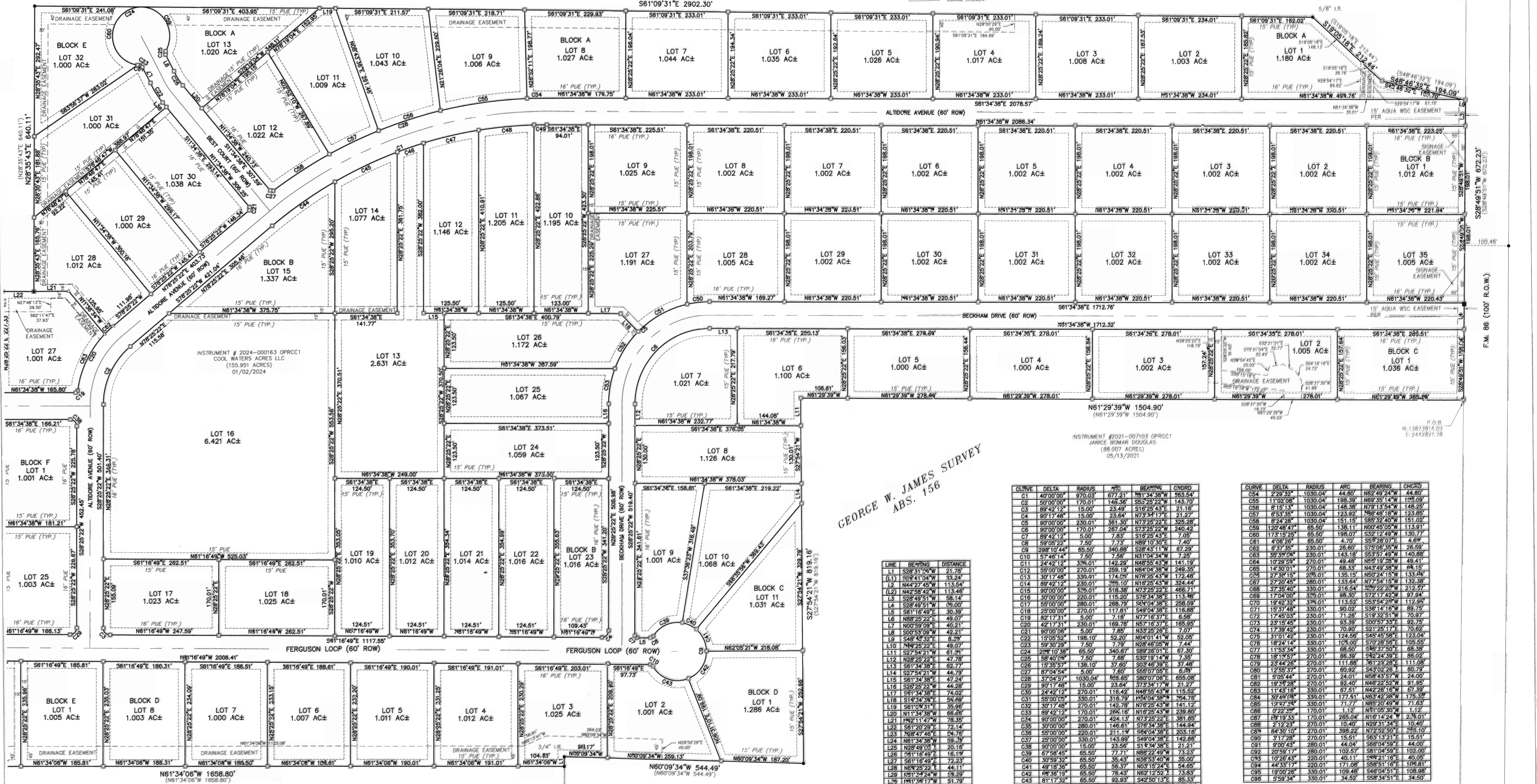
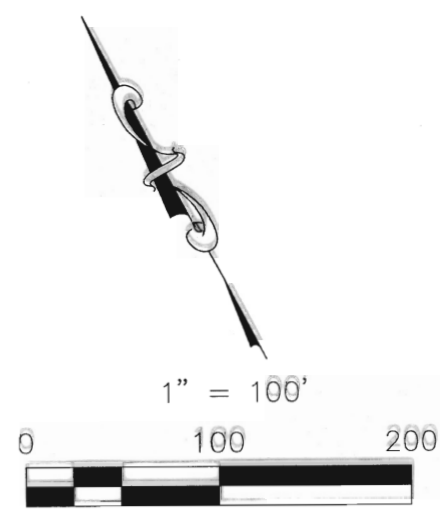


- NOTES
- ALL LOT CORNERS HEREON ARE MONUMENTED WITH A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064" UNLESS OTHERWISE NOTED.
 - BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
 - ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480550150E, DATED JUNE 19, 2012, NO PORTION OF THIS PLAT LIES WITHIN ZONE A OR ZONE AE.
 - BEARING BASIS: GRID NORTH PER TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 12B, SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00013000.

INSTRUMENT #2022-008153 OPRCCT
 RAYMOND EASLEY AND VICKIE SHELDON-EASLEY
 (80.604 ACRES)
 10/05/2022

- LEGEND
- OPR/CT DEED RECORDS OF CALDWELL COUNTY, TEXAS
 - OPR/CT OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
 - 1/2" IRON ROD FOUND WITH ALLEGIBLE PLASTIC CAP
 - 4" IRON FENCE POST FOUND
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - CONCRETE HIGHWAY MONUMENT FOUND
 - 1/2" IRON ROD FOUND OR SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
 - △ CALCULATED POINT
 - PUE PUBLIC UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - PUBLIC UTILITY EASEMENT
 - AQUA WSC EASEMENT
 - SIGNAGE EASEMENT



GEORGE W. JAMES SURVEY
 ABS. 156

LINE	BEARING	DISTANCE
L1	S28°31'09"W	21.78
(L1)	S28°41'04"W	32.24
L2	N44°27'45"W	113.54
(L2)	N42°58'42"W	113.46
L3	S28°49'51"W	58.14
L4	S28°49'51"W	58.00
L5	S61°16'49"W	30.38
L6	N88°25'22"E	49.07
L7	N07°59'09"E	40.21
L8	S00°53'09"W	42.21
L9	S48°45'32"E	81.91
L10	N88°25'22"E	49.07
L11	S27°54'21"W	61.91
L12	N28°25'22"E	47.78
L13	S61°34'38"E	62.77
L14	S27°54'21"W	44.79
L15	S61°34'38"E	47.24
L16	S28°49'51"W	44.28
L17	S61°34'38"E	74.02
L18	S19°34'38"E	54.69
L19	S61°09'31"E	35.96
L20	S61°16'49"E	66.89
L21	N61°16'49"E	78.35
L22	S61°20'29"E	72.23
L23	N08°47'46"E	54.76
L24	N61°34'38"E	59.33
L25	N28°49'05"E	20.16
L26	S61°16'49"E	16.19
L27	S61°16'49"E	72.23
L28	N58°25'22"E	44.11
L29	N61°34'38"E	59.29
L30	N61°34'38"E	51.79
L31	S36°34'38"E	67.27
L32	S36°34'38"E	13.11
L33	S61°16'49"E	26.24
L34	N61°34'38"E	57.87
L35	S68°25'22"W	15.95
L36	N61°16'49"E	10.04
L37	S36°34'38"E	45.51
L38	S11°34'38"E	13.11

CURVE	DELTA	RADIUS	MIC	BEARINGS	CHORD
C1	40°00'00"	970.03	671.21	N61°34'38"	963.54
C2	50°00'00"	170.01	148.36	S52°25'22"	143.70
C3	89°42'12"	15.00	23.49	S16°25'43"	21.16
C4	90°17'48"	15.00	23.64	N73°34'17"	21.27
C5	90°00'00"	230.01	361.30	N73°34'17"	325.28
C6	90°00'00"	170.01	267.04	S73°25'22"	240.42
C7	89°42'12"	5.00	7.83	S16°25'43"	7.05
C8	59°05'22"	7.50	7.73	N89°10'30"E	7.40
C9	298°10'44"	65.50	340.88	S28°43'11"W	67.29
C10	S74°48'14"	7.50	7.56	N31°04'34"W	7.25
C11	24°42'12"	339.01	142.29	N48°55'43"	141.19
C12	55°00'00"	270.01	259.19	N64°04'38"	249.35
C13	30°17'48"	339.01	174.59	N78°25'43"	172.48
C14	89°42'12"	230.01	299.10	N16°25'43"	324.44
C15	90°00'00"	339.01	518.38	N73°25'22"	486.71
C16	30°00'00"	220.01	115.20	S76°34'38"	113.86
C17	55°00'00"	280.01	288.79	S64°04'38"	258.59
C18	25°00'00"	270.01	117.81	S49°04'38"	116.88
C19	82°17'31"	5.00	7.18	N77°16'37"E	6.58
C20	42°17'31"	230.01	169.78	N67°16'37"E	165.95
C21	90°00'00"	5.00	7.85	N33°28'26"E	7.07
C22	15°05'52"	198.10	52.20	N04°01'41"W	52.05
C23	59°30'29"	7.50	7.71	N28°48'05"W	7.44
C24	298°10'38"	65.50	340.87	S89°26'01"E	67.30
C25	58°40'09"	7.50	7.68	S30°19'14"W	7.35
C26	15°35'57"	138.10	37.60	S03°46'39"E	37.48
C27	87°04'54"	5.00	5.60	S65°07'05"E	5.39
C28	37°04'57"	1030.04	528.65	N61°25'43"	655.08
C29	90°17'48"	15.00	23.64	S73°34'17"W	21.27
C30	24°42'12"	270.01	116.29	N48°55'43"	115.52
C31	58°00'00"	330.01	316.79	N64°04'38"	294.76
C32	30°17'48"	270.01	142.78	N78°25'43"	141.12
C33	89°42'12"	170.01	284.16	N16°25'43"	239.80
C34	90°00'00"	270.01	424.13	N73°25'22"	381.85
C35	30°00'00"	280.01	146.61	S76°34'38"	144.94
C36	55°00'00"	220.01	211.14	S64°04'38"	203.18
C37	25°00'00"	330.01	143.99	S49°04'38"	142.86
C38	90°00'00"	15.00	23.56	S1°24'38"E	21.21
C39	67°58'45"	65.50	77.71	N89°22'49"W	73.23
C40	30°59'32"	65.50	35.43	N36°53'40"	35.00
C41	49°18'38"	65.50	56.37	N03°15'24"E	54.65
C42	68°36'19"	65.50	78.43	N62°12'52"E	73.83
C43	81°17'32"	65.50	92.93	S42°50'13"E	85.33
C44	10°13'15"	970.03	173.04	N63°32'00"E	172.81
C45	9°15'39"	970.03	158.78	S64°43'33"	156.61
C46	344°28'	970.03	63.34	S69°13'30"E	63.33
C47	73°46'	970.03	128.89	S74°32'53"E	128.79
C48	727°06'	970.03	126.16	S67°00'57"E	126.07
C49	142°46'	970.03	29.00	S62°26'01"E	23.00
C50	123°18'	230.01	51.67	N44°00'46"W	51.58
C51	32°07'42"	230.01	128.98	S64°28'14"W	127.29
C52	24°51'08"	230.01	59.77	S60°52'43"W	98.99
C53	20°03'52"	230.01	60.28	S38°29'49"W	80.47

PAGE 2 OF 3
 ADDRESS:
 16291 FM 86,
 DALE, TEXAS 79816
 JOB NUMBER: 2109-001
 CLIENT: COOL WATER ACRES
 DATE: 3/19/2024
 FIELD CREW: G1/S6
 OFFICE: LSH/PP
 PLO/PO: SEE FILE

COOL WATER ACRES

