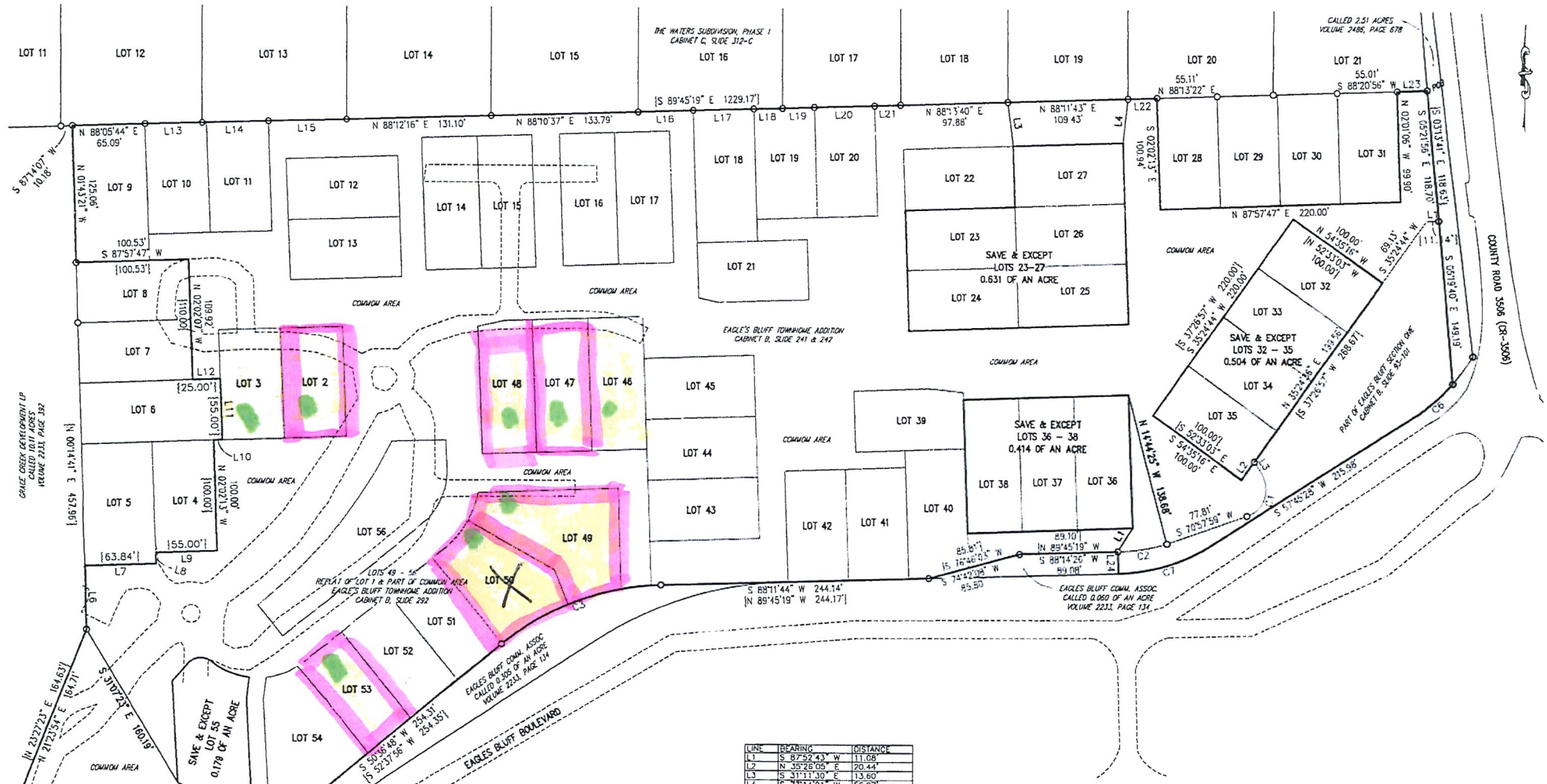

LINE	BEARING	DISTANCE
L1	S 87°52'43" W	11.08'
L2	N 35°26'05" E	20.44'
L3	S 31°11'30" E	13.60'
L4	S 73°14'21" W	56.97'
L5	N 66°30'13" W	53.01'
L6	N 01°47'32" W	57.98'
L7	N 87°57'47" E	63.84'
L8	N 02°02'13" W	10.00'
L9	N 87°57'47" E	55.00'
L10	N 87°57'47" E	7.87'
L11	N 02°02'13" W	55.00'
L12	S 87°57'47" W	25.00'
L13	N 88°28'17" E	50.94'
L14	N 88°03'35" E	59.07'
L15	N 88°24'16" E	69.53'
L16	N 88°01'30" E	50.03'
L17	N 88°15'57" E	55.04'
L18	N 86°40'00" E	26.17'
L19	N 87°50'04" E	28.87'
L20	N 88°16'46" E	54.96'
L21	N 88°12'59" E	23.61'
L22	N 88°08'26" E	26.04'
L23	N 87°49'45" E	27.21'
L24	N 01°46'21" W	20.00'

LINE	BEARING	DISTANCE
L1	N 32°12'31" E	29.13'
L2	N 83°59'08" W	40.40'
L3	S 07°19'35" E	40.06'
L4	S 06°08'58" W	40.26'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.52'	45.76'	39.87'	S 20°11'32" W	102°42'58"
C2	154.93'	45.13'	44.97'	S 80°57'24" W	16°41'27"
C3	239.07'	156.93'	154.13'	S 69°23'25" W	37°36'36"
C4	170.00'	119.45'	117.01'	N 86°37'53" W	40°15'31"
C5	230.00'	18.43'	18.43'	N 68°47'57" W	4°35'28"
C6	170.00'	47.92'	47.76'	S 49°40'57" W	16°09'02"
C7	170.24'	90.58'	89.52'	S 72°58'26" W	30°29'08"

LEGEND:

- DEED CALL
- 1/2" IR TO BE SET @ LATER DATE (CSC RPLS#5980)
- 1/2" IRF
- FENCE
- A/C
- POWER POLE
- POWER LINE
- WATER METER
- TELEPHONE PEDESTAL
- CABLE BOX
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- LIGHT POLE
- METER POLE
- FIRE HYDRANT
- SEPTIC TANK
- GUY ANCHOR
- CLEAN OUT
- SANITARY SEWER MANHOLE
- TBM
- WATER VALVE

UNLESS OTHERWISE NOTED.

NOTE: Bearings are based on the Texas State Plane Coordinate System, Texas North Central, Zone 4202, NAD 83.

I, James Garrett Cain, do hereby certify that this Plat accurately represents an on the ground survey made under my direct supervision on September 1, 2021 and is being submitted along with a Legal Description of the tract(s) shown hereon.
PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 5980

NOTE: The purpose of this survey is to define the outer perimeter of all Eagle's Bluff Townhome Addition not to define all interior lots and/or tracts.

This survey was prepared without the benefit of a Title Commitment and is subject to any easements of record not indicated or shown hereon.

DRAWN BY:	DBK	APPROVED BY:	J.G.C.	REVISIONS:	A SURVEY FOR EAGLES BLUFF CLUB, LLC EAGLES BLUFF BOULEVARD BULLARD, TEXAS	CAIN SURVEYING COMPANY TBPELS NO. 10120100 315 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 75791 PHONE: 903-839-1104 FAX: 903-839-1184	SHT. NO.
DATE:	10/17/2022	PROJ. NO.	J4798				
DWG. NO.:	J4789 PLAT	DWG.	Boundary				

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