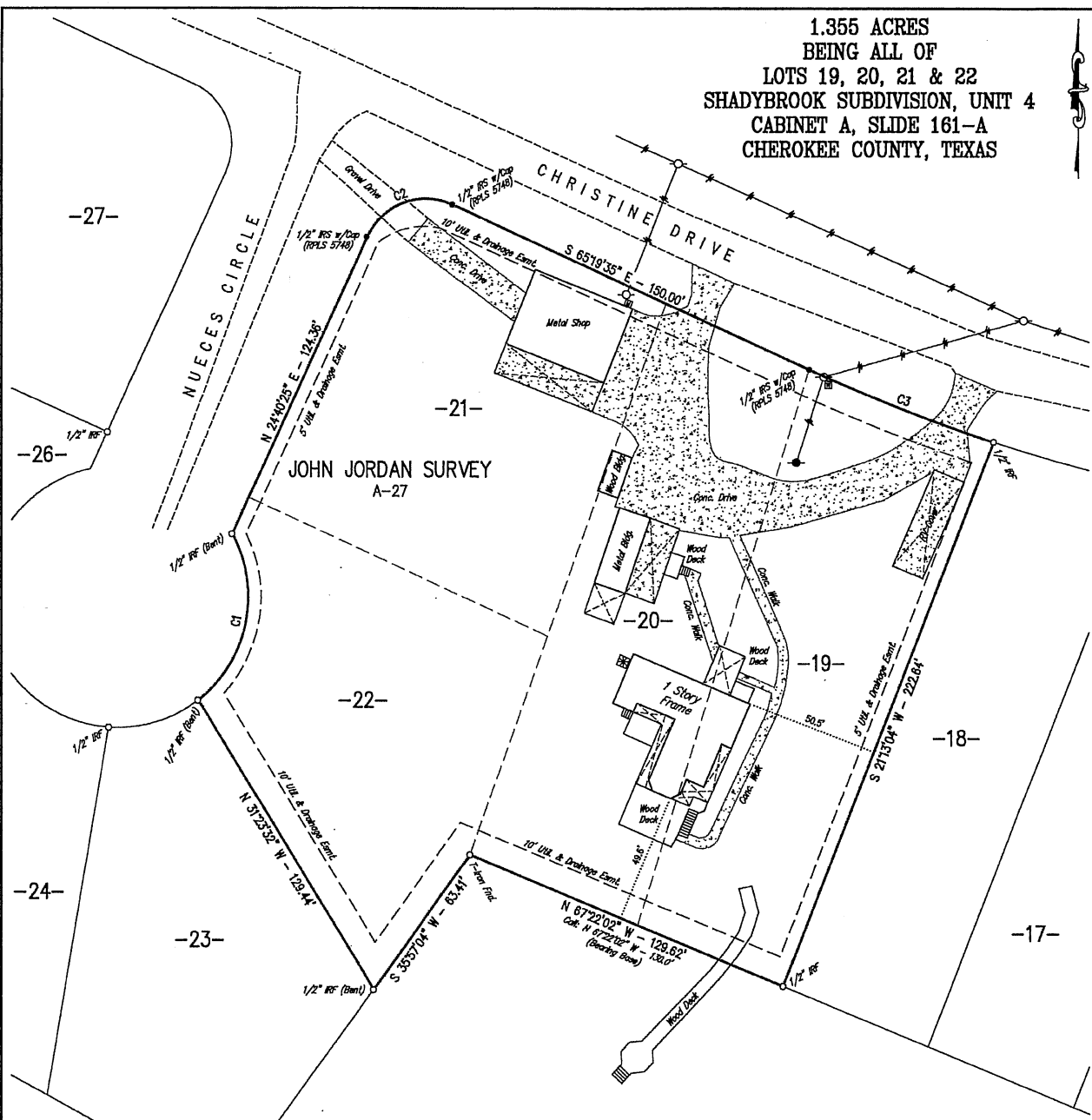


1.355 ACRES
BEING ALL OF
LOTS 19, 20, 21 & 22
SHADYBROOK SUBDIVISION, UNIT 4
CABINET A, SLIDE 161-A
CHEROKEE COUNTY, TEXAS



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	49.91	80°58'06"	N 11°40'12" E	84.60'	70.53'
C2	25.00'	90°00'00"	N 69°40'25" E	35.36'	39.27'
C3	669.08'	6°28'44"	S 68°33'58" E	75.62'	75.66'

Providence Title
OF No. 117006153

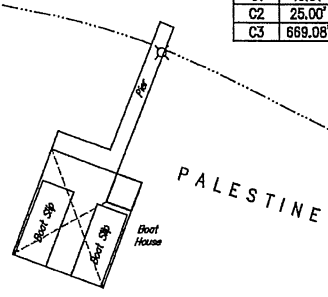
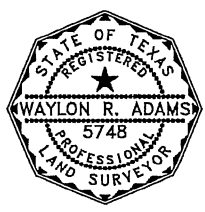
(NOTE: Easement research was limited to data provided by above referenced Title Company.)

Schedule "B"

- 1) Restrictions: Volume 2123, Page 628; Volume 2167, Page 211 - Does affect as shown.
- 10a) Setbacks & Easements: Volume 1916, Page 29 - Does affect as shown.
- 10b) Setbacks: Cabinet A, Slide 161-A - None shown on plat.
- 10c) Restrictions: Volume 2123, Page 628 - Does affect as shown.
- 10d) Easement: Volume 509, Page 577 - Does affect.
- 10h) Easement: Volume 657, Page 170 - Unable to determine.
- 10j) Easement: Volume 625, Page 194 - Unable to determine.
- 10j) Easement: Volume 792, Page 375 - Does not affect.

I, Waylon R. Adams, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision on June 7, 2021, and is being submitted along with a legal description of the tract(s) shown hereon.

Waylon R. Adams
Waylon R. Adams
Registered Professional Land Surveyor
State of Texas No. 5748



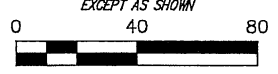
Note: All Set Corners are marked with a 1/2" Iron Rod with an orange plastic cap stamped "RPLS 5748", except as shown.

Note: Bearings are based on the south line of Lots 19 & 20, SHADYBROOK SUBDIVISION, UNIT 4, as recorded in Cabinet A, Slide 161-A of the Plat Records of Cherokee County, Texas.

LEGEND

- POWER POLE
- METER POLE
- ⊗ LIGHT POLE
- ⊠ ELECTRIC METER
- ⊡ WATER METER
- ⊞ A/C UNIT

EXCEPT AS SHOWN



DRAWN BY: W.R.A.	REVISIONS	EAST TO WEST SURVEYING, INC.
JOB No.: 201168		1530 S. SOUTHWEST LOOP 323, SUITE 127
DATE: 6/19/2021		TYLER, TEXAS 75701
FB/PG: 119/27		PH: (903) 405-3464, FAX: (903) 405-3474
		TEPLS FIRM REGISTRATION No. 10194274



PLAT OF SURVEY
JOHN HAYES
306 CHRISTINE DRIVE, BULLARD
CHEROKEE COUNTY, TEXAS