

Plat of Survey

540 Caroline Bend

Lot 335, Shadybrook Subdivision, Unit-2

Cabinet A, Slide 158-B,

Cherokee County Plat Records

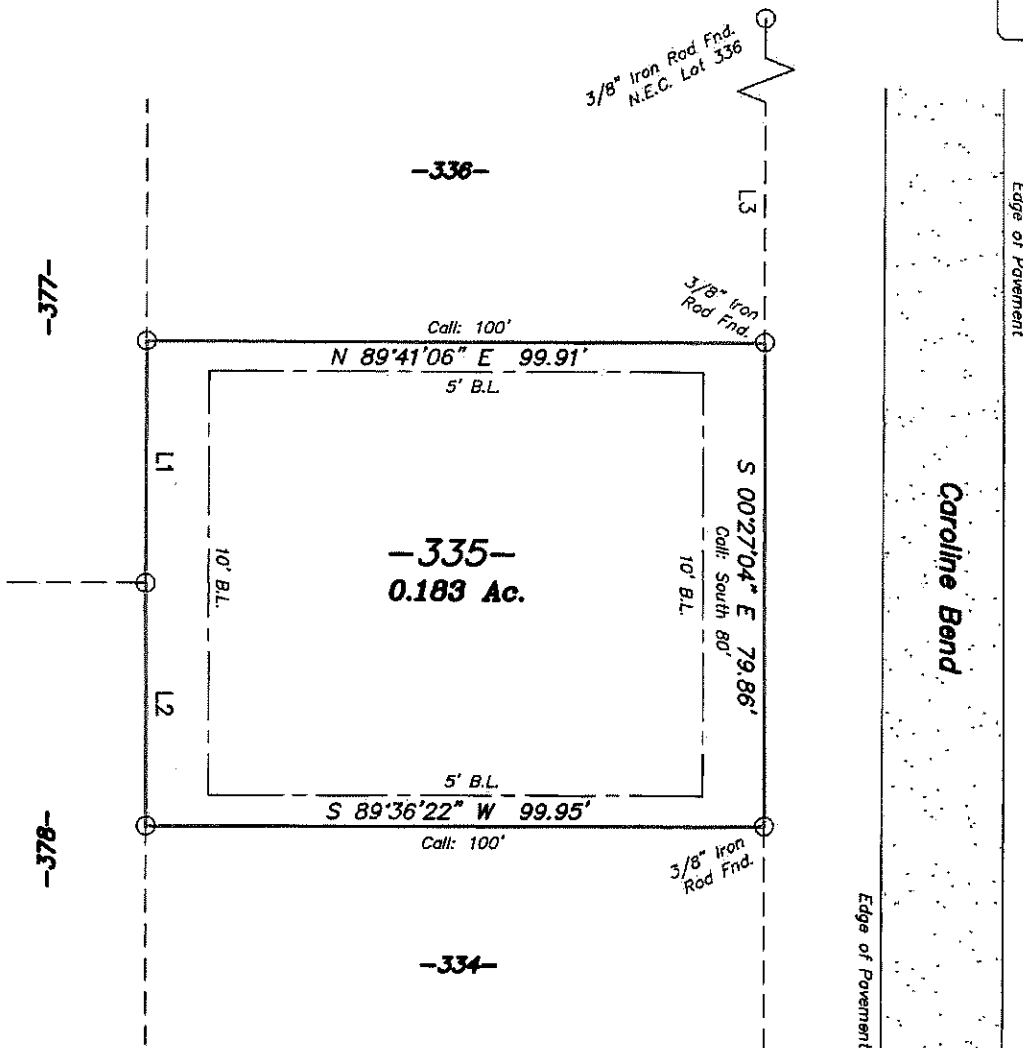
John Jordan Survey, Abstract No. 27

Cherokee County, Texas

Buyer: Tammy A. Millsaps

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Legend	
○	1/2" Iron Rod Found Unless Otherwise Noted
●	1/2" Iron Rod Set With Yellow Cap Stamped "Freeman Surveying"
⊕	Utility Pole
—○—	Overhead Power Line
—□—	Wood Privacy Fence
⊞	Cable Box
⊞	Telephone Pedestal
⊞	Water Meter
⊞	Electric Box (Flush)
(C.M.)	Control Monument



6-30-22

LINE TABLE (ACTUAL)

LINE	BEARING	DISTANCE
L1	N 00°16'22" E	39.95'
L2	N 00°34'20" W	40.05'
L3	N 00°28'46" W	79.85'



1" = 30'

To the best of my knowledge the plat hereon is a true, correct representation of the property as determined by survey, the lines and dimensions of said property were found to be as indicated by plat; the size, locations and types of improvements are shown. There are no conflicts except as shown. This plat is valid only if signed in blue ink with an accompanying RPLS Seal.
 Plat Date: June 27, 2022

STEVEN J. FREEMAN, II
 REGISTERED PROFESSIONAL LAND
 SURVEYOR No. 6339

The survey shown hereon is for the transaction under G.F. No. 2742510-HO43 and is not valid for use in any other transaction involving the above referenced property.

Basis of Bearings: This survey is related to the Texas State Plane Coordinate System NAD 83 (2011), Texas North Central Zone (4202), U.S. Survey Feet from the TopNET VRS Network System.

Restrictions: Volume 2499, Page 76; Volume 2499, Page 761; Volume 1761, Page 275; Volume 1818, Page 350; Volume 1879, Page 573; Volume 2023, Page 130; Volume 2072, Page 394; Volume 1908, Page 612; Volume 1987, Page 341.

The following documents appear to apply to the subject tract:
 Cabinet A, Slide 158-B (Formerly Volume 3, Page 37).

The following documents do not appear to apply to the subject tract:
 Volume 625, Page 194; Volume 509, Page 577.

There maybe underground utilities on or near the subject tract. It is the contractor's and/or landowner's responsibility to verify the location of the underground utilities before any excavation is done.

Flood Plain Statement: According to FIRM Map Panel No. 48073C0150D, dated January 06, 2011, the subject tract appears to lie within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

First American Title
 GF# 2742510-HO43
 FB 517/15
 FBD 06/14/2022
 Job No. 22.0909

FREEMAN

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