

STATE HIGHWAY 21

MOORE  
1339/710

# WILLIAM BROOKS SURVEY ABSTRACT No. 55 CHEROKEE COUNTY TEXAS

FND. 3/4" STEEL ROD

FND. 3/4" STEEL ROD IN CREEK

FND. 3/4" STEEL ROD IN CREEK

N 56°12'57" E 168.31'

S 67°48'53" E 243.76'

S 01°06'17" E 154.30'

SESSIONS  
693/109

1.9871 Acres  
Surveyed

1.987 ACRES  
RHONDA KAY CLIFTON  
TO  
CONNIE HITCHCOCK WILBURN  
APRIL 4, 2002  
1540/811

1.987 ACRES  
SKINNER  
2141/458

OVERHEAD POWER

N 30°5'16" W 341.27'

1 STORY RESIDENCE

COV. PORCH

POLE BARN

WORKSHOP

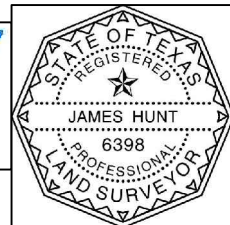
SHED

SHED

FND. 10" FENCE CORNER POST

FND. CEDAR FENCE CORNER

I, Matthew Hunt do hereby state that this plat represents a boundary survey of 1.9871 acres in William Brooks Survey Abstract 55, Cherokee County Texas, being all of that called 1.987 acres from Rhonda Kay Clifton to Connie Hitchcock Wilburn Recorded on April 4, 2002 in Volume 1540, Page 811 of the Official Records of Cherokee County Texas, made on the ground for Connie Wilburn during the month of February 2022, and that in accordance with the information and the instructions furnished me, same correctly represents the facts as they existed at the time of the survey. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM. IF THIS PLAT IS NOT SIGNED IN PALE BLUE INK AND THE SEAL PRESENT, IT IS NOT A LICENSED COPY AND MAY CONTAIN ALTERED OR FORGED INFORMATION. Bearings are based on Grid, Texas State Plane Coordinate System, Texas Central Zone 4203, North American Datum of 1983. w/cap = a plastic cap marked MATABO Note: surveyor did not abstract tracts for ownership or easement. Note: There are Buried Utilities along the South line of State Highway 21 : SEE DESCRIPTION



Matt Hunt February 22, 2022  
Registered Professional Land Surveyor No. 6398



Prepared By:  
Matabo Surveying, Inc.  
P.O. Box 396  
New Summerfield, Texas 75780  
Firm No. 10193882  
Phone: (903) 413-9456  
matt@matabosurveying.com