

Prepared By:
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FIRM NO. 100466-00

LINE	BEARING	DISTANCE
L1	S 89°52'27" E	300.34
L2	S 68°21'48" E	100.22
L3	N 77°09'52" E	128.28
L4	S 89°48'00" W	227.94
L5	S 00°14'50" E	54.95



SCALE: 1" = 200'
PLAT NO. 2022-14

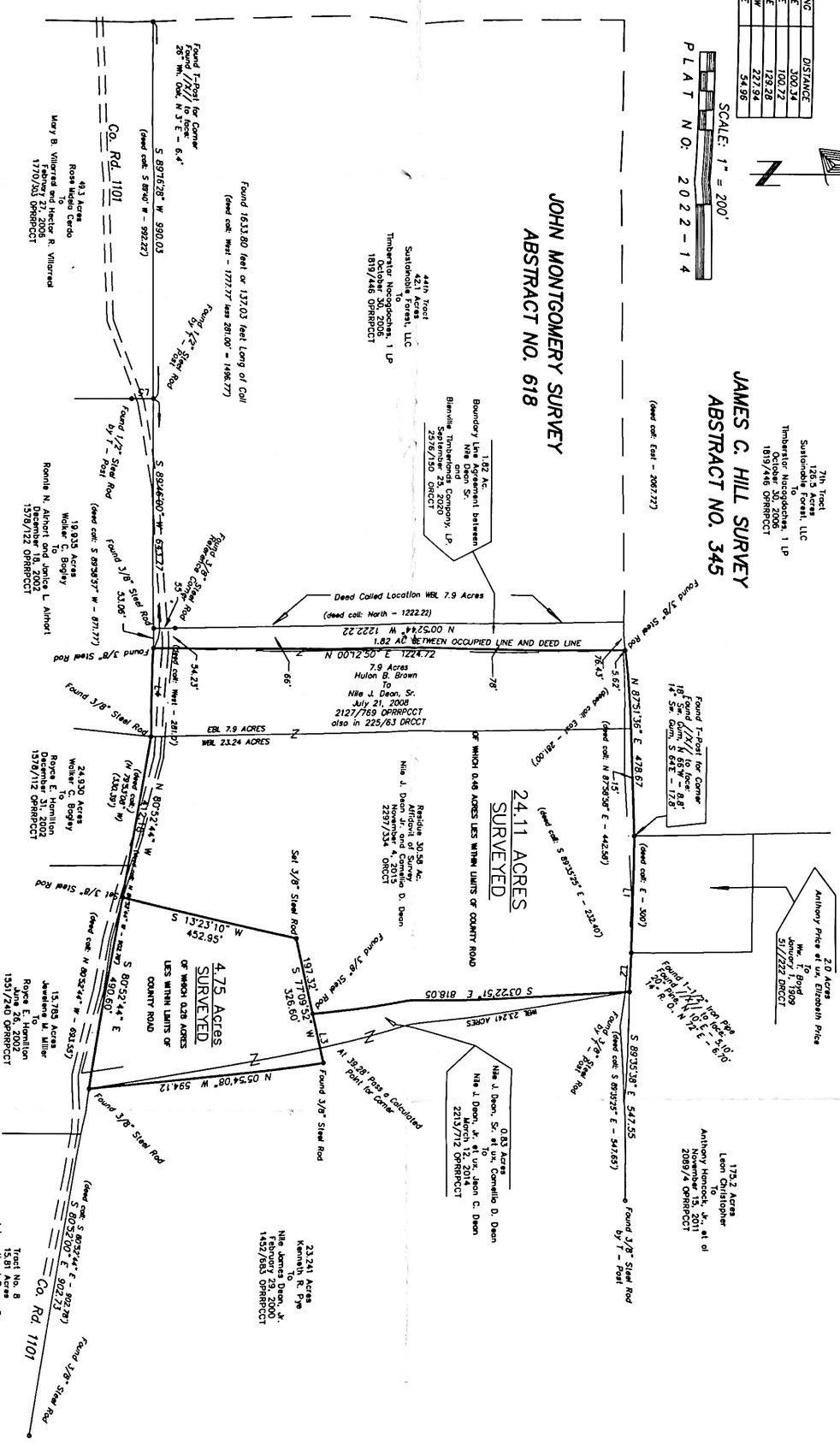
SHOWING A BOUNDARY SURVEY OF A 24.11 ACRE TRACT OF LAND AND A 4.75 ACRE TRACT OF LAND IN THE JOHN MONTGOMERY SURVEY, ABSTRACT NO. 618, CHEROKEE COUNTY, TEXAS, AND BEING THE DIVISION OF THE RESIDUE OF A CALLED 30.58 ACRES DESCRIBED IN AFFIDAVIT OF SURVEY FOR NILE J. DEAN SR. AND CAMELLIA D. DEAN, NOVEMBER 4, 2015, RECORDED IN VOLUME 2297, PAGE 334 OF THE OFFICIAL RECORDS OF CHEROKEE COUNTY, TEXAS.

**JAMES C. HILL SURVEY
ABSTRACT NO. 345**

**JOHN MONTGOMERY SURVEY
ABSTRACT NO. 618**

**24.11 ACRES
SURVEYED**

**4.75 ACRES
SURVEYED**



NOTES:

Surveyor did not abstract tract for easements or ownership. No Current Abstract of Title was furnished to surveyor.
Visible improvements and utilities are as shown. No attempt made to locate any buried improvements or utilities.
Bearings are based on North 00 deg. 12 min. 50 sec. East, along the West line of the 30.58 acres.
All corners shown hereon as set are capped with 2 plastic capped marked KIRBY4978
See Written Description.



I, Alan M. Kirby, do hereby state that this plat represents a boundary survey made on the ground and that the information and instructions furnished represent the facts as found at the time of the survey.

Alan M. Kirby
Registered Professional Land Surveyor No. 4978
March 23, 2022