



LOT 1, BLOCK A
RILEY MDT HOLDINGS
INST. NO. 2014-165
P.R.D.C.T.

LOT 4, BLOCK L
SADDLEBROOK ESTATES,
PHASE 2
CAB. Q, PG. 133
P.R.D.C.T.

LOT 3XX, BLOCK A
HOA DETAIL**
0.023 Acres

- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
 - C.M. CONTROLLING MONUMENT

- SURVEYOR'S NOTES:**
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
 - This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0510G, dated April 18, 2011, via scaled map location and graphic plotting.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state planning statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to create 38 residential lots and 3 HOA lots from a tract of land.

ENGINEER
CRANNELL CRANNELL MARTIN ENGINEERING
2570 FM 407, Suite 209
Highland Village, Texas, 75077
972-691-6633
Point of Contact: Cody Crannell

OWNER/DEVELOPER
Pitner Bartonville Royalties, L.P.
122 Leesley Lane
Argyle, Texas 76226

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 10/21/2021 CHECKED BY: M.P. JOB NO.: D57260

Point of Contact:
Grayson Ceбалlos
972-370-5871
grayson.ceballos@windroseservices.com
Last Revision Date: 11/23/2021

FINAL PLAT
EAGLE RIDGE ADDITION
Being a 87.168 acre tract of land situated in the A.R. Loving Survey, Abstract Number 736, 38 Residential Lots and 3 HOA Lots Town of Bartonville, Denton County, Texas

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY