

**LOTS 57 - 98, A REPLAT OF A PORTION OF LOT 15, ALL OF LOTS 16-22 COTTON CREEK SUBDIVISION, and an unsubdivided tract of land located in the Northwest Quarter (NW/4) of Survey 108, Georgetown RY. CO. Survey, Lynn County, Texas**

**General Notes:**

- 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.
- Lots 57 - 98, Cotton Creek Subdivision contains 42.49 acres within the plat limits.
- Bearings are based on the North line of Lots 13-22, Cotton Creek Subdivision being previously recognized as S88°25'27"E.

Metes and Bounds description of a 42.49 acre tract, being a portion of Lot 15, and all of Lots 16-22, Cotton Creek Subdivision, recorded in County Clerk Instrument Number (CCIN) 2016-1744, Official Public Records of Lynn County, Texas (OPRLCT), all of that tract described in CCIN 2020-1577, OPRLCT, being out of Section 108, Abstract 923, G. R. Co. Survey, Lynn County, Texas, and being more particularly described as follows:

- Beginning at a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING in the South line of County Road 11 as recorded in said CCIN 2016-1744, in the West line of a tract of land described in Volume 403, Page 191, Deed Records of Lynn County, Texas (DLRCT), and for the Northeast corner of this tract, whence a found 1/2" iron rod for the Northeast corner of said Section 108, bears N01°33'09"E, 20.00 feet and S88°25'27"E, 2640.56 feet;
- Thence S01°33'54"W, leaving said County Road 11, and with the West line of said tract described in Volume 403, Page 191, a distance of 1088.73 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for the most Easterly-Southeast corner of this tract, whence a found 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for the Southeast corner of said tract described in CCIN: 2020-1577, bears S01°33'54"W, 1541.49 feet;
- Thence N88°26'51"W, leaving said tract described in Volume 403, Page 191, a distance of 769.78 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for a corner of this tract;
- Thence S01°33'09"W, 226.42 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for the most Southerly Southeast corner of this tract;
- Thence N88°26'51"W, 769.56 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING in the East line of the Plat Limits of Lots 23-56, Cotton Creek Subdivision recorded in Volume 481, Page 632, OPRLCT, for the Southwest corner of this tract, whence a found 1/2" iron rod with orange cap marked R2M for the Southwest corner of said tract described in CCIN: 2020-1577, bears S01°33'09"W, 1314.87 feet;
- Thence S88°25'27"E, leaving said Cotton Creek Subdivision, and along the South line of said County Road 11, a distance of 1539.57 feet to the Point of Beginning.

**DEDICATION** KNOW ALL MEN BY THESE PRESENTS: That We, Cotton Creek Development, LLC, owner of a 42.49 acre tract, being a portion of Lot 15, and all of Lots 16-22, Cotton Creek Subdivision, recorded in County Clerk Instrument Number (CCIN) 2016-1744 and a portion of that tract described in County Clerk Instrument Number 2022-0884, Official Public Records of Lynn County, Texas, do hereby subdivide same and to be known as Lots 57 - 98, Cotton Creek, in accordance with the plat shown herein, subject to any and all easements or restrictions heretofore granted.

Witness our hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Manager \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF LYNN  
This instrument was acknowledged before me by the persons whose name appears above.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas \_\_\_\_\_

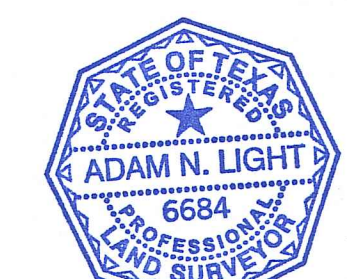
COUNTY APPROVAL  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
the Commissioners' Court of Lynn County, Texas.

Approved \_\_\_\_\_ County Judge

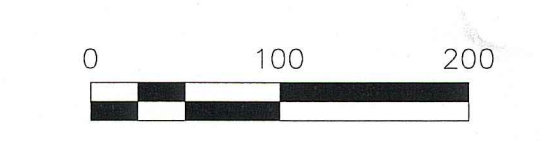
Attest \_\_\_\_\_ County Clerk

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.

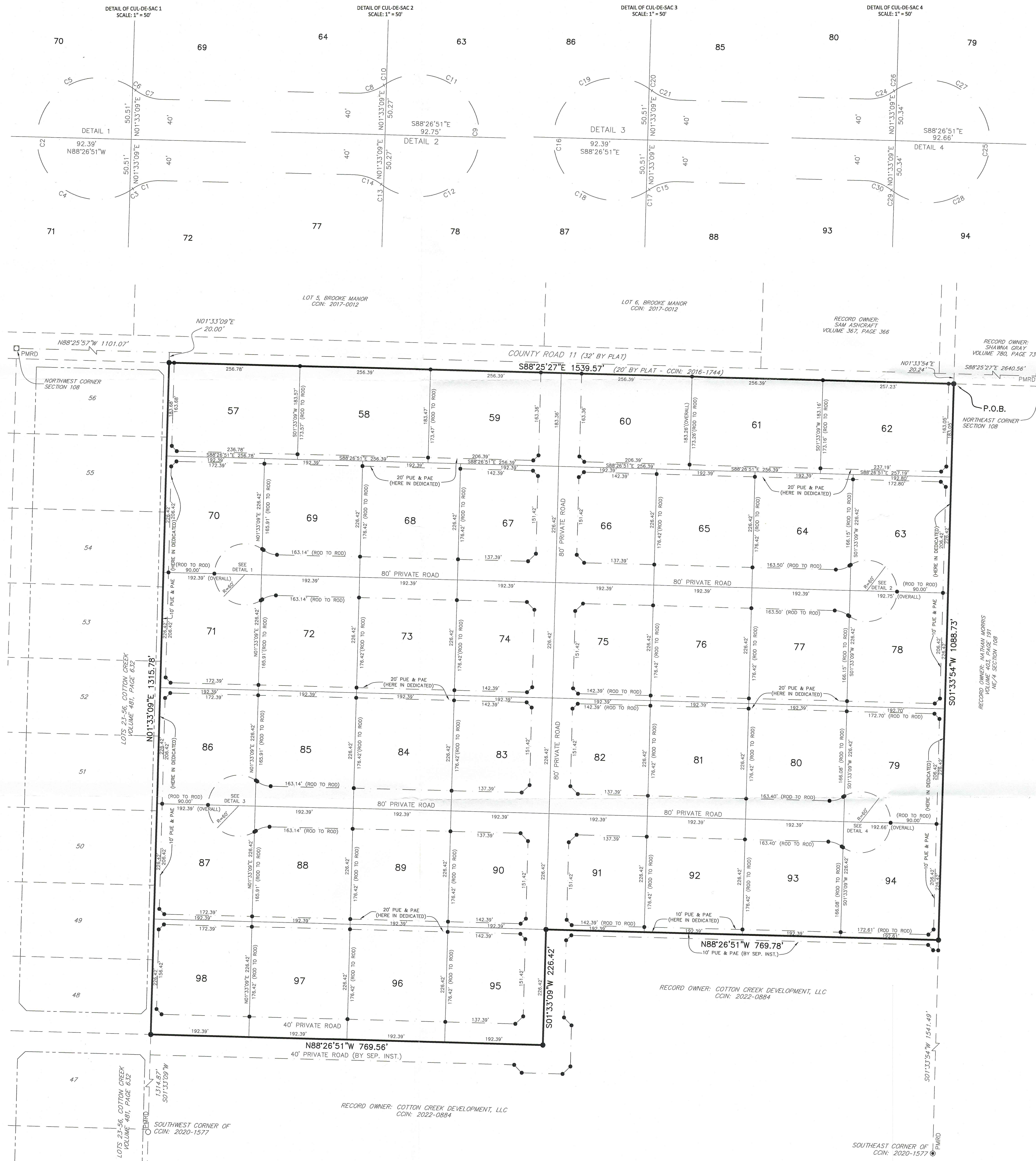
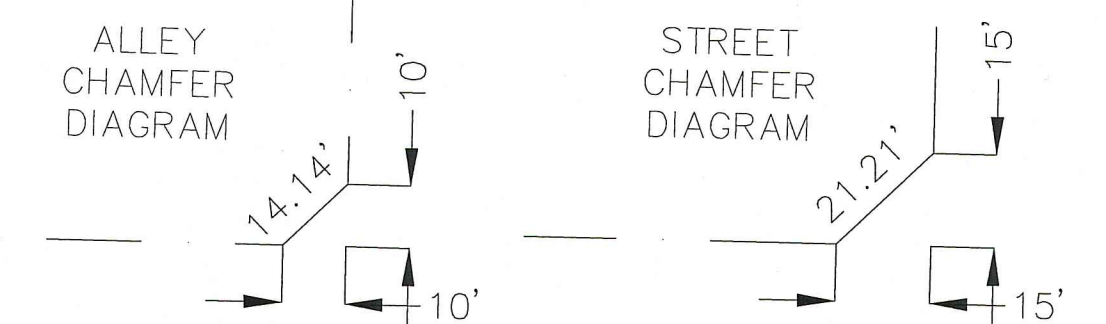
Adam N. Light  
Registered Professional Land Surveyor No. 6684  
Survey Date: June 20, 2022  
Delta Land Surveying Project No. 22045



- SET 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LAND SURVEYING
- ⊙ FD. 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LAND SURVEYING
- ⊙ FD. 1/2" IRON ROD WITH YELLOW CAP
- ⊙ FD. 1/2" IRON ROD WITH ORANGE CAP
- FD. 1/2" IRON ROD
- P.O.B. POINT OF BEGINNING
- CCIN COUNTY CLERK INSTRUMENT NUMBER
- PMRD PHYSICAL MONUMENT OF RECORD DIGNITY
- CM CONTROLLING MONUMENT



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 45.00  | 28.24      | 27.77        | S 73°34'38" W | 35°57'02"   |
| C2    | 60.00  | 263.79     | 97.14        | S 01°33'09" W | 251°54'04"  |
| C3    | 60.00  | 3.43       | 3.43         | S 57°14'28" W | 3°16'42"    |
| C4    | 60.00  | 128.46     | 105.29       | S 59°47'01" E | 122°40'20"  |
| C5    | 60.00  | 128.46     | 105.29       | S 62°53'19" W | 122°40'20"  |
| C6    | 60.00  | 3.43       | 3.43         | S 54°08'10" E | 3°16'42"    |
| C7    | 45.00  | 28.24      | 27.77        | N 70°28'20" W | 35°57'02"   |
| C8    | 45.00  | 28.24      | 27.77        | N 73°34'38" E | 35°57'02"   |
| C9    | 60.00  | 263.79     | 97.14        | N 01°33'09" E | 251°54'04"  |
| C10   | 60.00  | 3.00       | 3.00         | N 57°02'03" E | 2°51'52"    |
| C11   | 60.00  | 128.90     | 105.50       | N 59°59'26" W | 123°05'10"  |
| C12   | 60.00  | 128.90     | 105.50       | N 63°05'44" E | 123°05'10"  |
| C13   | 60.00  | 3.00       | 3.00         | N 53°55'45" W | 2°51'52"    |
| C14   | 45.00  | 28.24      | 27.77        | S 70°28'20" E | 35°57'02"   |
| C15   | 45.00  | 28.24      | 27.77        | N 73°34'38" E | 35°57'02"   |
| C16   | 60.00  | 263.79     | 97.14        | S 01°33'09" W | 251°54'04"  |
| C17   | 60.00  | 3.43       | 3.43         | S 57°14'28" W | 3°16'42"    |
| C18   | 60.00  | 128.46     | 105.29       | S 59°47'01" E | 122°40'20"  |
| C19   | 60.00  | 128.46     | 105.29       | S 62°53'19" W | 122°40'20"  |
| C20   | 60.00  | 3.43       | 3.43         | N 54°08'10" W | 3°16'42"    |
| C21   | 45.00  | 28.24      | 27.77        | N 70°28'20" W | 35°57'02"   |
| C24   | 45.00  | 28.24      | 27.77        | N 73°34'38" E | 35°57'02"   |
| C25   | 60.00  | 263.79     | 97.14        | N 01°33'09" E | 251°54'04"  |
| C26   | 60.00  | 3.12       | 3.12         | N 57°05'29" E | 2°58'37"    |
| C27   | 60.00  | 128.78     | 105.44       | N 56°56'04" W | 122°58'25"  |
| C28   | 60.00  | 128.78     | 105.44       | S 63°02'22" W | 122°58'25"  |
| C29   | 60.00  | 3.12       | 3.12         | S 53°59'07" E | 2°58'37"    |
| C30   | 45.00  | 28.24      | 27.77        | S 70°28'20" E | 35°57'02"   |



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