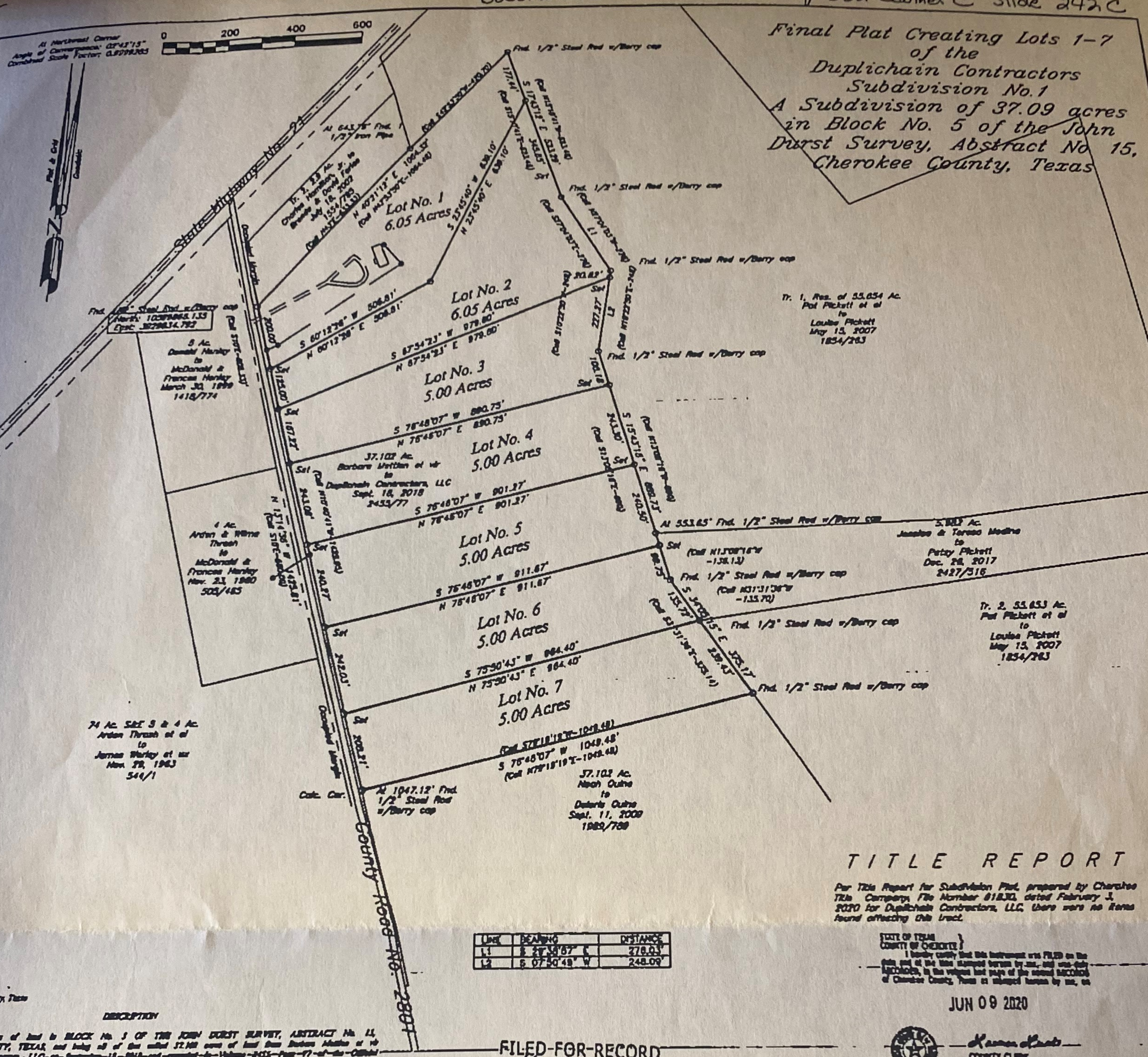
00690337 OR 2552 382

Document#690337 Vol:2552 Pg. 382 Cabinet C Slide 242C

Final Plat Creating Lots 1-7 of the Duplichain Contractors Subdivision No. 1

A Subdivision of 37.09 acres in Block No. 5 of the John Durst Survey, Abstract No 15, Cherokee County, Texas


At Northwest Corner
Angle of Convergence: 02°43'15"
Combined Scale Factor: 0.9999265
0
200
400
600
Plat & Grid
Geodetic
N
State Highway No. 21
Fnd. 1/2" Steel Rod w/Barry cap
North: 10396068.133
East: 3829834.792
At 643.76' Fnd. 1/2" Iron Pipe
Tr. 2, 2.9 Ac. Charles Hamilton, Jr. to Brenda & David Forbes July 10, 2002 1534/783
Lot No. 1
6.05 Acres
Lot No. 2
6.05 Acres
Lot No. 3
5.00 Acres
Lot No. 4
5.00 Acres
Lot No. 5
5.00 Acres
Lot No. 6
5.00 Acres
Lot No. 7
5.00 Acres
S 60°12'38" W 508.81'
N 60°12'38" E 508.81'
S 67°54'23" W 979.80'
N 67°54'23" E 979.80'
S 75°46'07" W 890.73'
N 75°46'07" E 890.73'
S 75°46'07" W 901.27'
N 75°46'07" E 901.27'
S 75°46'07" W 911.67'
N 75°46'07" E 911.67'
S 75°30'43" W 964.40'
N 75°30'43" E 964.40'
S 75°46'07" W 1049.48'
S 17°43'12" E 523.29'
345.85'
177.44'
S 25°45'40" W 639.10'
N 25°45'40" E 639.10'
S 15°43'18" E 880.73'
243.30'
240.50'
100.18'
227.27'
L1
L2
At 553.65' Fnd. 1/2" Steel Rod w/Barry cap
S 34°05'15" E 375.17'
135.73'
239.43'
88.75'
Fnd. 1/2" Steel Rod w/Barry cap
Set
200.00'
125.00'
167.22'
243.08'
240.27'
242.03'
200.21'
N 13°14'36" W 1425.81'
Occupied Margin
37.102 Ac. Barbara Mettlen et vir to Duplichain Contractors, LLC Sept. 18, 2018 2435/77
8 Ac. Donald Henley to McDonald & Frances Henley March 30, 1898 1418/774
4 Ac. Arden & Wilma Thrash to McDonald & Frances Henley Nov. 23, 1980 505/465
74 Ac. SAVE 3 & 4 Ac. Arden Thrash et al to James Worley et ux Nov. 29, 1963 544/1
Tr. 1, Res. of 55.654 Ac. Pat Pickett et al to Louise Pickett May 15, 2007 1854/263
5.983 Ac. Jessica & Tereso Medina to Patsy Pickett Dec. 28, 2017 2427/316
Tr. 2, 55.653 Ac. Pat Pickett et al to Louise Pickett May 15, 2007 1854/263
37.102 Ac. Noah Quine to Dakota Quine Sept. 11, 2009 1989/789
At 1047.12' Fnd. 1/2" Steel Rod w/Barry cap
Calc. Cor.
County Road No. 2801
P.B. Block No. 5
J. Durst, A-15
Cherokee County, Texas

LINE	BEARING	DISTANCE
L1	S 28°38'07" E	278.03'
L2	S 07°50'48" W	248.09'

TITLE REPORT

Per Title Report for Subdivision Plat, prepared by Cherokee Title Company, File Number 81830, dated February 3, 2020 for Duplichain Contractors, LLC, there were no items found affecting this tract.

STATE OF TEXAS }
COUNTY OF CHEROKEE }
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED, in the volume and page of the named RECORDS of Cherokee County, Texas as stamped hereon by me, on

JUN 09 2020

Karen Knott
COUNTY CLERK
CHEROKEE COUNTY, TEXAS

FILED-FOR-RECORD
at 4:07 o'clock P M.
JUN 09 2020
LAVERNE LUSK
CLERK, COUNTY COURT CHEROKEE CO., TX
By ________ Deputy

DESCRIPTION

BEING 37.09 acres of land in BLOCK No. 5 OF THE JOHN DURST SURVEY, ABSTRACT No. 15, CHEROKEE COUNTY, TEXAS, and being all of the called 37.102 acres of land from Barbara Mettlen et vir to ~~Duplichain Contractors, LLC on September 18, 2018 and recorded in Volume 2435, Page 77 of the Official~~ Records of Cherokee County, Texas [illegible] SAID [illegible] BEARINGS are based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations [illegible] U.S. Survey Feet, NAD83(2011) Epoch 2010.0000 per static GPS data and an OPUS solution through the NGS website. At the point of beginning, the angle of convergence is [illegible] and the combined scale factor is 0.9999265. 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/Barry cap = a plastic cap marked Barry 4825.

BEGINNING at a 1/2" steel rod w/Barry cap found for the West corner of said 37.102 acres and the South corner of Tr. 2 called 2.9 acres from Charles Hamilton, Jr. to Brenda & David Forbes on July 10, 2002 in 1534/783, OR, same being on the East occupied margin of County Road No. 2801 and having a state plane coordinate with a Northing of 10396068.133 feet and an Easting of 3829834.792 feet;

THENCE North [illegible] East, with the Northwest line of said 37.102 acres, at 643.76 feet pass a 1/2" iron pipe found for the East corner of said 2.9 acres and an "ELL" corner of that Tract 1 called 55.654 acres from Pat Pickett et al to Louise Pickett on May 15, 2007 in 1854/263, OR, continuing in all [illegible] feet to a 1/2" steel rod w/Barry cap found for the North corner of said 37.102 acres and an "ELL" corner of said 55.654 acres;

THENCE with the common lines of said 37.102 and 55.654 acres as follows:
[illegible]
[illegible]
[illegible]
[illegible] 553.65 feet pass a 1/2" steel rod w/Barry cap found for the Northwest corner of that 5.983 acres from Jessica & Tereso Medina to Patsy Pickett on December 28, 2017 in 2427/316, OR, continuing in all [illegible] feet to a 1/2" steel rod w/Barry cap found for an angle corner in the East line of said 37.102 acres and the West line of said 5.983 acres;

THENCE South 34°05'15" East, with the East line of said 37.102 acres, at 135.73 feet pass a 1/2" steel rod w/Barry cap found for the Southwest corner of said 5.983 & 55.654 acres and an "ELL" corner of that Tract 2 called 55.653 acres in 1854/263, OR, continuing in all 375.17 feet to a 1/2" steel rod w/Barry cap found in the West line of said 55.653 acres for the Southeast corner of said Duplichain 37.102 acres and the Northeast corner of that 37.102 acres from Noah Quine to Dakota Quine on September 11, 2009 in 1989/789, OR;

THENCE South [illegible] West, with the South line of Duplichain and the North line of Quine, at 1047.12 feet pass a 1/2" steel rod w/Barry cap found on the East occupied margin of County Road No. 2801 for reference, continuing in all 1049.48 feet to a point in said road for the Southwest corner of Duplichain and the Northwest corner of Quine;

THENCE North 13°14'36" West, with the West line of Duplichain and within the occupied margins of County Road No. 2801, 1425.81 feet to the PLACE OF BEGINNING and containing within these calls, 37.09 acres of land.

NOTES

1. Surveyor did not abstract tracts for ownership or easements.
2. 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 static GPS data on an OPUS solution through the NGS website. At the Northwest corner of this subdivision, the angle of convergence is 02°43'15" and the combined scale factor is 0.9999265. 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.
3. w/Barry cap = a plastic cap marked Barry 4825.
4. Set = set 1/2" steel rod with plastic cap marked Affiliated Surveyors.
5. Note the power lines shown hereon.
6. The West or Northwest corner of the John Durst Survey, Abstract No. 15, Cherokee County, Texas, from the Northwest corner of this subdivision, is, by scale, South 41° West, 7200 feet.

STATE OF TEXAS
COUNTY OF CHEROKEE
I, Greg Duplichain, an authorized agent for Duplichain Contractors, LLC, do hereby certify that Duplichain Contractors, LLC, is the owner of that 37.102 acres from Barbara Mettlen et vir to Duplichain Contractors, LLC on September 18, 2018 and recorded in Volume 2435, Page 77 of the Official Records of Cherokee County, Texas, and that there are no lien holders on these lots.

Greg Duplichain 4/29/2020
Greg Duplichain Date

Before me, the undersigned notary Public, on this the 29 day of April A.D. 2020, personally appeared Greg Duplichain to acknowledge the above, which witness my hand and seal of office.

Kara Lamar
Notary Public in and for the STATE OF TEXAS

KARA NICOLE LAMAR
My Notary ID # 129101247
Expires October 16, 2020

I, Bart Bauer, an authorized agent for ~~Green-Electrical Company~~ Cherokee County Coop, do hereby state that we are the electrical power supplier for the subject tract being subdivided as shown hereon and that there [✓ IS] or IS NOT adequate electrical power available for the property contained within this subdivision.

B B 05-04-20
Authorized Agent for ~~Green-Electrical Company~~ Date

I, Kerry Black, an authorized agent for ~~Alto-Rural-Water Supply~~ City of Alto, do hereby state that we are the water supplier for the subject tract being subdivided as shown hereon and that there [✓ IS] or IS NOT adequate water supply available for the property contained within this subdivision.

Kerry R Black 05-28-2020
Authorized Agent for ~~Alto-Rural-Water-Supply~~ City of Alto Date

I, the undersigned as the designated On-Site Sewage Facilities Inspector for Cherokee County, Texas, do hereby certify that I have inspected this subdivision and find it to be acceptable for On-Site Sewage Facilities for each lot.

5-4-20
On-Site Sewage Facilities Inspector Date

I, Christopher P. Gluck do hereby state that this plat represents a subdivision of 37.09 acres of land known as Duplichain Contractors Subdivision No. 1, made during the months of December of 2019 and January of 2020, and that the same, correctly represents the facts as found at the time of the survey.

Christopher P. Gluck Date
Registered Professional Land Surveyor No. 6448

Before me, the undersigned notary public, on this the 12th day of February 2020, A.D., personally appeared Christopher P. Gluck to acknowledge the above, which witness my hand and seal of office.

Brandyn B Johnson
Notary Public in and for the STATE OF TEXAS

JORDYN JOHNSON
My Notary ID # [illegible]
Expires June [illegible]

Prepared By:
Affiliated Surveyors, Inc.
P.O. Box 838
[illegible], Texas 75785
[illegible] 10018300
[illegible] 683-2504
[illegible] 683-6837

Recommended for Final Approval

Cherokee County Commissioner's Court hereby accepts this subdivision for plat purposes only and does not and will not accept any roads, if any, for maintenance until same has been constructed to the county's specifications and accepted by Cherokee County, Texas.

6-9-2020
Chris Davis Date
County Judge, Cherokee County, Texas

5/27/20
Date
County Surveyor, Cherokee County, Texas