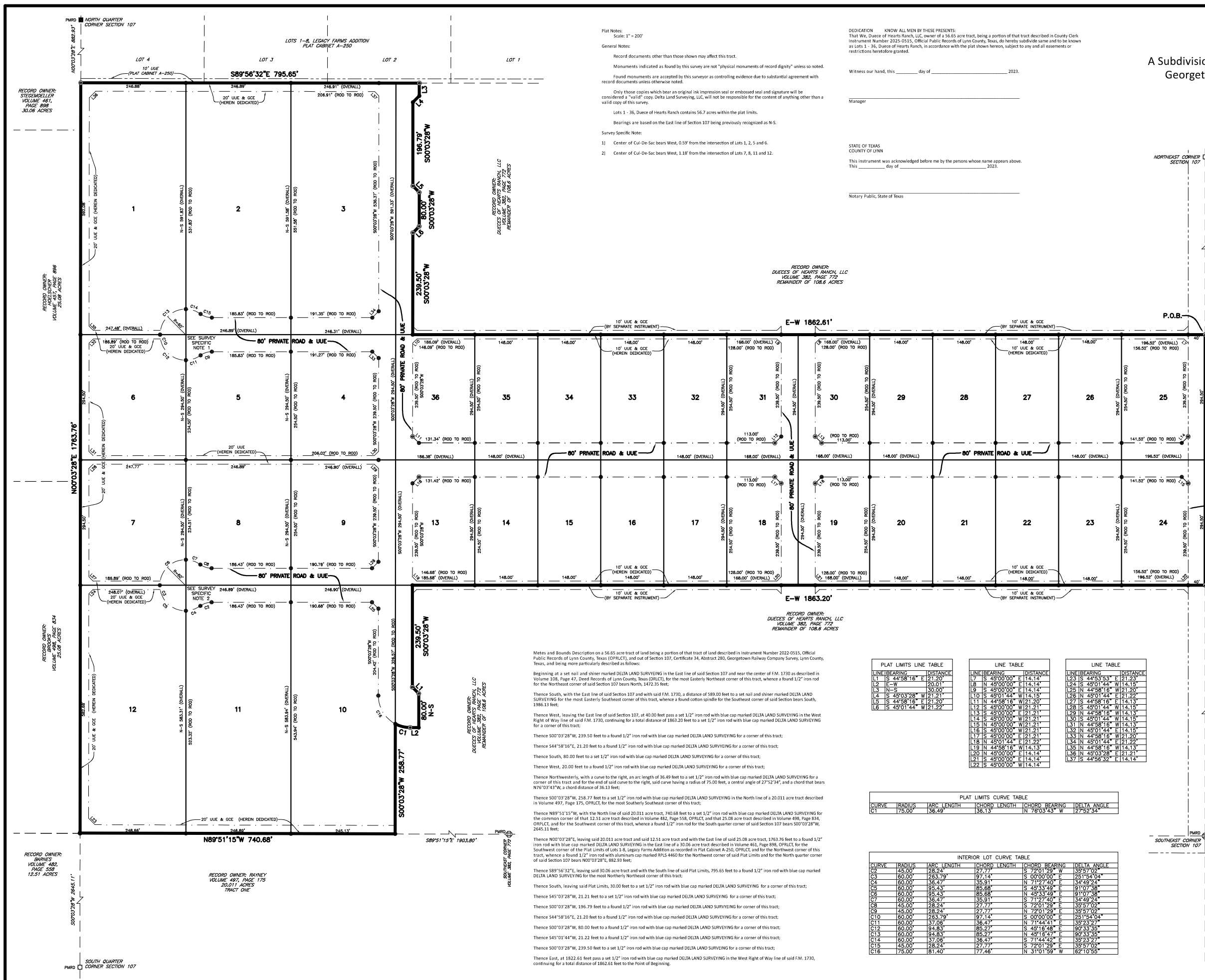


**LOTS 1 - 36,
DUECE OF HEARTS RANCH,
A Subdivision Located in Section 107, Certificate 34, Abstract 280,
Georgetown Railway Company Survey, Lynn County, Texas**



Plat Notes:
Scale: 1" = 200'
Record documents other than those shown may affect this tract.
Monuments indicated as found by this survey are not "physical monuments of record dignity" unless so noted.
Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless otherwise noted.
Only those copies which bear an original ink impression seal or embossed seal and signature will be considered a "valid" copy. Delta Land Surveying, LLC, will not be responsible for the content of anything other than a valid copy of this survey.

DEDICATION: KNOW ALL MEN BY THESE PRESENTS: That We, Duece of Hearts Ranch, LLC, owner of a 56.65 acre tract, being a portion of that tract described in County Clerk Instrument Number 2022-0515, Official Public Records of Lynn County, Texas, do hereby subdivide same and to be known as Lots 1 - 36, Duece of Hearts Ranch, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.
Witness our hand, this _____ day of _____, 2023.
Manager _____
STATE OF TEXAS
COUNTY OF LYNN
This instrument was acknowledged before me by the persons whose name appears above.
This _____ day of _____, 2023.
Notary Public, State of Texas _____

Lots 1 - 36, Duece of Hearts Ranch contains 56.7 acres within the plat limits.
Bearings are based on the East line of Section 107 being previously recognized as N-S.
Survey Specific Note:
1) Center of Cul-De-Sac bears West, 0.59' from the intersection of Lots 1, 2, 5 and 6.
2) Center of Cul-De-Sac bears West, 1.18' from the intersection of Lots 7, 8, 11 and 12.

RECORD OWNER: DUECE OF HEARTS RANCH, LLC
VOLUME 382, PAGE 772
REMAINDER OF 108.6 ACRES

RECORD OWNER: STECHSELLEN VOLUME 461, PAGE 898, 30.06 ACRES
RECORD OWNER: BAYNE VOLUME 482, PAGE 358, 12.51 ACRES
RECORD OWNER: BAYNE VOLUME 497, PAGE 173, 20.011 ACRES TRACT ONE

RECORD OWNER: DUECE OF HEARTS RANCH, LLC
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REMAINDER OF 108.6 ACRES

| PLAT LIMITS LINE TABLE | | LINE TABLE | | LINE TABLE | |
|------------------------|----------|-------------------|----------|-------------------|----------|
| LINE BEARING | DISTANCE | LINE BEARING | DISTANCE | LINE BEARING | DISTANCE |
| L1 S 44°58'16" E | 21.20' | L7 S 45°00'00" E | 14.14' | L23 S 44°53'53" E | 21.23' |
| L2 E-W | 20.01' | L8 N 45°00'00" E | 14.14' | L24 S 45°01'44" E | 14.15' |
| L3 N-S | 52.03' | L9 S 45°00'00" E | 14.14' | L25 N 44°58'18" W | 21.20' |
| L4 S 45°03'28" W | 21.21' | L10 N 45°01'44" W | 14.15' | L26 N 45°01'44" E | 21.22' |
| L5 S 44°58'16" E | 21.20' | L11 N 44°58'16" W | 21.20' | L27 S 44°58'16" E | 14.13' |
| L6 S 45°01'44" W | 21.22' | L12 S 45°00'00" W | 21.21' | L28 S 45°01'44" W | 14.15' |
| | | L13 S 45°00'00" E | 14.14' | L29 N 44°58'16" W | 14.13' |
| | | L14 S 45°00'00" W | 21.21' | L30 S 45°01'44" W | 14.15' |
| | | L15 N 45°00'00" W | 21.21' | L31 N 44°58'18" W | 14.13' |
| | | L16 S 45°00'00" E | 14.14' | L32 N 45°01'44" E | 14.15' |
| | | L17 S 45°00'00" E | 21.21' | L33 N 44°58'16" W | 21.20' |
| | | L18 N 45°01'44" E | 21.22' | L34 N 45°01'44" E | 21.22' |
| | | L19 N 44°58'18" W | 14.15' | L35 S 44°58'16" W | 14.15' |
| | | L20 N 45°00'00" E | 14.14' | L36 N 45°03'28" E | 21.21' |
| | | L21 S 45°00'00" E | 14.14' | L37 S 44°56'32" E | 14.14' |
| | | L22 S 45°00'00" W | 14.14' | | |

| PLAT LIMITS CURVE TABLE | | | | |
|-------------------------|--------|------------|--------------|---------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
| C1 | 75.00' | 36.49' | 36.13' | N 76°03'43" W |

| INTERIOR LOT CURVE TABLE | | | | | |
|--------------------------|--------|------------|--------------|---------------|-------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C2 | 45.00' | 28.24' | 27.77' | S 72°01'29" W | 35°57'02" |
| C3 | 60.00' | 263.79' | 97.14' | S 09°00'00" E | 251°54'04" |
| C4 | 60.00' | 36.47' | 36.91' | N 71°27'40" E | 34°49'24" |
| C5 | 60.00' | 95.43' | 85.68' | S 45°33'49" E | 91°07'38" |
| C6 | 60.00' | 95.43' | 85.68' | N 45°33'49" E | 91°07'38" |
| C7 | 60.00' | 36.47' | 36.91' | S 71°27'40" W | 34°49'24" |
| C8 | 45.00' | 28.24' | 27.77' | S 72°01'29" E | 35°57'02" |
| C9 | 45.00' | 28.24' | 27.77' | N 72°01'29" E | 35°57'02" |
| C10 | 60.00' | 263.79' | 97.14' | S 09°00'00" E | 251°54'04" |
| C11 | 60.00' | 37.06' | 36.47' | N 71°44'41" E | 35°23'27" |
| C12 | 60.00' | 94.83' | 85.27' | S 45°16'48" E | 90°33'35" |
| C13 | 60.00' | 94.83' | 85.27' | N 45°16'48" E | 90°33'35" |
| C14 | 60.00' | 37.06' | 36.47' | S 71°44'41" W | 35°23'27" |
| C15 | 45.00' | 28.24' | 27.77' | S 72°01'29" E | 35°57'02" |
| C16 | 75.00' | 81.40' | 77.46' | N 31°01'59" W | 62°10'55" |

NORTHQUARTER CORNER SECTION 107

P.M.R.D.

N-S 1425.35'

N-S 589.00'

FM 1730

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LOTS 1-A THROUGH 3-B AND 5-A THROUGH 6-C,
A REPLAT OF LOTS 1-3 AND LOTS 5 AND 6, COTTON CREEK

N-S 1986.13'

SOUTHWEST CORNER SECTION 107

P.O.B.

NOT TO SCALE

FD. 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LAND SURVEYING

SET 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LAND SURVEYING

SET NAIL AND SHNER MARKED DELTA LAND SURVEYING

FD. 1/2" IRON ROD WITH ALUMINUM CAP MARKED RPLS 4460

FD. COTTON SPINDLE IN ASPHALT

FD. 1/2" IRON ROD

P.O.B. POINT OF BEGINNING

PHYSICAL MONUMENT OF RECORD DIGNITY

UUE UNDERGROUND UTILITY EASEMENT

GCE GARBAGE COLLECTION EASEMENT

COUNTY APPROVAL
Approved this _____ day of _____, 20____, by _____
the Commissioner's Court of Lynn County, Texas.

Approved _____ County Judge

Attest _____ County Clerk

I, Adam N. Light, Registered Professional Land Surveyor, do hereby certify that this plat and description was prepared from an actual survey of the property and that the information hereon represents the findings of this survey to the best of my knowledge and belief.

FOR REVIEW ONLY
NOT FOR RECORDING

Adam N. Light
Registered Professional Land Surveyor No. 6684
Survey Date: September 26, 2023
Delta Land Surveying Project No. 22324

