

LINE	BEARING	DISTANCE
L1	S 35°58'48" W	77.51'
L2	S 61°05'18" W	66.39'
L3	S 52°35'09" W	135.35'
L4	S 63°23'23" W	22.07'
L5	S 04°21'28" W	97.60'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	41°06'34"	139.37'	25°06'30"	S 48°32'03" W	60.59'	61.08'
C2	21°17'45"	269.05'	8°30'10"	S 56°50'13" W	39.89'	39.93'
C3	12°33'26"	456.27'	13°44'54"	N 13°34'10" E	109.22'	109.48'
C4	28°19'04"	202.33'	17°00'14"	S 12°51'35" W	59.83'	60.05'
C5	21°36'14"	265.21'	31°37'20"	S 20°10'08" W	144.52'	146.37'

PLAT OF SURVEY AND IMPROVEMENTS

OF ALL OF LOT 98 AND LOT 99 OF THE RESERVE AT GAINES BEND,
PHASE I, ACCORDING TO PLAT RECORDED IN VOLUME 11, PAGE 52,
SLIDE 1051 OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS

SURVEYED ON THE GROUND: AUGUST 16, 2024

Philip E. Colvin, Jr.

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN24814 16176.crd



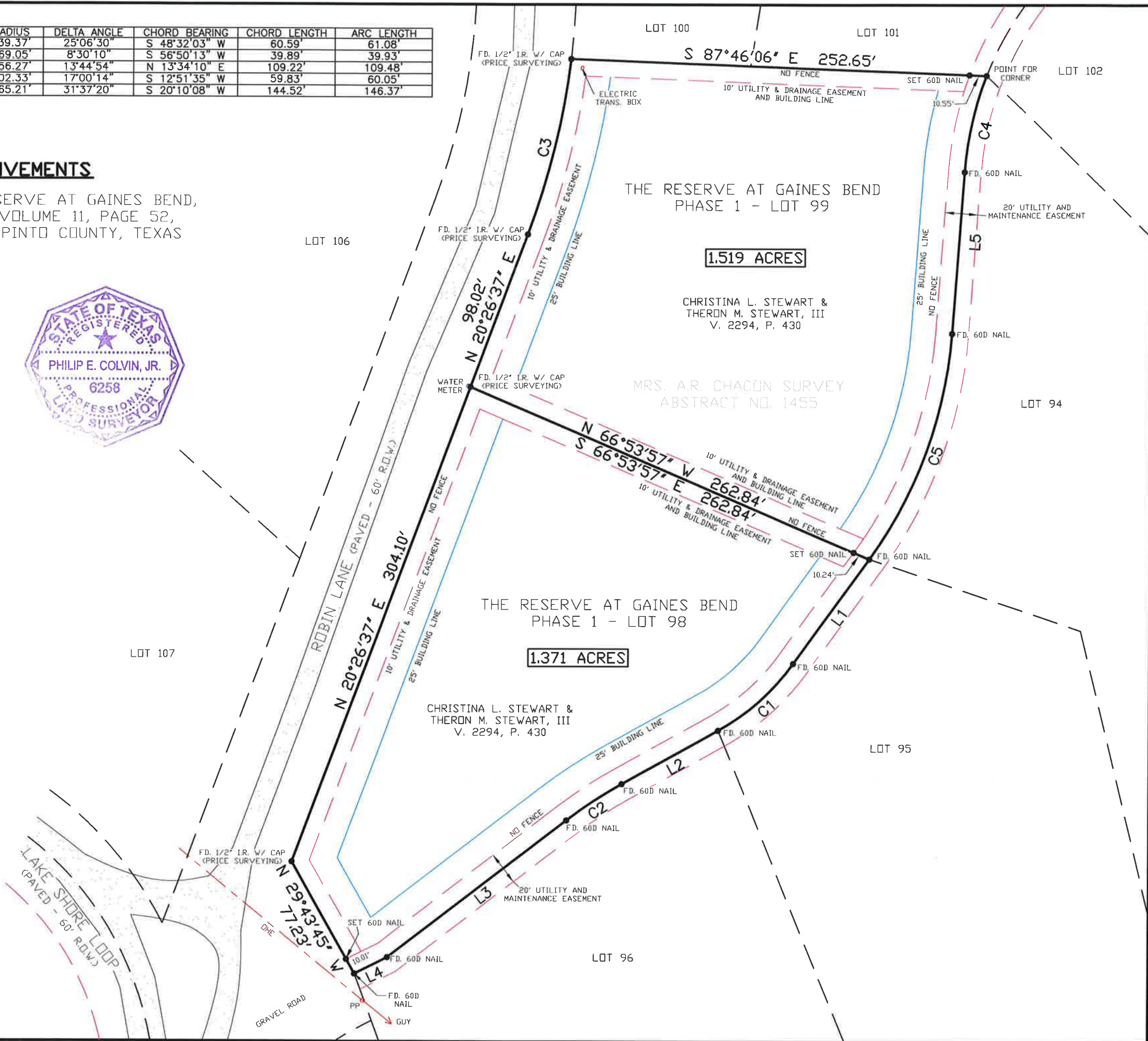
BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48363C0275F,
DATED APRIL 5, 2019

NOTE: BUILDING LINES AND UTILITY & DRAINAGE
EASEMENTS ARE SHOWN PER RESTRICTIONS RECORDED
IN VOLUME 2288 PAGE 327 OF THE OFFICIAL PUBLIC
RECORDS OF PALO PINTO COUNTY, TEXAS

NOTE: THE SURVEYOR HAS MADE NO INVESTIGATION OR
INDEPENDENT SEARCH FOR EASEMENTS OF RECORD,
ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP
TITLE EVIDENCE, OR ANY OTHER FACTS THAT A
CURRENT TITLE SEARCH MAY DISCLOSE.



SCALE: 1" = 60 FEET

