Buyer Initial

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	223.14'	92.81'	92.14'	S 10°13'16" W	23°49'49"
C2	98.00'	34.63'	34.45'	S 11°46'48" W	20°14'46"

JOHN WALKER SURVEY
ABSTRACT 54

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

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 24, 2020 and is being submitted along with a Legal Description of the tract(s) shown hereon.

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

STATE OF TEXAS
REGISTERED
JAMES GARRETT CAIN
5980
PROFESSIONAL
LAND SURVEYOR

LOT 13

N 84°28'45" E 179.32'

MAG NAIL IN CONCRETE

7.5' SBL

20' SBL

0.431 OF AN ACRE
BEING ALL OF LOT 14,
BLOCK 5, EAGLES BLUFF SECTION 1
CABINET B, SLIDES 96
CABINET B, SLIDES 97
CHEROKEE COUNTY, TEXAS

N 05°26'09" W 105.19'

25' SBL

LAKE PALESTINE

METAL RET WALL

METAL RET WALL

LAKE BLUFF DRIVE

C1

20' SBL

W/CAP #3683

C2

W/CAP #2114

7.5' SBL

N 89°02'27" W 145.16'

25.84'

LOT 15

LEGEND:
- DEED CALL
- 1/2" IRS W/CAP (CSC RPLS#5980)
- 1/2" IRF
- WATER METER
- A/C
- LIGHT POLE
- CABLE BOX
- ELECTRIC BOX

UNLESS OTHERWISE NOTED.

		REVISIONS:
DRAWN BY:	J.W.H.	
DATE:	9/28/2020	
DWG. NO.:	J3802	
FB/PG:	NONE	

A SURVEY FOR
STEVE PLYBON

131 LAKE BLUFF DRIVE
BULLARD, TEXAS

CAIN
SURVEYING COMPANY
FIRM NO. 10123100
315 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 75791
PHONE: 903-839-1104 FAX: 903-839-1184

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