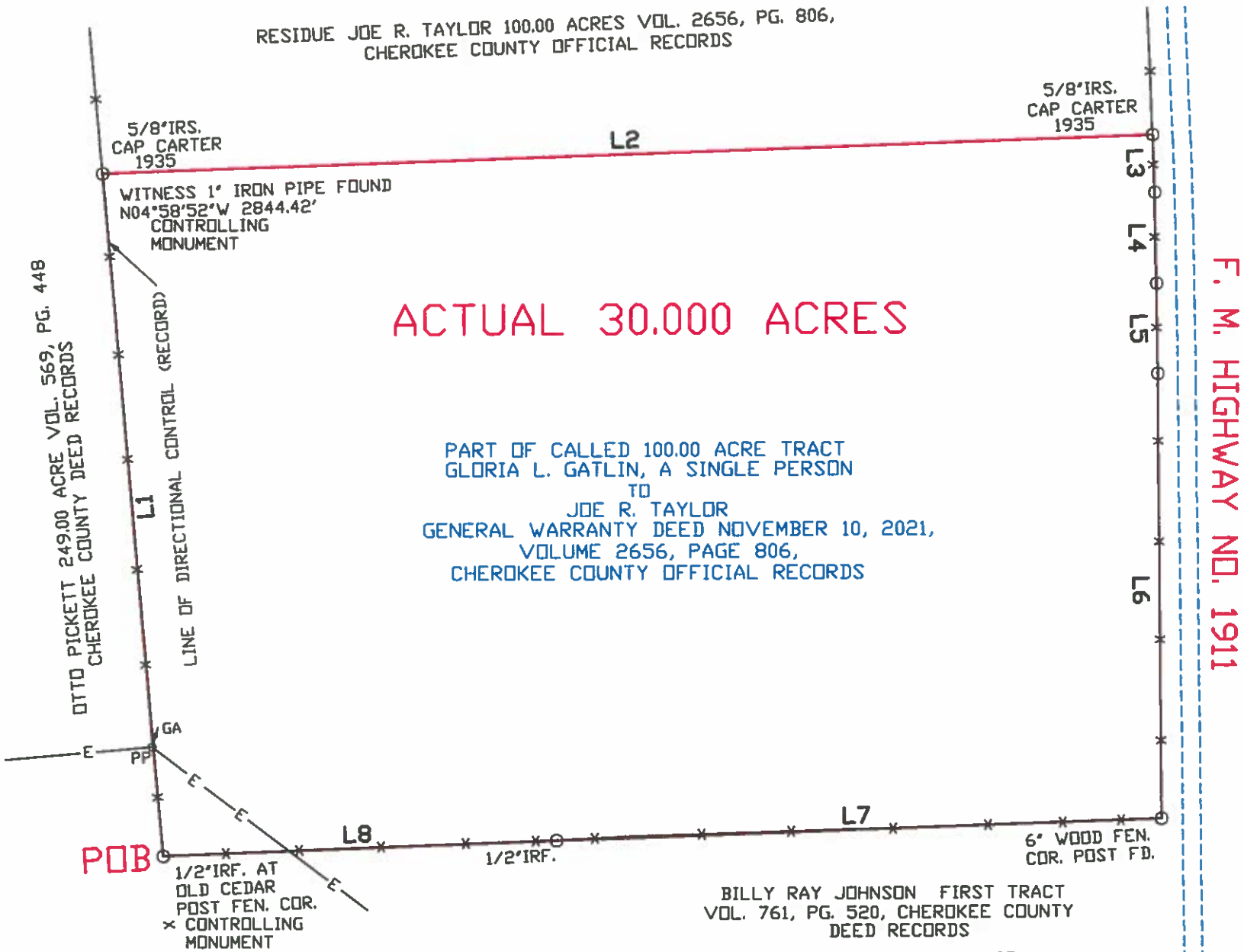




Scale: 1" = 200'

RESIDUE JOE R. TAYLOR 100.00 ACRES VOL. 2656, PG. 806,
CHEROKEE COUNTY OFFICIAL RECORDS



POB

JAMES WEATHERS 76.76 ACRE
TRACT ONE VOL. 1404, PG. 206,
CHEROKEE COUNTY OFFICIAL RECORDS

ACTUAL BEARING AND DISTANCE		
NUMBER	DIRECTION	DISTANCE
L1	N 04°58'32" W	938.58 FT
L2	N 88°07'35" E	1428.57 FT
L3	S 01°59'10" E	79.18 FT
L4	S 01°08'04" E	125.55 FT
L5	S 00°40'55" E	123.52 FT
L6	S 00°26'18" E	609.18 FT
L7	S 88°12'11" W	823.70 FT
L8	S 88°00'29" W	534.80 FT

BILLY RAY JOHNSON FIRST TRACT
VOL. 761, PG. 520, CHEROKEE COUNTY
DEED RECORDS

CALL BEARING AND DISTANCE		
NUMBER	DIRECTION	DISTANCE
L1	N 04°58'32" W	
L3	S 02°00'54" E	
L4	S 01°09'48" E	125.55 FT
L5	S 00°42'39" E	123.52 FT
L6	S 00°28'02" E	609.18 FT
L7	S 88°10'27" W	823.70 FT
L8	S 87°58'45" W	534.98 FT

THIS TRACT IS SUBJECT TO THE CHEROKEE
COUNTY SUBDIVISION REGULATIONS, SECTION
232.0015 (F)(1)(2), DATED OCTOBER 27, 2008
AND RECORDED IN VOLUME 1946, PAGE 750,,
OF THE CHEROKEE COUNTY OFFICIAL RECORDS.

PLAT OF SURVEY
SHOWING
PART OF BLOCK 5, OF THE
JOHN DURST GRANT ABSTRACT NO. 15
CHEROKEE COUNTY, TEXAS

LEGEND
POB PLACE OF BEGINNING
O CORNER
1/2"IRF. 1/2" IRON ROD FOUND
5/8"IRS. 5/8"IRON ROD SET
FEN. COR. FENCE CORNER
COMMON OWNERSHIP
PP POWER POLE
GA GUY ANCHOR
---E--- OVERHEAD
ELECTRIC LINE
---X---X--- FENCE

SURVEY REVISED APRIL 15, 2025 ABANDONED RAILROAD REMOVED
ORIGINAL SIGNED AND SEALED IN BLUE INK
SURVEYED IN MARCH, 2022

Gerald A. Carter

Gerald A. Carter, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935
GEARLD A. CARTER AND ASSOCIATES LAND SURVEYORS
TEXAS LICENSED SURVEYING FIRM NO. 10068300
1100 BEL AIR DRIVE ATHENS, TEXAS 75751 903-675-7346



PLAT OF SURVEY
SHOWING
PART OF BLOCK 5, OF THE
JOHN DURST GRANT ABSTRACT NO. 15
CHEROKEE COUNTY, TEXAS

Scale: 1" = 200'

THIS TRACT IS SUBJECT TO THE CHEROKEE
COUNTY SUBDIVISION REGULATIONS, SECTION
232.0015 (f)(1)(2), DATED OCTOBER 27, 2008
AND RECORDED IN VOLUME 1946, PAGE 750,,
OF THE CHEROKEE COUNTY OFFICIAL PUBLIC RECORDS.

ACTUAL BEARING AND DISTANCE		
NUMBER	DIRECTION	DISTANCE
L9	S 06°31'25" E	248.83 FT
L10	N 83°53'08" E	49.79 FT
L11	S 06°15'26" E	399.90 FT
L12	N 83°57'48" E	50.03 FT
L13	S 01°59'10" E	1.54 FT

CALL BEARING AND DISTANCE		
NUMBER	DIRECTION	DISTANCE
L9	S 06°16'52" E	249.00 FT
L10	N 83°43'08" E	50.00 FT
L11	S 06°16'52" E	400.06 FT
L12	N 83°54'32" E	49.85 FT
L13	S 02°00'54" E	

RICHARD W. WALLACE
1.459 ACRE VOL.
1825, PG. 709,
C.C.D.P.R.

LEGEND

POB PLACE OF BEGINNING
CORNER
CM CONTROLLING MONUMENT

1/2" IRF. 1/2" IRON ROD FOUND
5/8" IRS. 5/8" IRON ROD SET

CTFP CROSS TIE FEN. POST

MH MAN HOLE

UCS UNDER GROUND CABLE SIGN

PB PHONE BOX

WV WATER VALVE

ADR ASPHALT DRIVE

---X---X--- FENCE

ACT. ACTUAL

COMMON OWNERSHIP

C.C.D.R. CHEROKEE COUNTY DEED RECORDS

C.C.D.P.R. CHEROKEE COUNTY OFFICIAL PUBLIC RECORDS

SURVEY REVISED APRIL 15, 2025 ABANDONED RAILROAD REMOVED
ORIGINAL SIGNED AND SEALED IN BLUE INK
SURVEYED IN AUGUST, 2022

Gearld A. Carter

Gearld A. Carter, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935
GEARLD A. CARTER AND ASSOCIATES LAND SURVEYORS
TEXAS LICENSED SURVEYING FIRM NO. 10068300
1100 BEL AIR DRIVE ATHENS, TEXAS 75751 903-675-7346



BINROCK, LTD. 18.749 ACRE CORRECTION DOCUMENT
VOL. 2563, PG. 698, C.C.D.P.R.

1/2" IRF. ACT. N84°54'38"E
CALL N84°54'33"E

1/2" IRF. 835.64'
835.63' ACT. S02°52'02"E
CALL S02°48'43"E

PART OF CALLED 100.00 ACRE TRACT
GLORIA L. GATLIN, A SINGLE PERSON

TO
JOE R. TAYLOR
GENERAL WARRANTY DEED NOVEMBER 10, 2021,
VOLUME 2656, PAGE 806,
CHEROKEE COUNTY OFFICIAL PUBLIC RECORDS

ACTUAL 70.004 ACRES

F. M. HIGHWAY NO. 1911

809.95' ACT. S02°31'34"E
809.88' CALL S02°33'18"E

BLDG.

1428.57' L13
5/8" IRF.
CAP CARTER
1935

ALTO FARMLAND, LLC 30.000 ACRE VOL.
2694, PG. 765, C.C.D.P.R.

5/8" IRF.
CAP CARTER
1935
CM

CALL AND ACTUAL S88°07'35"W

ACT. N04°58'32"W

CALL BEARING N04°58'32"W

OTTO PICKETT 249.00 ACRE VOL. 569, PG. 448
CHEROKEE COUNTY DEED RECORDS

LINE OF DIRECTIONAL CONTROL (RECORDED)

AT 2312.95' PASS
1/2" IRF. 6" HIGH

KENNETH E. GRIMES 16.04 ACRE
1ST. TR. VOL. 1258, PG. 831,
C.C.D.P.R.

DUPLICHAIR
CONTRACTORS
INC. 10.00 ACRE
VOL. 718, PG.
690, C.C.D.R.

COOPER ADDITION VOL. 7, PG.
265, C.C.D.R.

ACT. N69°16'26"E
CALL N69°16'32"E

60D NAIL
FD. CTFP
534.87'
535.55'

PG. 579, C.C.D.P.R.

1/2" IRF. 1/2" IRF. 1/2" IRF.

ACT. S06°15'31"E
CALL S06°16'57"E