



- 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 platting 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.

- 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

**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

Point of Contact:  
 Grayson CeBallos  
 972-730-5871  
 grayson.ceballos@windrose.com  
 Last Revision Date: 01/26/2022

**AMENDED 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

Filed for Record in the Official Records of Denton County On: 2/2/2022 11:31:22 AM In the PLAT Records PINNER BARTONVILLE ROYA Doc Number: 2022-36 Number of Pages: 2 Amount: 100.00 Order# 202202000355 By: KI

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