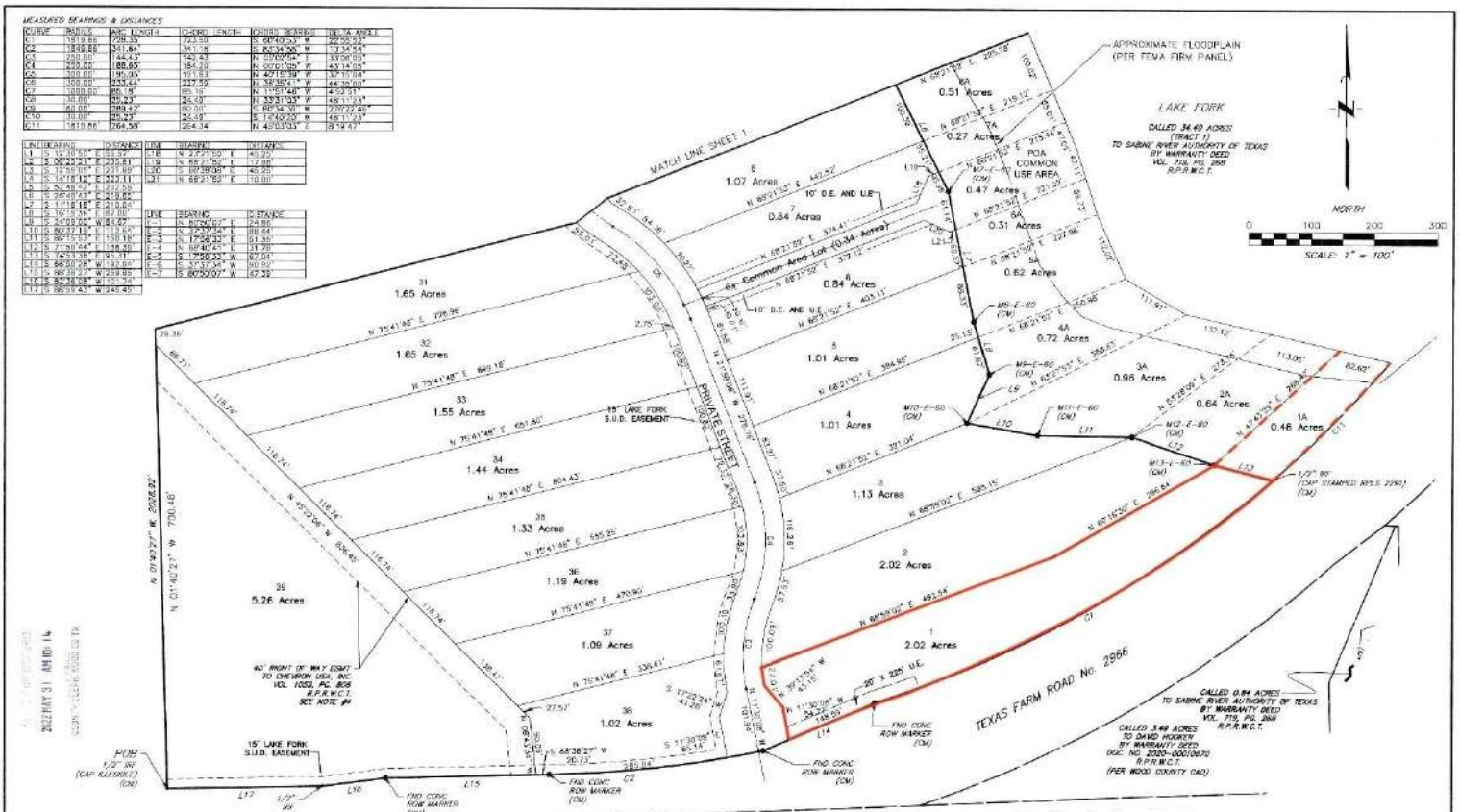
MEASURED BEARINGS & DISTANCES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1819.86'	726.35'	721.50'	S 66°40'03" W	22°55'24"
C2	1819.86'	341.84'	341.18'	S 84°34'55" W	10°34'44"
C3	250.00'	144.43'	142.43'	N 70°09'54" E	33°06'05"
C4	250.00'	188.85'	184.20'	N 00°01'35" W	43°14'05"
C5	300.00'	195.06'	191.63'	N 42°15'39" W	37°15'04"
C6	300.00'	233.44'	227.59'	N 38°35'41" W	44°35'00"
C7	1000.00'	86.19'	86.16'	N 11°51'48" W	4°56'51"
C8	30.00'	39.93'	36.98'	N 33°31'33" W	48°17'34"
C9	60.00'	189.42'	60.00'	S 80°34'30" W	270°22'48"
C10	30.00'	25.23'	24.48'	S 14°40'20" W	48°11'23"
C11	1819.86'	264.58'	264.34'	N 43°03'03" E	8°19'47"

LINE	BEARING	DISTANCE
L1	S 13°30'50" E	55.97'
L2	S 00°25'21" E	235.61'
L3	S 12°59'05" E	201.89'
L4	S 14°18'12" E	233.11'
L5	S 57°48'42" E	242.50'
L6	S 26°40'43" E	210.62'
L7	S 11°18'18" E	210.62'
L8	S 15°15'38" E	187.00'
L9	S 24°03'06" W	18.07'
L10	S 80°37'15" E	119.64'
L11	S 89°15'53" E	159.18'
L12	S 71°31'54" E	138.50'
L13	S 74°31'38" E	193.31'
L14	S 66°50'26" W	192.66'
L15	S 88°39'27" W	259.85'
L16	S 83°36'38" W	101.74'
L17	S 88°59'43" W	245.45'

LINE	BEARING	DISTANCE
L18	N 23°27'50" E	45.22'
L19	N 88°21'50" E	17.88'
L20	S 89°38'08" E	48.25'
L21	N 88°21'50" E	10.00'

LINE	BEARING	DISTANCE
E-1	N 82°40'02" E	24.86'
E-2	N 37°37'34" E	88.44'
E-3	N 17°56'33" E	51.35'
E-4	S 59°40'43" E	31.70'
E-5	S 17°30'53" W	67.09'
E-6	S 37°37'34" W	90.92'
E-7	S 80°50'07" W	67.22'



THE STATE OF TEXAS
COUNTY OF WOOD

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OFF Records of Wood County, Texas

2022-00006151 U: 18 P: 177-179 eleylor
06/31/2022 10:02 AM

Kelley Price, County Clerk
Wood County, Texas

2022-00006151 Pages-3 Kelley Price-Wood County

OWNER:
TEXAS LAND & LAKES LLC,
1420 VALWOOD PKWY., SUITE 120
CARROLLTON, TEXAS 75006

JONES|CARTER
Texas Board of Professional Engineers and Land Surveyors
Engineer No. F-439 Survey No. 10194011
2855 Dallas Parkway, Suite 600 • Plano, Texas 75093 • 972.985.3808

FINAL PLAT
ANGLER SHORES
BEING
53.80 ACRES
OUT OF THE
J. GROCE SURVEY, A-225
WOOD COUNTY, TEXAS
MAY 2022

JOB NO. 16657-0009