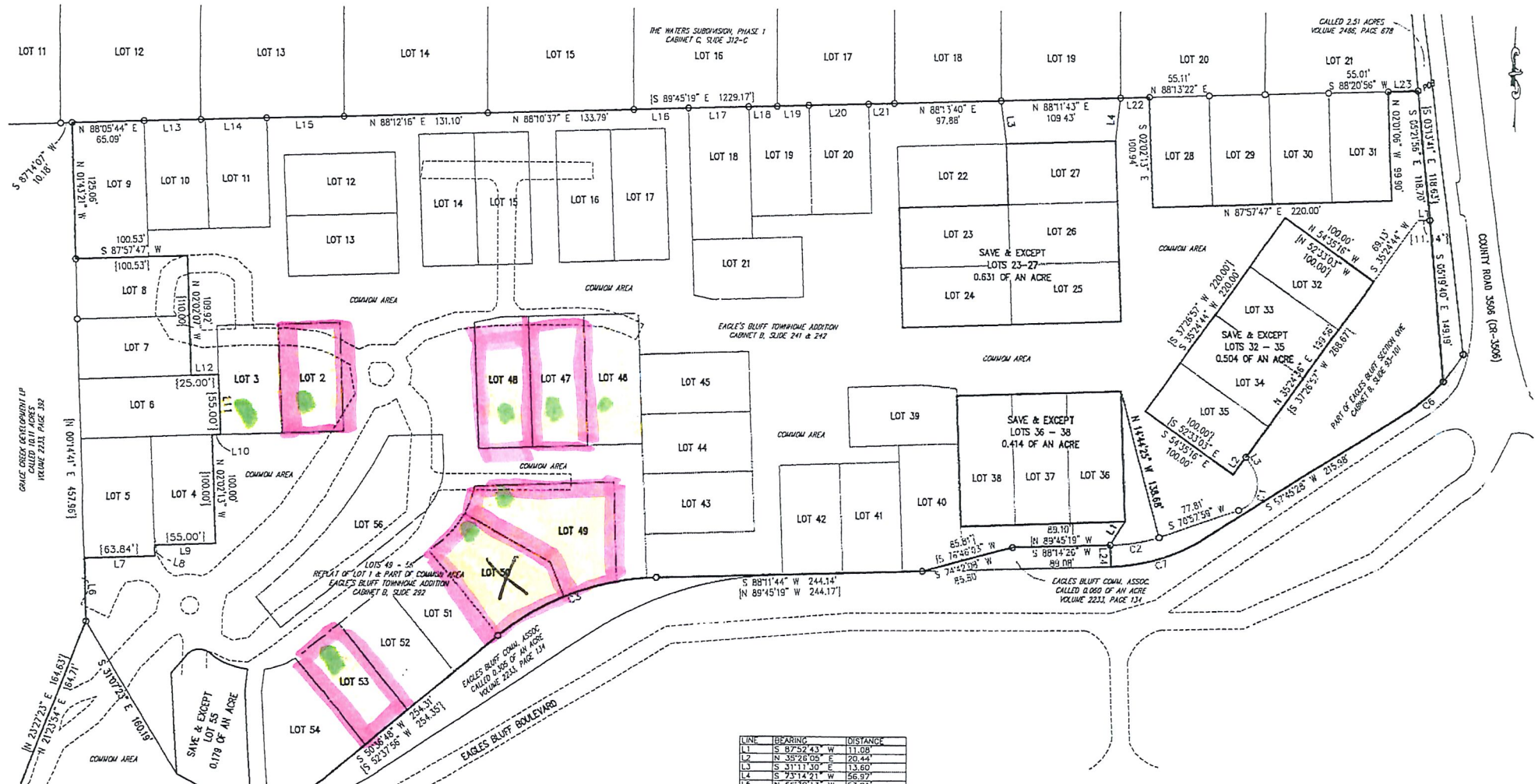

LINE	BEARING	DISTANCE
L1	S 87°52'43" W	11.08'
L2	N 35°28'05" E	20.44'
L3	S 31°11'30" E	13.60'
L4	S 73°14'21" W	56.97'
L5	N 66°30'13" W	53.01'
L6	N 01°47'32" W	57.96'
L7	N 87°57'47" E	63.84'
L8	N 02°02'13" W	10.00'
L9	N 87°57'47" E	55.00'
L10	N 87°57'47" E	7.87'
L11	N 02°02'13" W	55.00'
L12	S 87°57'47" 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°15'37" E	55.04'
L18	N 88°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°08'28" E	26.04'
L23	N 87°49'45" E	27.21'
L24	N 01°46'21" W	20.00'

LINE	BEARING	DISTANCE
L1	N 52°12'51" E	25.13'
L2	N 83°59'08" W	40.40'
L3	S 07°19'55" E	40.08'
L4	S 06°06'58" W	40.28'

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°42'57" 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:
11 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
DATE: 10/17/2022	PROJ. NO. J4795		EAGLES BLUFF BOULEVARD BULLARD, TEXAS
DWG. NO.: J4789 PLAT	DWG. ____ Boundary		

CAIN SURVEYING COMPANY
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SHT. NO.

0 60 120