

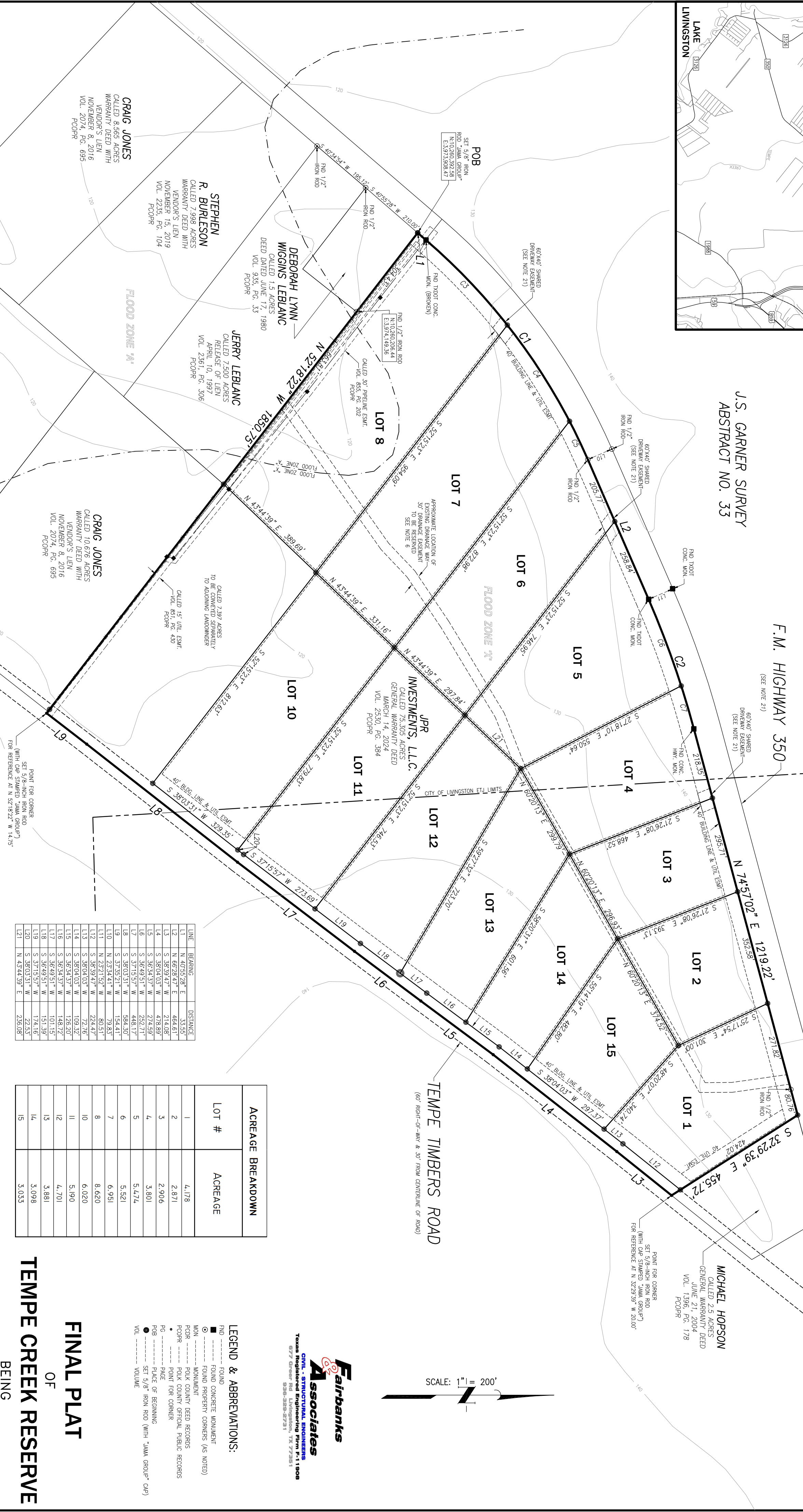
**SETBACKS & EASEMENTS:**

- 40'----- BUILDING LINE ALONG STREETS FROM R.O.W. UNLESS SHOWN OTHERWISE
- 5'----- REAR BUILDING LINE
- 5'----- SIDE BUILDING LINE

**J.S. GARNER SURVEY  
ABSTRACT NO. 33**

**F.M. HIGHWAY 350**

**PRELIM**



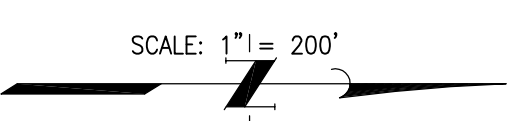
LINE	BEARING	DISTANCE
L1	N 40°55'28" E	333.95
L2	N 68°28'47" E	464.61
L3	S 38°34'03" W	214.08
L4	S 36°34'37" W	274.89
L5	S 36°46'51" W	252.71
L6	S 37°15'57" W	448.17
L7	S 36°03'31" W	584.30
L8	S 37°55'21" W	154.41
L9	N 23°34'41" W	79.83
L10	N 23°21'52" W	80.51
L11	S 38°39'47" W	224.47
L12	S 38°04'03" W	109.32
L13	S 36°34'37" W	148.72
L14	S 36°34'37" W	171.15
L15	S 37°15'57" W	174.16
L16	S 37°15'57" W	174.16
L17	S 37°15'57" W	174.16
L18	S 37°15'57" W	174.16
L19	S 37°15'57" W	174.16
L20	S 38°03'31" W	222.53
L21	N 43°44'39" E	236.08

ACREAGE BREAKDOWN	LOT #	ACREAGE
	1	4.178
	2	2.971
	3	2.906
	4	3.801
	5	5.474
	6	5.521
	7	6.951
	8	8.620
	10	6.020
	11	5.190
	12	4.701
	13	3.881
	14	3.098
	15	3.033

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1869.86'	838.60'	831.59'	N 53°35'02" E	25°41'46"
C2	2824.79'	418.71'	418.33'	N 70°46'00" E	8°29'34"
C3	1869.86'	359.39'	358.83'	N 48°14'31" E	11°00'44"
C4	1869.86'	349.59'	349.08'	N 57°08'14" E	10°42'44"
C5	1869.86'	292.62'	289.59'	N 61°25'45" E	3°38'18"
C6	2824.79'	282.44'	282.02'	N 61°25'45" E	3°52'24"
C7	2824.79'	138.54'	138.53'	N 73°37'42" E	2°48'10"

**LEGEND & ABBREVIATIONS:**

- FND - FOUND
- - FOUND CONCRETE MONUMENT
- - FOUND PROPERTY CORNERS (AS NOTED)
- - MONUMENT
- PCOPR - POLK COUNTY DEED RECORDS
- PCOPR - POLK COUNTY OFFICIAL PUBLIC RECORDS
- - POINT FOR CORNER
- - PLACE OF BEGINNING
- POB - SET 5/8" IRON ROD (WITH "JAMA GROUP" CAP)
- - VOLUME



**JAMA GROUP LLC**  
2860 JH-10 East  
Broomfield, Texas 77703  
Office (409) 899-5950  
TBPUS Firm #10130400

**PRELIMINARY  
NOT TO BE RECORDED  
FOR ANY PURPOSE**

**FINAL PLAT  
OF  
TEMPE CREEK RESERVE  
BEING  
75.305 ACRE TRACT  
OUT OF THE  
J.S. GARNER SURVEY  
ABSTRACT NO. 33  
POLK COUNTY, TEXAS  
FEBRUARY 29, 2024**