

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

WARRANTY DEED

Date: February 25, 2025

Grantor: **EAGLES BLUFF CLUB, LLC, A TEXAS LIMITED LIABILITY COMPANY**

Grantor's Mailing Address (including county):

700 N. Eagles Bluff Blvd.
Bullard, Smith County, Texas 75757

Grantee: **EAGLE'S BLUFF COMMUNITY ASSOCIATION, INC., A TEXAS CORPORATION**

Grantee's Mailing Address (including county):

c/o Rose City Property Management
108 N. Houston St.
Bullard, Smith County, Texas 75757

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

All those certain lots, tracts or parcels of land situated in the John Walker Survey, Abstract 54, Cherokee County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason any governmental or other entity authorized to establish regulations and assess taxes and liens, including,

but not limited to, the county where the property is located and water improvement districts; applicable zoning regulations; and taxes for the current year, which Grantee assumes and agrees to pay; but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

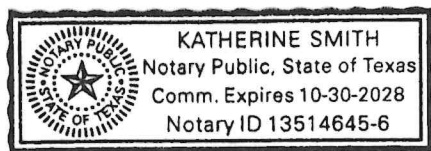
DISCLAIMER:NO GUARANTEE OR OPINION AS TO TITLE OF THE PROPERTY HEREIN IS INTENDED OR GIVEN. THE ONLY SERVICE PROVIDED IS PREPARATION OF THE ABOVE INSTRUMENT(S) BASED UPON THE INFORMATION PROVIDED.

EAGLES BLUFF CLUB, LLC, A TEXAS
LIMITED LIABILITY COMPANY

By: Steve Plybon
STEVE PLYBON, SOLE MEMBER/MANAGER

STATE OF TEXAS §
COUNTY OF SMITH §

This instrument was acknowledged before me on the 25 day of FEB, 2025 by STEVE PLYBON, SOLE MEMBER/MANAGER OF EAGLES BLUFF CLUB, LLC, A TEXAS LIMITED LIABILITY COMPANY on behalf of said company and in the capacity therein stated.



Katherine Smith
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:

Celia C. Flowers
Attorney at Law
1021 ESE Loop 323, Suite 200
Tyler, Texas 75701

AFTER RECORDING RETURN TO:

Eagle's Bluff Community Association, Inc.
Rose City Property Management
108 N. Houston St.
Bullard, Texas 75757

RECORDERS MEMORANDUM
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INTENTIONALLY LEFT BLANK.

EXHIBIT "A"

TRACT ONE:

BEING 1.248 acres situated in the John Walker Survey, Abstract 54, Cherokee County, Texas, being the Right of Way (R.O.W.) of Cheryl Court of FAIRWAY VIEW ESTATES AT EAGLE'S BLUFF (FWVEEB), LOTS 1-11, BLOCK 1 as recorded in Cabinet C, Slide 185-C of the Plat Records of Cherokee County, Texas (PRCCT) being Cheryl Court, Bullard, Texas, and being more particularly described by Metes and Bounds as follows:

BEGINNING at an ½" iron rod (w/cap RPLS #5980) found marking the North corner of Right of Way (R.O.W.) of said Cheryl Court;

THENCE with an interior line of Eagle's Bluff Golf Course and the Southwest line of Lot 1 of said (FWVEEB) South 27°39'42" East a distance of 281.93 feet to an existing ½" iron rod (w/cap RPLS #5980) found in the West line of said Lot 1 marking the beginning of a curve to the left;

THENCE continuing with the Southwest line of said Lot 1 with said curve to the left having a Radius of 57.50 feet, an Arc Length of 60.21 feet, a Chord Length of 57.50 feet, a Chord Bearing of South 57°39'42" East, through a Delta Angle of 60°00'00" to an existing ½" iron rod (w/cap RPLS #5980) found in same;

THENCE continuing with the South Line of Lot 1 and with the South line of Lots 2, 3, and 4 South 87°39'42" East a distance of 493.75 feet to an existing ½" iron rod (w/cap RPLS #5980) found in the South line of Lot 4 marking the beginning of a curve to the right;

THENCE continuing with the South line of Lot 4 and with the Southwest line of Lot 5, the West line of Lot 6, the North line of Lot 7, and the Northeast line of Lot 8 with said curve to the right having a Radius of 53.00 feet, an Arc Length of 275.18 feet, a Chord Length of 55.00 feet, a Chord Bearing of South 02°20'17" West, through a Delta Angle of 297°29'14" to an existing ½" iron rod (w/cap RPLS #5980) found in the North line of said Lot 8;

THENCE continuing with the North line of Lot 8 and with the North line of Lots 9, 10, and 11 North 87°39'42" West a distance of 493.75 feet to an existing ½" iron rod (w/cap RPLS #5980) found in the North line of said Lot 11 marking the beginning of a curve to the right;

THENCE with the North line of said Lot 11 and an interior line of Eagle's Bluff Golf Course along said curve to the right having a Radius of 112.50 feet, an Arc Length of 110.61 feet, a Chord Length of 106.21 feet, a Chord Bearing of North 57°39'42" West, through a Delta Angle of 56°19'58" to an existing ½" iron rod (w/cap RPLS #5980) found in said interior line;

THENCE continuing with said interior line of said Eagle's Bluff Golf Course North 27°39'42" West a distance of 218.79 feet to an existing ½" iron rod (w/cap RPLS #5980) found in same;

THENCE continuing with said interior line of said Eagle's Bluff Golf Course North 13°23'49" East a distance of 83.74 feet to the Place of Beginning and containing 1.248 acres of land.

TRACT TWO:

BEING 4.636 acres situated in the John Walker Survey, Abstract 54, and the John Jordan Survey, Abstract 27, Cherokee County, Texas, being the road Right of Way (ROW) and Greenbelt area of EAGLE'S BLUFF, PHASE 7 as recorded in Cabinet C, Slide 35-D of the Plat Records of Cherokee County, Texas (PRCCT) being located on Deer Lake Lane Bullard Texas, and being more particularly described by Metes and Bounds as follows:

BEGINNING at an ½" iron rod (w/cap RPLS #5980) found marking the Northwest corner of Lot 1 and being in the Southeast intersection of Dogwood Lakes Circle and Deer Lake Lane;

THENCE with the West line of Lots 1 and 2 South 01°08'04" East a distance of 312.07 feet to an existing ½" iron rod (w/cap RPLS #5980) found in the West line of said Lot 2 marking the beginning of a curve to the left;

THENCE continuing with the Southwest line of said Lot 2 with said curve to the left having a Radius of 72.50 feet, an Arc Length of 109.23 feet, a Chord Length of 99.19 feet, a Chord Bearing of South 44°17'51" East, through a Delta Angle of 86°19'33" to an existing ½" iron rod (w/cap RPLS #5980) found in the Southwest line of said Lot 2;

THENCE continuing with the Southwest line of said Lot 2 South 87°27'37" East a distance of 9.82 feet to an existing ½" iron rod (w/cap RPLS #5980) found in same marking the beginning of a curve to the right;

THENCE continuing with the Southwest line of Lots 2, 3 and 4 with said curve to the right having a Radius of 127.53 feet, an Arc Length of 191.56 feet, a Chord Length of 174.05 feet, a Chord Bearing of South 44°24'58" East, through a Delta Angle of 86°03'47" to an existing ½" iron rod (w/cap RPLS #5980) found in the West line of Lot 4;

THENCE continuing with the West line of said Lot 4 South 01°22'20" East a distance of 35.79 feet to an existing 1/2" iron rod (w/cap RPLS #5980) found in the East line of same marking the beginning of a curve to the right;

THENCE with the West line of Lots 4, 5 and 6 with said curve to the right having a Radius of 127.50 feet, an Arc Length of 184.01 feet, a Chord Length of 168.45 feet, a Chord Bearing of South 39°58'22" West through a Delta Angle of 82°41'24" to an existing ½" iron rod (w/cap RPLS #5980) found in the North line of said Lot 6;

THENCE continuing with the North line of said Lots 6, 7 and 8 South 81°19'04" West a distance of 238.28 feet to an existing ½" iron rod (w/cap RPLS #5980) found in the North line of said Lot 8 marking beginning of a curve to the left;

THENCE with the North line of said Lot 8 with said curve to the left having a Radius of 245.75 feet, an Arc Length of 13.01 feet, a Chord Length of 13.01, a Chord bearing of South 81°52'28" West, through a Delta Angle of 03°02'00" to an existing ½" iron rod (w/cap RPLS #5980) found in same marking the beginning of a curve to the left;

THENCE with the North line of Lots 8, 9 and 10 with said curve to the left having a Radius of 90.00 feet, an Arc Length of 268.80 feet, a Chord Length of 179.46 feet, a Chord bearing of North 51°24'33" West, through a Delta Angle of 171°07'29" to an existing ½" iron rod (w/cap RPLS #5980) found in the East line of said Lot 10;

THENCE continuing with the East lines of Lots 10 and 11 North 05°41'17" West a distance of 152.30 feet to an existing ½" iron rod (w/cap RPLS #5980) found in the East line of said Lot 11 marking the beginning of a curve to the right;

THENCE with the East line of said Lot 11 with said curve to the right having a Radius of 127.50 feet, an Arc Length of 61.90 feet, a Chord Length of 61.30 feet, a Chord Bearing of North 08°13'14" East, through a Delta Angle of 27°49'02" to an existing ½" iron rod (w/cap RPLS #5980) found marking the Northeast corner of same marking the South corner of Lot 12;

THENCE with the East line of said Lot 12 North 22°07'45" East a distance of 60.98 feet to an existing ½" iron rod (w/cap RPLS #5980) found in same marking the beginning of a curve to the right;

THENCE with the East and South lines of Lots 12 and 13 with said curve to the right having a Radius of 127.50 feet, an Arc Length of 148.51 feet, a Chord Length of 140.25 feet, a Chord Bearing of North 55°29'50" East, through a Delta Angle of 66°44'11" to an existing ½" iron rod (w/cap RPLS #5980) found in the South line of said Lot 13;

THENCE continuing with the East line of Lot 12 and the South line of said Lot 13 North 88°51'56" East a distance of 96.69 feet to an existing ½" iron rod (w/cap RPLS #5980) found in same marking the beginning of a curve to the left;

THENCE with the Southeast line of said Lot 13 with said curve to the left having a Radius of 10.00 feet, an Arc Length of 15.71 feet, a Chord Length of 14.14 feet, a Chord Bearing of North 43°51'56" East, through a Delta Angle of 90°00'00" to an existing ½" iron rod (w/cap RPLS #5980) found in the East line of same;

THENCE with the East line of said Lot 13 North 01°08'04" West a distance of 221.55 feet to an existing ½" iron rod (w/cap RPLS #5980) found marking the Northeast corner of same marking the beginning of a curve to the left in the South (ROW) of said Dogwood Lakes Circle;

THENCE with the South (ROW) of said Dogwood Lakes Circle with said curve to the left having a Radius of 225.18 feet, an Arc Length of 57.34 feet, a Chord Length of 57.18 feet, a Chord Bearing of North 72°59'08" East, through a Delta Angle of 14°35'21" to the Place of Beginning and containing 4.636 acres of land.

TRACT THREE:

BEING 1.469 acre greenbelt situated in the John Walker Survey, Abstract 54, Cherokee County, Texas, being part of a THE COTTAGES AT EAGLE'S BLUFF, LOTS 1-44, BLOCK 1 as recorded in Cabinet C, Slide 228-C of the Plat Records of Cherokee County, Texas (PRCCT) being located on Eagles Nest Trail Bullard Texas, and being more particularly described by Metes and Bounds as follows:

BEGINNING at an ½" iron rod (w/cap RPLS #5980) found marking the Southeast corner of Lot 44 and being in the North margin of County Road 3506 (CR 3506);

THENCE with the North margin of said (CR 3506) as follows:

South 85°02'34" West a distance of 61.66 feet to an existing ½" iron rod (w/cap RPLS #5980) found, and

South 65°12'26" West a distance of 53.83 feet to an existing ½" iron rod (w/cap RPLS #5980) found, and

South 53°39'44" West a distance of 79.25 feet to an existing ½" iron rod (w/cap RPLS #5980) found, and

South 47°12'31" West a distance of 57.85 feet to an existing ½" iron rod (w/cap RPLS #5980) found, and

South 26°46'12" West a distance of 54.63 feet to an existing ½" iron rod (w/cap RPLS #5980) Found marking the Southeast corner of Lot 1;

THENCE with the Southeast line of said Lot 1 North 21°57'04" East a distance of 133.81 feet to an existing ½" iron rod (w/cap RPLS #5980) found marking the Northeast corner of same and being in the West Right of Way (ROW) of said Eagles Nest Trail;

THENCE with the Northeast line of said Lot 1 and the Northeast line of Lot 2 North 38°42'44" West a distance of 77.32 feet to an existing ½" iron rod (w/cap RPLS #5980) found in the Northeast line of said Lot 2 marking the beginning of a curve to the right;

THENCE with the Northeast line of said Lot 2 with said curve to the right having a Radius of 127.50 feet, an Arc Length of 67.30 feet, a Chord Length of 66.52 feet, a Chord Bearing of North 23°35'25" West, through a Delta Angle of 30°14'40" to an existing ½" iron rod (w/cap RPLS #5980) found in the East line of Lot 3;

THENCE with the East line of said Lot 3 and the East lines of Lots 4 and 5 North 08°28'05" West a distance of 145.09 feet to an existing 1/2" iron rod (w/cap RPLS #5980) found in the East line of said Lot 5 marking the beginning of a curve to the left;

THENCE with the East line of said Lot 5 with said curve to the left having a Radius of 72.50 feet, an Arc Length of 34.48 feet, a Chord Length of 34.15 feet, a Chord Bearing of North 22°05'31" West through a Delta Angle of 27°14'52" to an existing 1/2" iron rod (w/cap RPLS #5980) found in same;

THENCE with the East line of said Lots 5, 6 and 7 North 33°42'08" West a distance of 117.74 feet to an existing 1/2" iron rod (w/cap RPLS #5980) found in the East line of said Lot 7 marking beginning of a curve to the right;

THENCE with the East line of said Lots 7,8,9,10, and 11 with said curve to the right having a Radius of 53.00 feet, an Arc Length of 275.18 feet, a Chord Length of 55.01, a Chord bearing of North 56°18'07" East, through a Delta Angle of 297°28'44 to an existing 1/2" iron rod (w/cap RPLS #5980) found in the Southwest line of said Lot 11;

THENCE with the Southwest line of said Lot 11 South 33°42'08" East a distance of 47.99 feet to an existing 1/2" iron rod (w/cap RPLS #5980) found marking the South corner of same being the (ROW) intersection of Eagle's Nest Trail and Hawk Nest Trail;

THENCE with the Southeast line of said Lot 11 and Lot 12 North 56°17'52" East a distance of 104.06 feet to an existing 1/2" iron rod (w/cap RPLS #5980) found in the Southeast line of said Lot 12 marking the beginning of a curve to the right;

THENCE with the South line of said Lot 12 with said curve to the right having a Radius of 127.50 feet, an Arc Length of 66.14 feet, a Chord Length of 65.40 feet, a Chord Bearing of North 71°09'35" East, through a Delta Angle of 29°43'25" to an existing 1/2" iron rod (w/cap RPLS #5980) found marking the Southeast corner of same;

THENCE with the East line of said Lot 12 North 04°55'53" East a distance of 140.31 feet to an existing 1/2" iron rod (w/cap RPLS #5980) found marking the Northeast corner of same being in the South line of a called Tract 11 (Holes 4,5&6) – 26.77 acres as recorded in Volume 2233, Page 387 of the Land Records of Cherokee County Texas (LRCCT);

THENCE with the South line of said called Tract 11 – 26.77 acres South 85°39'00" East a distance of 28.48 feet to an existing 1/2" iron rod (w/cap RPLS #5980) found in same marking the Northwest corner of Lot 13;

THENCE with the West line of said Lot 13 South 04°55'53" West a distance of 139.06 feet to an existing 1/2" iron rod (w/cap RPLS #5980) found marking the Southwest corner of same being in the North (ROW) of said Hawk Nest Trail;

THENCE with the South line of said Lot 13 South 85°04'07" East a distance of 72.00 feet to an existing ½" iron rod (w/cap RPLS #5980) found marking the Southeast corner of same marking the Southwest corner of Lot 14;

THENCE crossing said Hawk Nest Trail South 03°39'50" East a distance of 55.62 feet to an existing ½" iron rod (w/cap RPLS #5980) found in the South (ROW) of same marking the Northwest corner of Lot 40;

THENCE with the West line of said Lot 40 South 04°55'53" West a distance of 148.91 feet to an existing ½" iron rod (w/cap RPLS #5980) found marking the Southwest corner of same marking an interior corner of Lot 42;

THENCE with the East interior lines of said Lot 42 and Lot 43 as follows:

North 85°23'30" West a distance of 25.27 feet to an existing ½" iron rod (w/cap RPLS #5980) found, and

North 06°44'53" West a distance of 106.40 feet to an existing ½" iron rod (w/cap RPLS #5980) found, and

North 38°20'16" West a distance of 61.60 feet to an existing ½" iron rod (w/cap RPLS #5980) found marking the Northeast corner of same marking the Northeast corner of Lot 41 marking the beginning of a curve to the left in the South (ROW) of said Hawk Nest trail;

THENCE with the Northwest line of said Lot 41 with said curve to the left having a Radius of 72.50 feet, an Arc Length of 48.89 feet, a Chord Length of 47.97 feet, a Chord Bearing of South 75°36'55" West, through a Delta Angle of 38°38'06" to an existing ½" iron rod (w/cap RPLS #5980) found in same;

THENCE with the Northwest and West lines of said Lot 41 as follows:

South 56°17'52" West a distance of 104.06 feet to an existing ½" iron rod (w/cap RPLS #5980) found, and

South 33°28'43" East a distance of 12.81 feet to an existing ½" iron rod (w/cap RPLS #5980) found in the West line of same marking the beginning of a curve to the right in the East (ROW) of said Eagles Nest trail;

THENCE with the West line of said Lot 41 with said curve to the right having a Radius of 127.50 feet, an Arc Length of 60.63 feet, a Chord Length of 60.06 feet, a Chord Bearing of South 22°05'31" East, through a Delta Angle of 27°14'52" to an existing ½" iron rod (w/cap RPLS #5980) found marking the Southwest corner of same marking the Northwest corner of Lot 42;

THENCE with the West line of said Lot 42 and the West line of Lot 43 South 08°28'05" East a distance of 145.09 feet to an existing ½" iron rod (w/cap RPLS #5980) found in the West line of said Lot 43 marking the beginning of a curve to the left;

THENCE with the West line of said Lot 43 and the West line of Lot 44 with said curve to the left having a Radius of 72.56 feet, an Arc Length of 38.27 feet, a Chord Length of 37.83 feet, a Chord Bearing of South 23°35'55" East, through a Delta Angle of 30°12'55" to an existing ½" iron rod (w/cap RPLS #5980) found in the West line of said Lot 44;

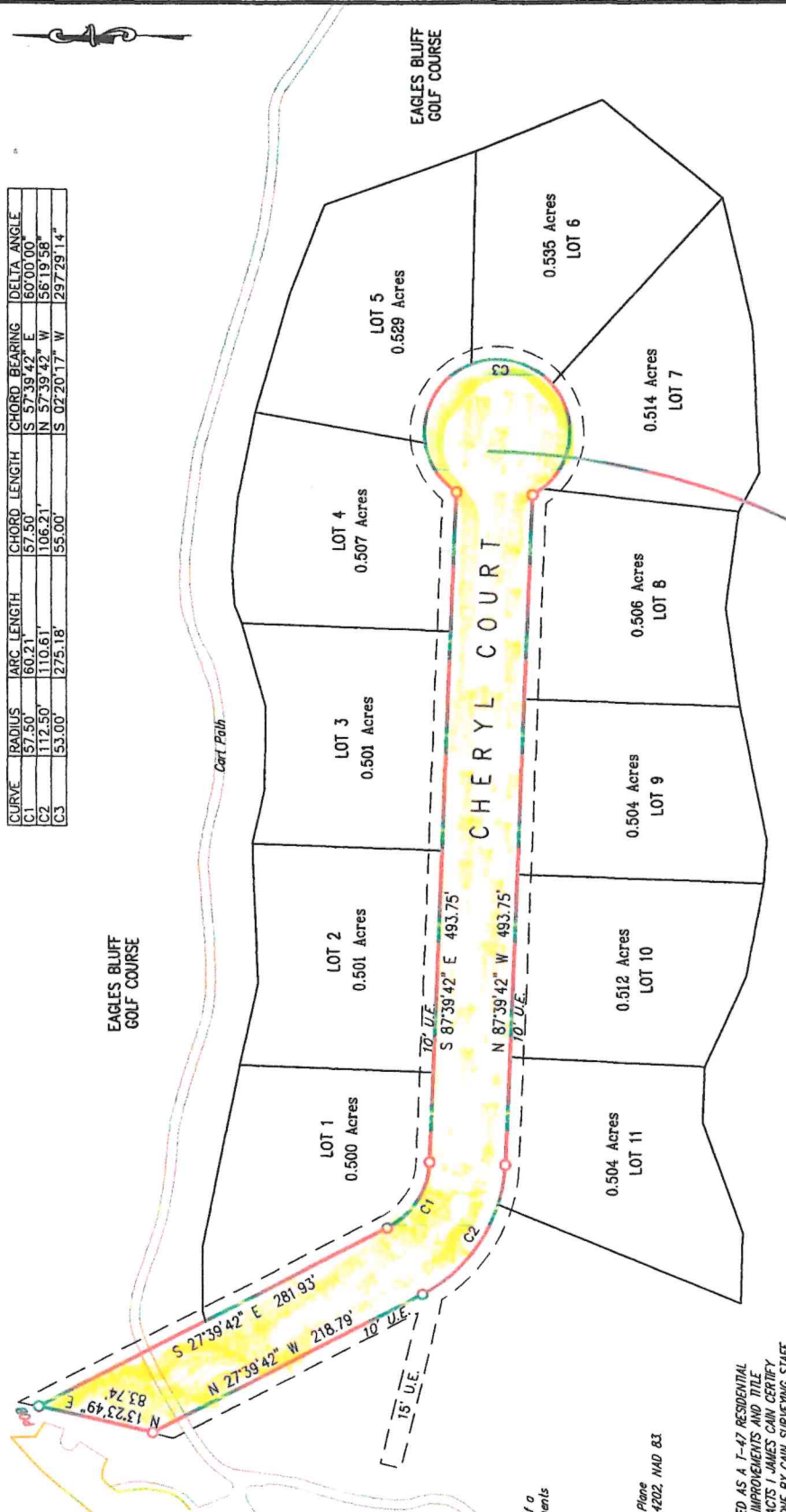
THENCE with the West and South lines of said Lot 44 as follows:

South 38°42'44" East a distance of 59.59 feet to an existing ½" iron rod (w/cap RPLS #5980) found, and

South 86°37'27" East a distance of 159.62 feet to the Place of Beginning and containing 1.469 acres of land.

JOHN WALKER SURVEY
ABSTRACT 54

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	57.50'	60.21'	57.50'	S 57°39'42" E	60°00'00"
C2	112.50'	110.61'	106.21'	N 57°39'42" W	56°19'58"
C3	53.00'	275.18'	55.00'	S 02°20'17" W	297°29'14"



LEGEND:

- 11 DEED CALL
- 1/2" IRG W/CAP (CSC RPL \$5980)
- 1/2" IRG W/CAP (CSC RPL \$5980)
- |- FENCE
- ⊠ A/C
- POWER POLE
- P- POWER LINE
- ⊞ WATER METER
- ⊞ ELECTRIC BOX
- ⊞ ELECTRIC METER

UNLESS OTHERWISE NOTED.



1.248 ACRES GREENBELT
BEING PART OF FAIRWAY VIEW ESTATES
AT EAGLE'S BLUFF COUNTRY CLUB
LOTS 1-11, BLOCK 1
CABINET C, SLIDE 185-C
CHEROKEE COUNTY, TEXAS



I, James Garrett Cain, do hereby certify that this Plat accurately represents on the ground survey made under my direct supervision on January 2, 2025

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

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.

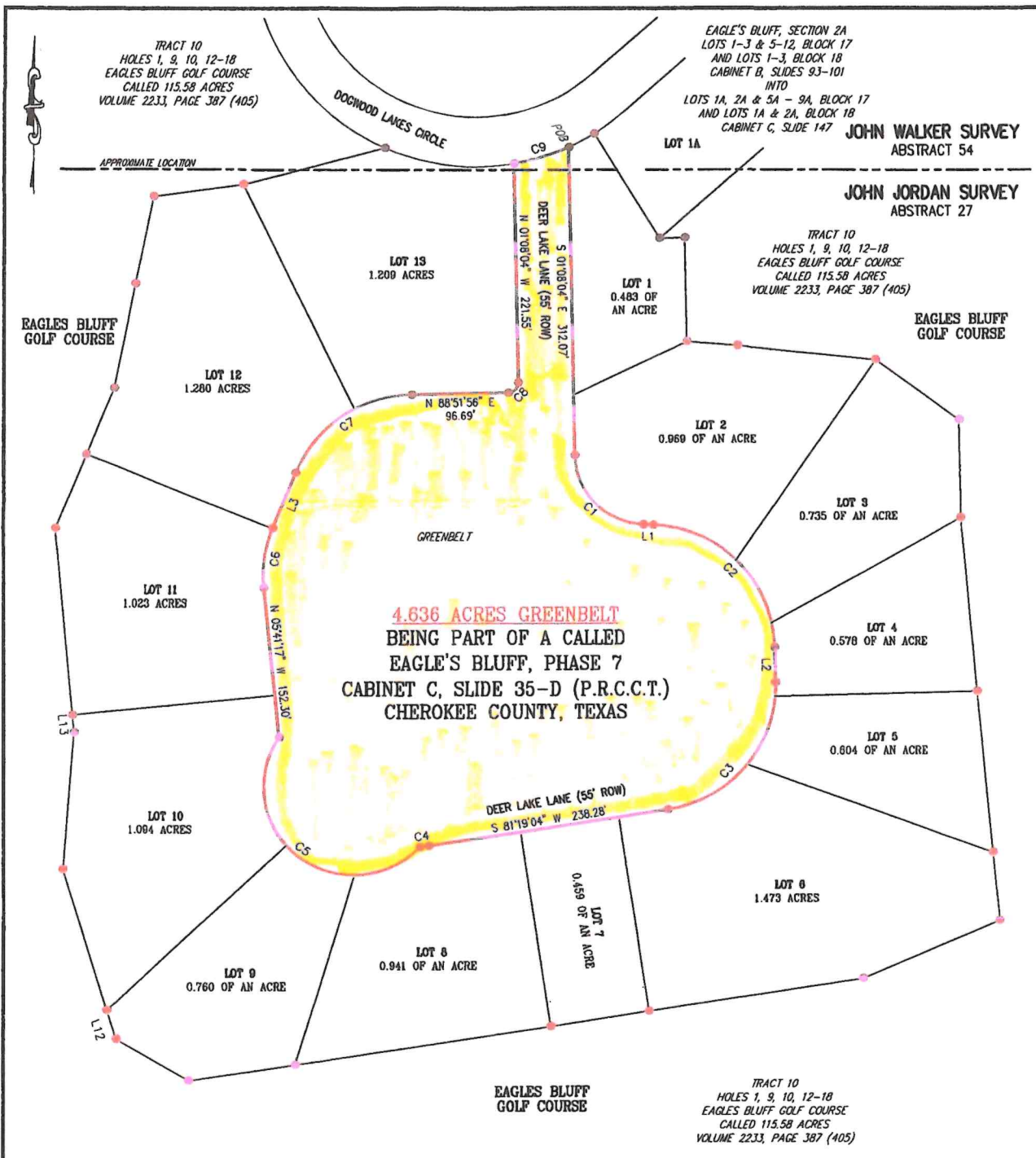
NOTE: THIS SURVEY PLAT SHALL NEVER BE USED AS A T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT. BOUNDARY LINES, IMPROVEMENTS AND TITLE INFORMATION SHOWN HEREON ARE THE ONLY FACTS I, JAMES CAIN, CERTIFY TO. ANY ADDITION TO THIS PLAT SHALL BE DONE BY CAIN SURVEYING STAFF ONLY.

TRPPLS NO. 10129100
CAIN
SURVEYING COMPANY
14350 CR 2140 - TROUP, TEXAS 75798
PHONE: 903-859-1104

A SURVEY FOR
EAGLES BLUFF
LOTS 1-11, BLOCK 1
FAIRWAY VIEW ESTATES
AT EAGLES BLUFF COUNTRY CLUB
CHEROKEE COUNTY, TEXAS

DRWN BY: FCS	REVISIONS:
DATE: 01/02/2025	
DWG. NO.: J190-GREENBELT PLAT	
FB/PC: COLLECTOR	

00738849 BK Vol 1 Ps 160



00738949 DR Bk Vol Pg 2844 161

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.

NOTE: THIS SURVEY PLAT SHALL NEVER BE USED AS A T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT. BOUNDARY LINES, IMPROVEMENTS AND TITLE INFORMATION SHOWN HEREON ARE THE ONLY FACTS I JAMES CAIN CERTIFY TO. ANY ADDITION TO THIS PLAT SHALL BE DONE BY CAIN SURVEYING STAFF ONLY.

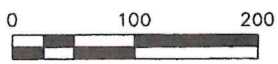
I, James Garrett Cain, do hereby certify that this Plat accurately represents an on the ground survey made under my direct supervision on January 2, 2025 and is being submitted along with a Legal Description of the tract(s) shown hereon.

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	72.50'	109.23'	99.19'	S 44°17'51" E	86°19'33"
C2	127.53'	191.56'	174.05'	S 44°24'58" E	86°03'47"
C3	127.50'	184.01'	168.45'	S 39°58'22" W	82°41'24"
C4	245.75'	13.01'	13.01'	S 81°52'28" W	3°02'00"
C5	90.00'	268.80'	179.46'	N 51°24'33" W	171°07'29"
C6	127.50'	61.90'	61.30'	N 08°13'14" E	27°49'02"
C7	127.50'	148.51'	140.25'	N 55°29'50" E	66°44'11"
C8	10.00'	15.71'	14.14'	N 43°51'56" E	90°00'00"
C9	225.18'	57.34'	57.18'	N 72°59'08" E	14°35'21"

LINE	BEARING	DISTANCE
L1	S 87°27'37" E	9.82'
L2	S 01°22'20" E	35.79'
L3	N 22°07'45" E	60.98'



DRAWN BY: DBK
 DATE: 1/2/2025
 DWG. NO.: J4330 GREENBELT PLAT
 FB/Pg: COLLECTOR

REVISIONS:

A SURVEY FOR
 EAGLES BLUFF
 LOTS 1-13, BLOCK 1
 PHASE 7
 AT EAGLES BLUFF
 CHEROKEE COUNTY, TEXAS

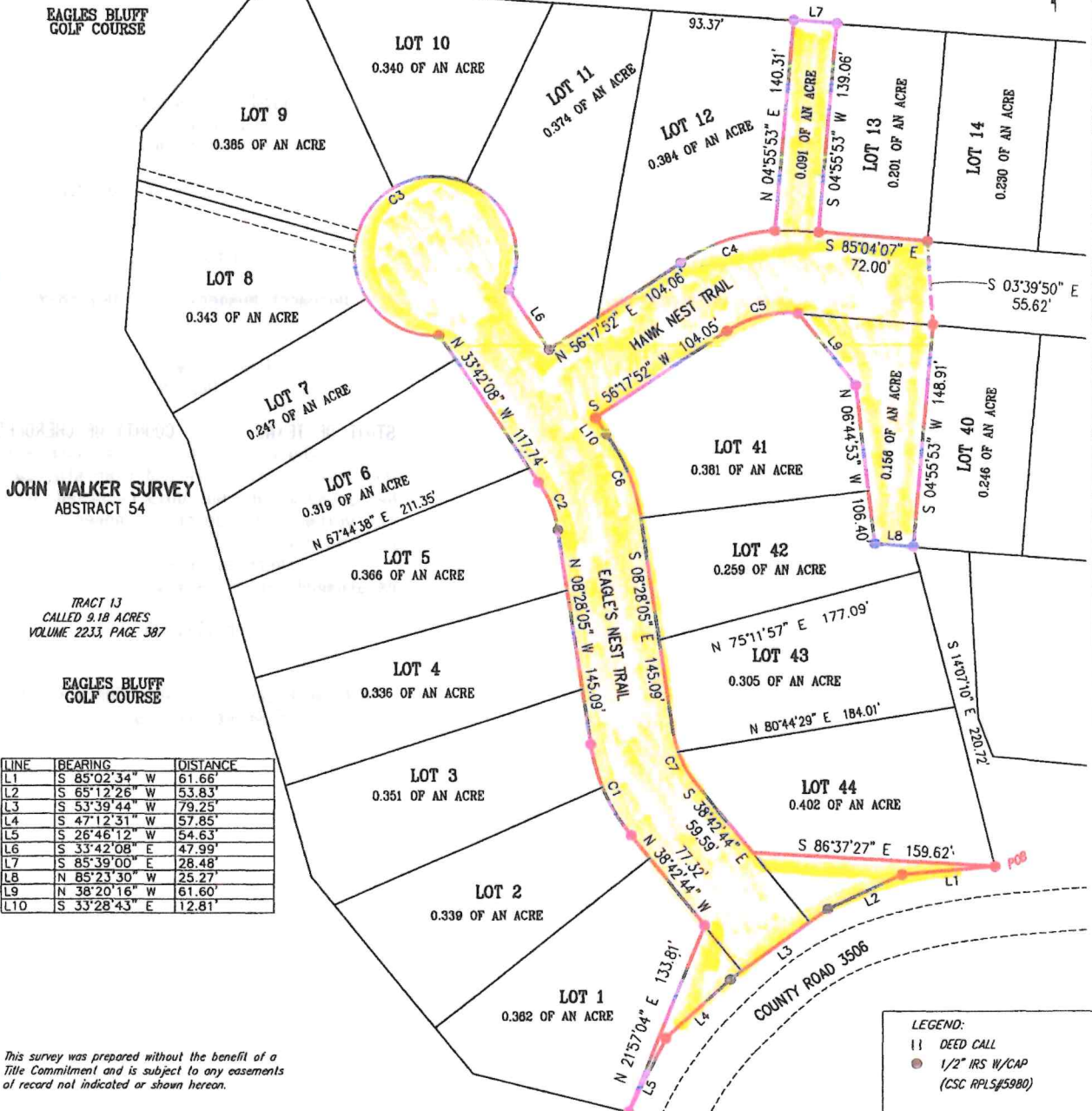
TBPELS NO. 10129100
CAIN
 SURVEYING COMPANY
 14350 CR 2140 - TROUP, TEXAS 75789
 PHONE: 803-839-1104

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	127.50'	67.30'	66.52'	N 23°35'25" W	30°14'40"
C2	72.50'	34.48'	34.15'	N 22°05'31" W	27°14'52"
C3	53.00'	275.18'	55.01'	N 56°18'07" E	29°28'44"
C4	127.50'	86.14'	65.40'	N 71°09'35" E	29°43'25"
C5	72.50'	48.89'	47.97'	S 75°36'55" W	38°38'06"
C6	127.50'	60.63'	60.06'	S 22°05'31" E	27°14'52"
C7	72.56'	38.27'	37.83'	S 23°35'55" E	30°12'55"

EAGLES BLUFF GOLF COURSE

TRACT 11
EAGLES BLUFF GOLF COURSE
HOLES 4, 5 & 6
CALLED 26.77 ACRES
VOLUME 2233, PAGE 415



JOHN WALKER SURVEY
ABSTRACT 54

TRACT 13
CALLED 9.18 ACRES
VOLUME 2233, PAGE 387

LINE	BEARING	DISTANCE
L1	S 85°02'34" W	61.66'
L2	S 65°12'26" W	53.83'
L3	S 53°39'44" W	79.25'
L4	S 47°12'31" W	57.85'
L5	S 26°46'12" W	54.63'
L6	S 33°42'08" E	47.99'
L7	S 85°39'00" E	28.48'
L8	N 85°23'30" W	25.27'
L9	N 38°20'16" W	61.60'
L10	S 33°28'43" E	12.81'

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.

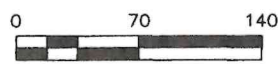
NOTE: THIS SURVEY PLAT SHALL NEVER BE USED AS A T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT. BOUNDARY LINES, IMPROVEMENTS AND TITLE INFORMATION SHOWN HEREON ARE THE ONLY FACTS I JAMES CAIN CERTIFY TO. ANY ADDITION TO THIS PLAT SHALL BE DONE BY CAIN SURVEYING STAFF ONLY.

I, James Garrett Cain, do hereby certify that this Plat accurately represents an on the ground survey made under my direct supervision on December 30, 2024 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



1.469 ACRES GREENBELT
BEING PART OF THE COTTAGES
AT EAGLE'S BLUFF
LOTS 1-44, BLOCK 1
CABINET C, SLIDE 228-C
CHEROKEE COUNTY, TEXAS



- LEGEND:
- || DEED CALL
 - 1/2" IRS W/CAP (CSC RPL#5980)
 - 1/2" IRF
 - |- FENCE
 - ⊗ A/C
 - POWER POLE
 - P- POWER LINE
 - ⊠ WATER METER
 - △ TELEPHONE PEDESTAL
 - ⊙ CABLE BOX
 - ⊠ ELECTRIC BOX
 - ⊠ ELECTRIC METER
 - ⊠ GAS METER
 - ⊠ LIGHT POLE
 - ⊠ METER POLE
 - ⊠ FIRE HYDRANT
 - ⊠ SEPTIC TANK
 - T GUY ANCHOR
 - CLEAN OUT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊠ TBM
 - ⊠ WATER VALVE
- UNLESS OTHERWISE NOTED.

DRAWN BY:	DBK
DATE:	12/30/2024
DWG. NO.:	J3042-1.469 AC
FB/PG:	COLLECTOR

REVISIONS:

A SURVEY FOR
EAGLES BLUFF
LOTS 1-44, BLOCK 1
THE COTTAGES
AT EAGLES BLUFF
CHEROKEE COUNTY, TEXAS

TBP/ELS NO. 10129100

CAIN
SURVEYING COMPANY

14350 CR 2140 - TROUP, TEXAS 75789
PHONE: 903-839-1104

00738849 BK Vol 2864 Ps 162

00738849 Bk Vol Pg
OR 2864 163

Filed for Record in:
Official Public Records
Cherokee County

On: Feb 27, 2025 at 01:23P

As a
Recordings

Document Number: 00738849

By:
Jamie Adams,
Deputy

STATE OF TEXAS COUNTY OF CHEROKEE

I hereby certify that this instrument
was filed on the date and time stamped
hereon by me and was duly recorded in
the volume and page of the named
records of:

Cherokee County
as stamped hereon by me.

Feb 27, 2025

HONORABLE Laverne Lusk, COUNTY CLERK
Cherokee County