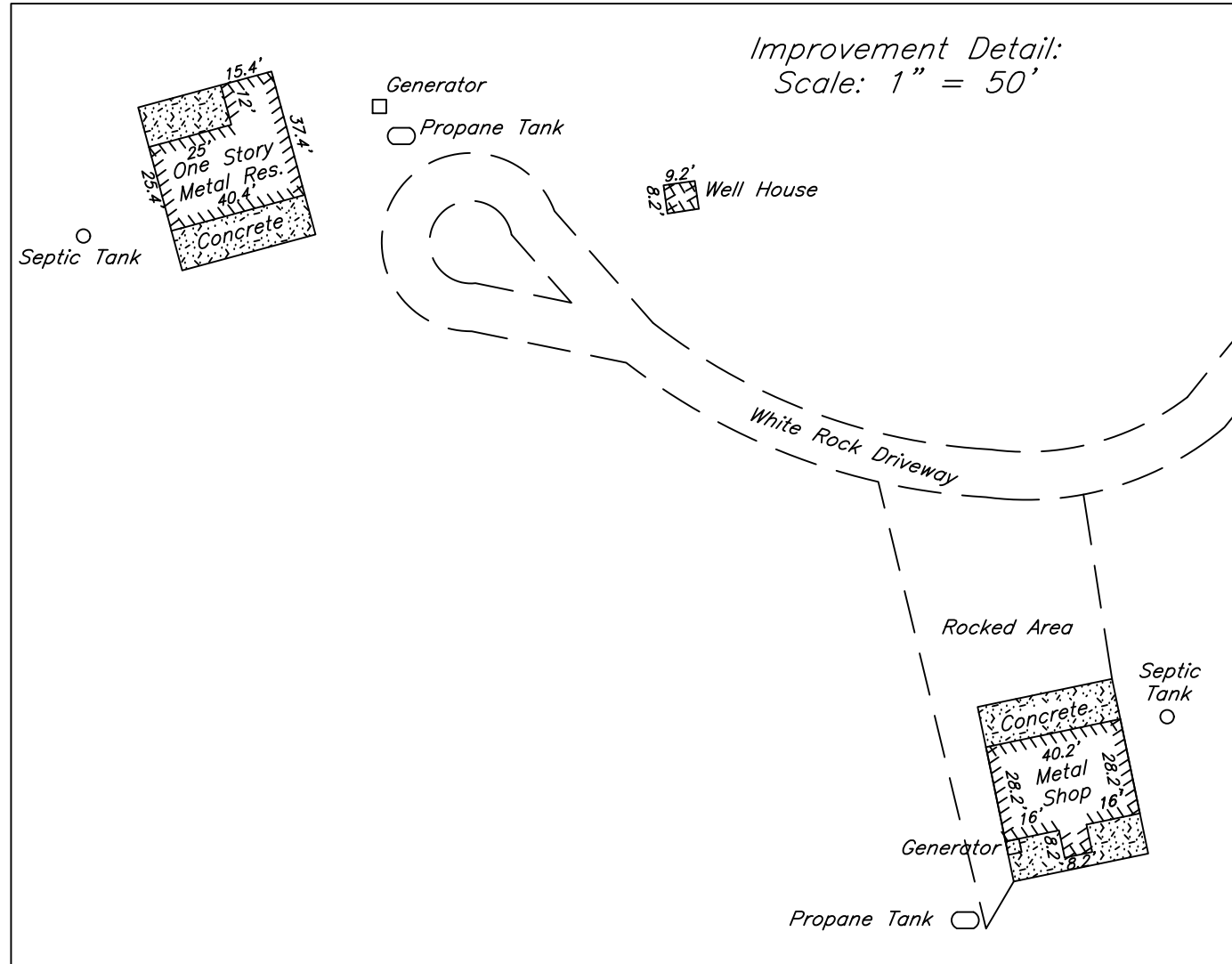


J.W. Williams Survey
Abstract No. 1037

At Point of Beginning (POB)
Angle of Convergence: 02°45'36"
Combined Scale Factor: 0.999977



Joseph Hogg Survey
Abstract No. 379



Benjamin Newton Survey
Abstract No. 641
Cherokee County, Texas

252.83 Acres Surveyed
±0.03 Acres in County Road No. 1217

L.D. Nixon Survey
Abstract No. 636

Joseph Hogg Survey
Abstract No. 386

P L A T

SHOWING A BOUNDARY SURVEY OF 252.83 ACRES OF LAND LYING PARTLY IN THE L. D. NIXON SURVEY, ABSTRACT No. 636 AND PARTLY IN THE BENJAMIN NEWTON SURVEY, ABSTRACT No. 641, CHEROKEE COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 253.023 ACRES FROM SACUL PROPERTIES, LLC TO ANDREW HENDRICKS ON FEBRUARY 17, 2022 AND RECORDED IN VOLUME 2678, PAGE 211 OF THE OFFICIAL RECORDS OF CHEROKEE COUNTY, TEXAS.

For: Andrew Hendricks; Scale: 1" = 200'; Job No. 10-2022-174; F.B. 184/22

NOTES: Surveyor did not abstract tracts for easements or ownership. Bearings are based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations. All coordinates are U.S. Survey Feet, NAD83(2011) Epoch 2010.0000 per Trimble VRS Network Solutions. At the Point of Beginning, (POB), the angle of convergence is 02°45'36" and the combined scale factor is 0.999977. To get geodetic bearings, rotate the bearings shown hereon, clockwise, by the angle of convergence. All distances are grid and to get surface distances, divide the distances shown hereon by the combined scale factor. w/Samson cap = a plastic cap marked SAMSON 1915. Note the fences and their distances from the property lines. The distance is on the opposite side of the property line as the fence, i.e. if the distance is on the North side of the property line, then the fence is South of the property line. The diamond symbols shown hereon indicate a 60d nail and 1"x1/4" wooden stake marked "Property Line". The distances of these nails along the property line is rounded to the nearest foot. Note County Road No. 1217 and the apparent end of County Maintenance shown hereon. It is unknown exactly where this county road ends, but the maintenance of the County Road appears to end at the gate shown hereon. There may be buried utilities along the margin of County Road No. 1217. See Written Description.

I, Kristopher Morgan do hereby state that this plat represents a boundary survey made on the ground for Andrew Hendricks, and that there are no conflicts, protrusions or intrusions, except as those shown hereon, and in accordance with the information and the instructions furnished me, same correctly represents the facts as found at the time of the survey. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM. IF THIS PLAT IS NOT SIGNED IN PALE BLUE INK AND THE SEAL PRESENT IN CRIMPED FORM, IT SHOULD BE CONSIDERED AN UNLICENSED COPY AND PRESUMED TO CONTAIN ALTERED OR UNAUTHORIZED MATERIAL.



Kristopher Morgan
R.P.L.S. No. 5655
October 7, 2022
Plat revised on May 12, 2023 to show new improvements

2022-66

Prepared By:
Affiliated Surveyors, Inc.
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Rusk, Texas 75785
Firm No. 10018300
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J. M. Musquez Survey
Abstract No. 37

Parcel C, 82.929 Ac.
The First National Bank of Jacksonville
to
Tom Duriso
Dec. 30, 1991
1170/104

253.023
Sacul Properties, LLC
to
Andrew Hendricks
Feb. 17, 2022
2678/211

O.P. White Survey
Abstract No. 1067

Parcel B, 270.452 Ac.
The First National Bank of Jacksonville
to
Tom Duriso
Dec. 30, 1991
1170/104

Point of Beginning (POB)
Fnd. 3/8" Steel Rod at Fence Corner
North: 10667337.703
East: 3960266.609

