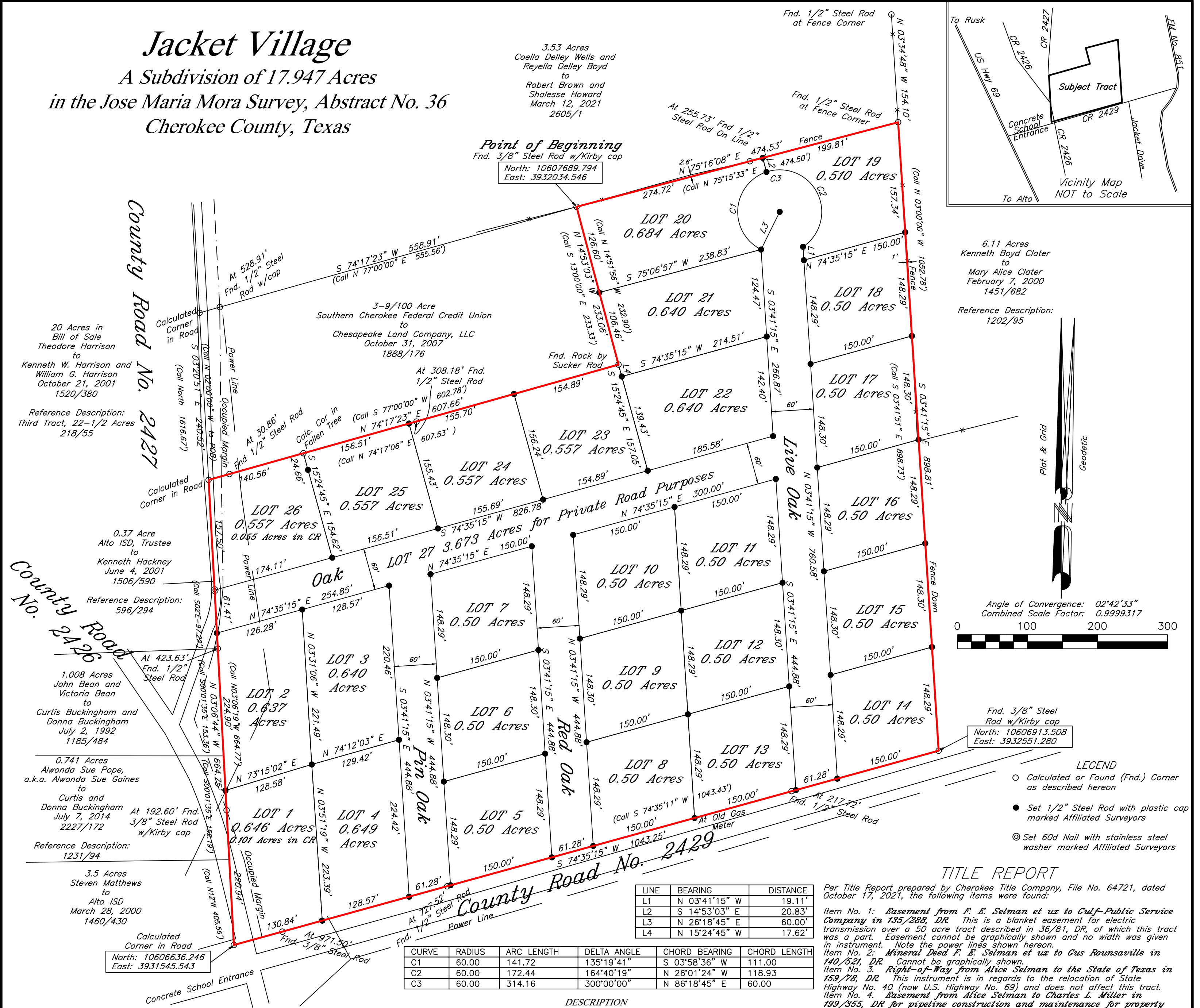


Jacket Village

A Subdivision of 17.947 Acres
in the Jose Maria Mora Survey, Abstract No. 36
Cherokee County, Texas



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.

On-Site Sewage Facilities Inspector _____ Date _____

I, _____, an authorized agent for Alto Rural Water Supply Corporation, 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.

Authorized Agent for Alto Rural Water Supply Corporation _____ Date _____

I, _____, an authorized agent for ONCOR Electric Delivery, 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.

Authorized Agent for ONCOR Electric Delivery _____ Date _____

STATE OF TEXAS:
COUNTY OF CHEROKEE:
I, Ron Rose, do hereby certify that I am the owner of that 17.95 acres from Todd Land and Cattle Co. to Ron Rose on November 23, 2020 and recorded in Volume 2585, Page 90 of the Official Records of Cherokee County, Texas, and that I do by this plat create Lots 1-27 of Jacket Village, and hereby state that Lot 27, are four private roads, and to be governed and maintained by a Home Owner's Association, to be created after approval of this plat, and that it is understood that maintenance of Lot 27, and the private roads, will be at the expense of the Home Owner's Association, and not by Cherokee County, Texas.

Ron Rose _____ Date _____

Before me, the undersigned notary public, on this the _____ day of _____, A. D., 2021, personally appeared Ron Rose to acknowledge the above, which witness my hand and seal of office.

Notary Public in and for the STATE OF TEXAS _____

BEING 17.947 acres of land in the JOSE MARIA MORA SURVEY, ABSTRACT No. 36, CHEROKEE COUNTY, TEXAS, and being all of that called 17.95 acres from Todd Land and Cattle Co. to Ron Rose on November 23, 2020 and recorded in Volume 2585, Page 90 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR, DR for Deed Records: SAID tract described as follows: 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 GPS observations and solutions through the Trimble VRS Network: At the Point of Beginning (POB), the angle of convergence is 02°42'33", and the combined scale factor is 0.9999317. To get geodetic bearings, rotate the bearings recited herein clockwise, by the angle of convergence: All distances are grid, and to get surface distances, divide the distances recited herein by the combined scale factor: w/cap = a plastic cap marked Affiliated Surveyors: w/Kirby cap = a plastic cap marked KIRBY 4978:

BEGINNING at a 3/8" steel rod w/Kirby cap found for the most Northerly Northwest corner of said 17.95 acres, the Northeast corner of that 3-9/100 acres from Southern Cherokee Federal Credit Union to Chesapeake Land Company, LLC on October 31, 2007 and recorded in 1888/176, OR, and an angle point in the South line of that 3.53 acres from Coella Delley Wells and Reyella Delley Boyd to Robert Brown and Shaless Howard on March 12, 2021 and recorded in 2605/1, OR, same having a state plane coordinate with a Northing of 10607689.794 feet and an Easting of 3932034.546 feet;

THENCE North 75°16'08" East, with the upper North line of said 17.95 acres and the South line of said 3.53 acres, at 255.73 feet pass a 1/2" steel rod found on line for reference, continuing in all, 474.53 feet to a 1/2" steel rod found at a fence corner for the Northeast corner of said 17.95 acres, the Southeast corner of said 3.53 acres, and an angle point in the West line of that called 6.11 acres from Kenneth Boyd Clater to Mary Alice Clater on February 7, 2000 and recorded in 1451/682, OR, with reference description in 1202/95, OR, from which a 1/2" steel rod found at a fence corner for the Northeast corner of said 3.53 acres is North 03°34'48" West, 154.10 feet;

THENCE South 03°41'15" East, with the East line of said 17.95 acres and the West line of said 6.11 acres, 898.81 feet to a 3/8" steel rod w/Kirby cap found on the occupied North margin of County Road No. 2429 for the Southeast corner of said 17.95 acres and the Southwest corner of said 6.11 acres;

THENCE South 74°35'15" West, with the South line of said 17.95 acres and along the occupied North margin of County Road No. 2429, at 217.72 feet pass a 1/2" steel rod found on line for reference, at 727.52 feet pass a 1/2" steel rod found on line for reference, continuing in all, 1043.25 feet to a point in concrete at the merger of County Road No. 2429, County Road No. 2426, and an entrance way from U.S. Highway No. 69 to the Alto Schools for the Southwest corner of said 17.95 acres and in the East line of that called 3.5 acres from Steven Matthews to Alto ISD on March 28, 2000 and recorded in 1460/430, OR;

THENCE North 03°06'44" West, with the West line of said 17.95 acres, the East line of said 3.5 acres, and within the occupied margins of County Road No. 2426, passing the Northeast corner of said 3.5 acres and the Southeast corner of that called 0.741 acres from Alwonda Sue Pope, a.k.a. Alwonda Sue Gaines to Curtis and Donna Buckingham on July 7, 2014 and recorded in 2227/172, OR, with reference description in 1231/94, OR, continuing with the East line of said 0.741, at 192.60 feet pass a 3/8" steel rod w/Kirby cap found on line for reference on the occupied East margin of said road, continuing on original bearing and passing the Northeast corner of said 0.741 acres and Southeast corner of that called 1.008 acres from John and Victoria Bean to Curtis and Donna Buckingham on July 2, 1992 and recorded in 1185/484, OR, continuing with the East line of said 1.008 acres, at 423.63 feet pass a 1/2" steel rod found on the occupied East margin of County Road No. 2427 for the Northeast corner of said 1.008 acres and the Southeast corner of that called 0.37 acres from Alto ISD, Trustees to Kenneth Hackney on June 4, 2001 and recorded in 1506/590, OR, with reference description in 596/294, DR, continuing with the East line of said 0.37 acres and within the occupied margins of County Road No. 2427, passing the Northeast corner of said 0.37 and the Southeast corner of that called 20 acres in Bill of Sale from Theodore Harrison to Kenneth W. and William G. Harrison on October 21, 2001 and recorded in 1520/380, OR, with description for 22-1/2 acres in 218/55, DR, continuing with the East line of said 20 acres, in all, 664.75 feet to a point in said County Road No. 2427 for the most Westerly Northwest corner of said 17.95 acres, and the Southwest corner of said 3-9/100 acres;

THENCE North 74°17'23" East, with the lower North line of said 17.95 acres and the South line of said 3-9/100 acres, at 308.18 feet pass a 1/2" steel rod found on line for reference, at 308.18 feet pass a 1/2" steel rod found on line for reference, continuing in all, 607.66 feet to a rock found by a sucker rod for an "ELL" corner of said 17.95 acres and the Southeast corner of said 3-9/100 acres;

THENCE North 14°53'03" West, with an interior line of said 17.95 acres and the East line of said 3-9/100 acres, 233.06 feet to the PLACE OF BEGINNING, and containing within these calls, 17.947 acres of land.

TITLE REPORT

Per Title Report prepared by Cherokee Title Company, File No. 64721, dated October 17, 2021, the following items were found:

Item No. 1: **Basement from F. E. Selman et ux to Culf-Public Service Company in 135/288, DR.** This is a blanket easement for electric transmission over a 50 acre tract described in 36/81, DR, of which this tract was a part. Easement cannot be graphically shown and no width was given in instrument. Note the power lines shown hereon.

Item No. 2: **Mineral Deed F. E. Selman et ux to Cus Rounsaville in 140/521, DR.** Cannot be graphically shown.

Item No. 3: **Right-of-Way from Alice Selman to the State of Texas in 159/78, DR.** This instrument is in regards to the relocation of State Highway No. 40 (now U.S. Highway No. 69) and does not affect this tract.

Item No. 4: **Basement from Alice Selman to Charles L. Miller in 159/355, DR for pipeline construction and maintenance for property West of State Highway No. 40 and East of the Right-of-Way of the St. Louis Southwestern Railroad.** This easement does not affect this tract.

Item No. 5 and No. 6: **Mineral Deed from The Czar Group, LLC to The Czar Group Mineral Trust in 2536/657, OR.** Cannot be graphically shown.

NOTES

1. Surveyor did not abstract tracts for easements or ownership.
2. 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 Trimble VRS Network solutions. At the Point of Beginning (POB), the angle of convergence is 02°42'33", and the combined scale factor is 0.9999317. To get geodetic bearings, rotate the bearings recited herein clockwise, by the angle of convergence. All distances are grid, and to get surface distances, divided the distances recited herein by the combined scale factor.
3. All monuments shown as found (Fnd.) are controlling to this survey.
4. w/Kirby cap = a plastic cap marked KIRBY 4978.
5. There are buried utilities within the margins County Road No. 2426, 2427, and 2429.
6. Acreage in County Roads is approximate.
7. By scale, from the Northeast corner of this Subdivision, to the Northeast corner of the Jose Maria Mora, Abstract No. 36, Cherokee County, Texas, is North 27° East, 14,600'.

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.

Chris Davis _____ Date _____
County Judge, Cherokee County, Texas

Kristopher Morgan _____ Date _____
County Surveyor, Cherokee County, Texas

I, Christopher P. Gluck do hereby state that this plat represents a subdivision of 17.947 acres of land into Jacket Village, made during the months of July and October of 2021, 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 _____ day of _____, 2021, A.D., personally appeared Christopher P. Gluck to acknowledge the above, which witness my hand and seal of office.

Notary Public in and for the State of Texas _____

