

0.289 OF AN ACRE
 BEING ALL OF LOT 27
 THE COTTAGES AT
 EAGLES BLUFF, PHASE 2
 CABINET C, SLIDE 228-C
 CHEROKEE COUNTY, TEXAS

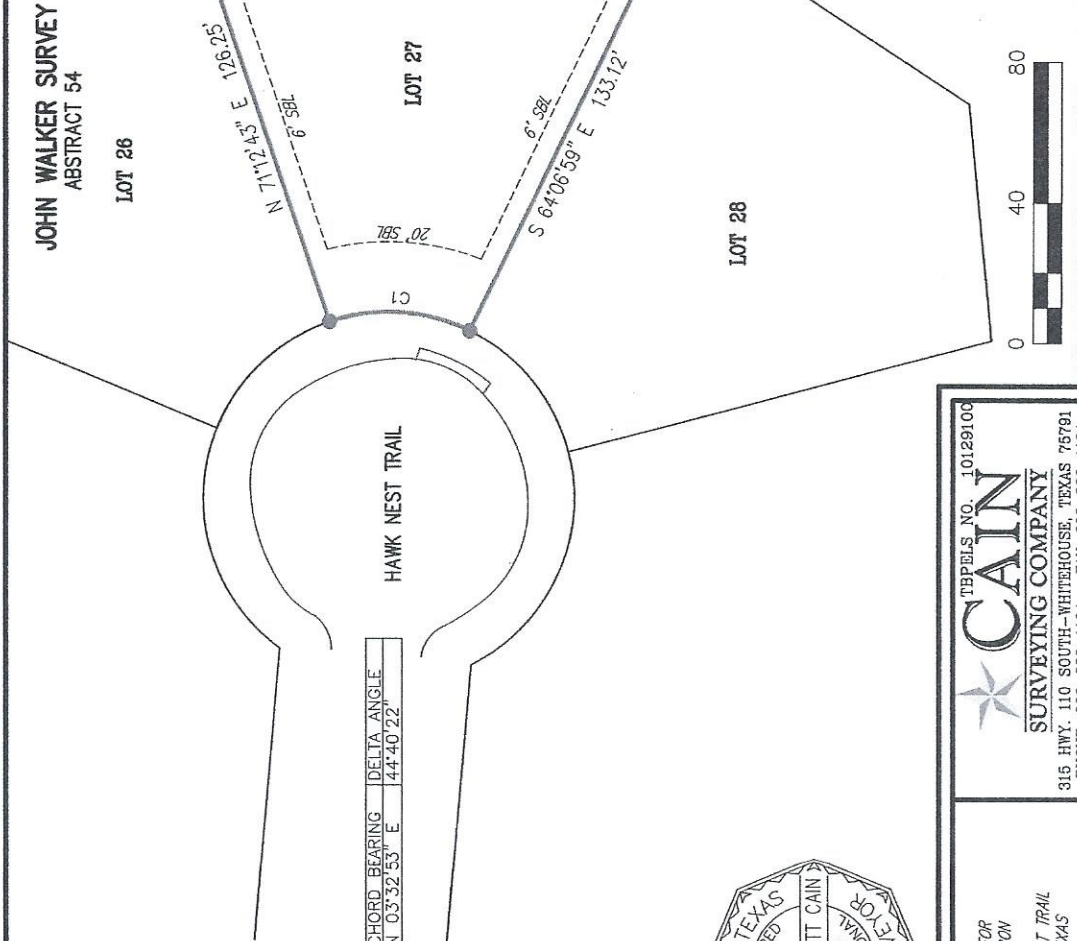
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	53.00'	41.32'	40.28'	N 03°32'53" E	44°40'22"

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 on the ground survey made under my direct supervision on July 14, 2022 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



LEGEND:
 1) DEED CALL
 ● 1/2" IRS W/CAP (CSC RPLS #5980)
 ○ 1/2" IRF CAP #5980
 UNLESS OTHERWISE NOTED.



TIPRELS NO. 10129100
CAIN
 SURVEYING COMPANY
 315 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 75791
 PHONE: 803-839-1104 FAX: 903-839-1184

A SURVEY FOR
 STEVE PLYBON
 1000 HAWK NEST TRAIL
 BULLARD, TEXAS

DRAWN BY:	J.W.H.	REVISIONS:
DATE:	7/14/2022	
DWG. NO.:	J4115	
FB/PC:	NONE	

Wayne@mintyrebuilders.com
 Tyler.com