

*I. Self Survey
Abstract No. 793*

16 Ac. S&E 100'x100' Tr.
Lillian Dixon et al
to
Paul & Rebecca Dixon
Oct. 1, 2001
1520/856

1.44 Ac.
Ronnie & Betty Hendrick
to
Dylan & Samantha Mabry
Feb. 1, 2022
2676/279

4.21 Ac.
David & Kelita
Hendrick
to
Ronny & Betty
Hendrick
Jan. 11, 2010
2004/423

County Road 2319

*George Ruddle Survey
Abstract No. 46
Cherokee County, Texas*

*3.49 Acres Surveyed
±0.10 Acres in County Road
No. 2319*

24.92 Ac.
Thelma Hendrick
to
Ronnie Hendrick
May 23, 1973
656/721

3.43 Ac.
Harold Parker et al
to
Dustin & Amber Smith
July 25, 2018
2453/535
Ref: 326/480

At 99.92' & 4.03' Left Fnd.
1/2" Steel Rod w/cap

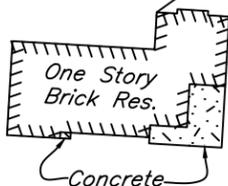
100'x100'
Birda Parker
to
Paul Dixon
Dec. 30, 2013
2202/778

6.88 Ac.
J. W. & Betty Dixon
to
State of Texas
Oct. 10, 1939
237/246

State Highway No. 294

Silo's

Frame Shed



Propane Tank

Water Meter

LINE	BEARING	DISTANCE
L1	N 00°02'07" E	22.56'
L2	N 00°27'33" E	20.00'



P L A T

SHOWING A BOUNDARY SURVEY OF 3.49 ACRES OF LAND IN THE GEORGE RUDDE SURVEY, ABSTRACT NO. 46, CHEROKEE COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 3.43 ACRES FROM HAROLD PARKER ET AL TO DUSTIN & AMBER SMITH ON JULY 25, 2018 AND RECORDED IN VOLUME 2453, PAGE 535 OF THE OFFICIAL RECORDS OF CHEROKEE COUNTY, TEXAS, WITH A REFERENCE DESCRIPTION IN VOLUME 326, PAGE 480 OF THE DEED RECORDS OF CHEROKEE COUNTY, TEXAS.

For: Rock-N-Rose, LLC; Scale: 1" = 60'; Job No. 5-2024-72;

NOTES: Surveyor did not abstract tracts for easements or ownership. Bearings are based on other work in the area and transferred to the North line of said 3.43 acres with a resulting bearing of South 87°10' East. w/cap = a plastic cap marked MORGAN, 1969 or Affiliated Surveyors. w/washer = a stainless steel washer marked MORGAN 1969 or Affiliated Surveyors. All monuments shown hereon as found (Fnd.) are controlling to this survey. Note the fences and their distances from the property lines. Note the power lines. There may be buried utilities along the margins of County Road No. 2319 & State Highway No. 294. See Written Description.

I, Kristopher Morgan do hereby state that this plat represents a boundary survey made on the ground for Rock-N-Rose, LLC, and that 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
Kristopher Morgan
R.P.L.S. No. 5655
May 6, 2024



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