAND ENGINEERING, PLLC
FIRM NO. F-22775
817.731.7595
3045 LACKLAND ROAD
FORT WORTH, TX 76116

OWNER / DEVELOPER
EAGLE RIDGE ESTATES DEVELOPMENT, LLC.
3045 LACKLAND ROAD
FORT WORTH, TX 76116

REV	DATE	BY	DESCRIPTION	PROJECT	2021.025-Eagle_Ridge_Estates Phase I Lot 6.DWG
1	05/16/25	BC	ADD NOTE NO. 26	DRAWN BY:	BC DATE: 4/22/25
				FIELD CREW:	JM DATE: 10/29/24
				SCALE:	1"=100' PAGE: 1 OF 1

THE STATE OF TEXAS
COUNTY OF PARKER

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that EAGLE RIDGE ESTATES DEVELOPMENT, LLC., acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of, "EAGLE RIDGE ESTATES PHASE I" and does hereby dedicate to the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed

Witness our hand, this 19 day of May, 2025

EAGLE RIDGE ESTATES DEVELOPMENT, LLC, a Texas limited liability company

By: *Tim H. Fleet* Name: Tim H. Fleet
Title: President

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared of EAGLE RIDGE ESTATES DEVELOPMENT, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein in express. Given under my hand and seal of the office this 19 day of May, 2025

Tim H. Fleet 6/16/2029
Notary Public, State of Texas My commission expires

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, on this 27th day of May, 2025

George A. Conley
George Conley
Commissioner Precinct #1

Jacob Holt
Jacob Holt
Commissioner Precinct #2

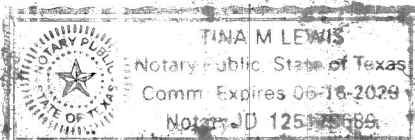
Mike Hale
Mike Hale
Commissioner Precinct #4

THE STATE OF TEXAS
COUNTY OF PARKER

I, being the dedicatory and owner of the attached plat of said Subdivision, do hereby certify that it is not within any incorporated city or town.

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared *Tim H. Fleet* 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 purpose and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this day of June 9, 2025



Notary Public in and for State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202515357
06/10/2025 02:01 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT