

Curve	Radius	Arc Length	Delta	Chord Bearing	Chord Length
C1	5664.58	206.82	2°05'31"	N 79°10'19" E	206.81
C2	1869.88	246.75	7°33'38"	N 86°36'57" E	246.57

1.184 Ac., of which 1.158 Ac.
is in Exist. Hwy., conveying 0.026 Ac.
Edith Boyd et vir
to
State of Texas
May 21, 1957
468/522

New Location of State Highway No. 21

2.00 Acres
Shekeyva
Whitaker Smally,
et al
to
Chester D.
Whitaker
May 31, 2017
2380/331
Reference
Description:
1969/16

Point of Beginning (POB)
Tract One
Fnd. 1/2" Steel Rod
North: 10604044.994
East: 3939638.319

11.50 Acres Surveyed
on Dec. 22, 2017

Residue of
2nd. Item, 100 & 70 Ac.
Charles E. Mallory
to
Edith & Bruce Boyd
Nov. 24, 1943
13/256
Probate Records of
Cherokee County, Texas

Reference Description:
102.6 Acres
Newton Huston et ux
to
C.E. Mallory
January 17, 1912
56/317

2.066 Acres
Gerardo Guevara
Soto
to
Ramon Perez
November 5,
2013
2196/11

4.061 Acres
Billy Ray Johnson
to
Proforio Romero &
Bertha Fernandez
Nov. 16, 2018
2466/243

Tract One
5.71 Acres Surveyed

30.4' x 46.0'
Frame Res.

30' x 50'
Metal Bldg.

30' x 50'
Metal Bldg.

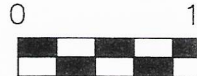
Tract Two
3.79 Acres Surveyed

2.
Leslie &
Lester &
May
27

Block No. 5
John Durst Grant
Abstract No. 15
Cherokee County, Texas

45.00 Acres
2467/304

At P
Angle o
Combined
Angle o
Combined



Trp. South of Centerline
C.E. Mallory
to
State of Texas
Dec. 3, 1929
139/470

Old Highway No. 21

Point of Beginning (POB)
Tract Two
Fnd. 1/2" Steel Rod w/cap
North: 10604132.327
East: 3940357.819

44.14 Acres
Ron Rose
to
Zoe Realty Investment
Group, LLC
Dec. 13, 2018
2468/770

45.00 Acres
Ron Rose
to
Lester & Jennifer Bolin
Dec. 6, 2018
2467/304

P L A T

SHOWING A BOUNDARY SURVEY AND DIVISION OF 9.50 ACRES OF LAND IN BLOCK No. 5 OF THE JOHN DURST GRANT, ABSTRACT No. 15, CHEROKEE COUNTY, TEXAS, AND BEING THE RESIDUE OF THAT CALLED 102.6 ACRES AND BEING A PART OF THAT SECOND ITEM OF 100 ACRES AND 70 ACRES FROM CHARLES E. MALLORY TO EDITH SKINNER BOYD AND BRUCE BOYD ON NOVEMBER 24, 1943 AND RECORDED IN VOLUME 13, PAGE 256 OF THE PROBATE RECORDS OF CHEROKEE COUNTY, TEXAS, WITH REFERENCE DESCRIPTION FOR 102.6 ACRES FROM NEWTON HUSTON ET UX TO C. E. MALLORY ON JANUARY 17, 1912 AND RECORDED IN VOLUME 56, PAGE 317 OF THE DEED RECORDS OF CHEROKEE COUNTY, TEXAS, AND PART OF 11.50 ACRES SURVEYED ON DECEMBER 22, 2017.

For: Lane Kennedy; Scale: 1" = 100'; Job No. 1-2023-1; F.B. 188/10

NOTES: Surveyor did not abstract tracts for ownership or easements. Bearings are based on the Texas Coordinate System of 1983, Texas Central Zone. All coordinates are U.S. Survey Feet NAD83(2011) Epoch 2010.0000 per static GPS observations and an OPUS solution through the NGS website. At the point of beginning, the angle of convergence for Tract One is 02°43'15" and for Tract Two is 02°43'19", and the combined scale factor for both tracts is 0.9999313. To get geodetic bearings, rotate the bearing 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/cap = a plastic cap marked Affiliated Surveyors. Note the fences and their distances from the boundary line shown hereon. This division is not subject to the Cherokee County, Texas Subdivision Ordinance under subsection "R" of the Exception to the Plat section of said Ordinance. See Written Descriptions.

I, Kristopher Morgan, do hereby state that this plat represents a boundary survey and division made on the ground for Lane Kennedy, and that in accordance with the information and instructions furnished me, same correctly represents the facts as found at the time of 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.



Prepared By:
Affiliated Surveyors, Inc.
P.O. Box 838
Rusk, Texas 75785
Firm No. 10018300
Ph: (903) 683-2504
Fax: (903) 683-6632
www.affiliatedsurveyors.com

Kristopher Morgan
R.P.L.S. No. 5655
January 3, 2023

