PRELIMINARY DIVISION SKETCH

Part of the John R. Taylor Survey, Abstract No. 830
Cherokee County, Texas

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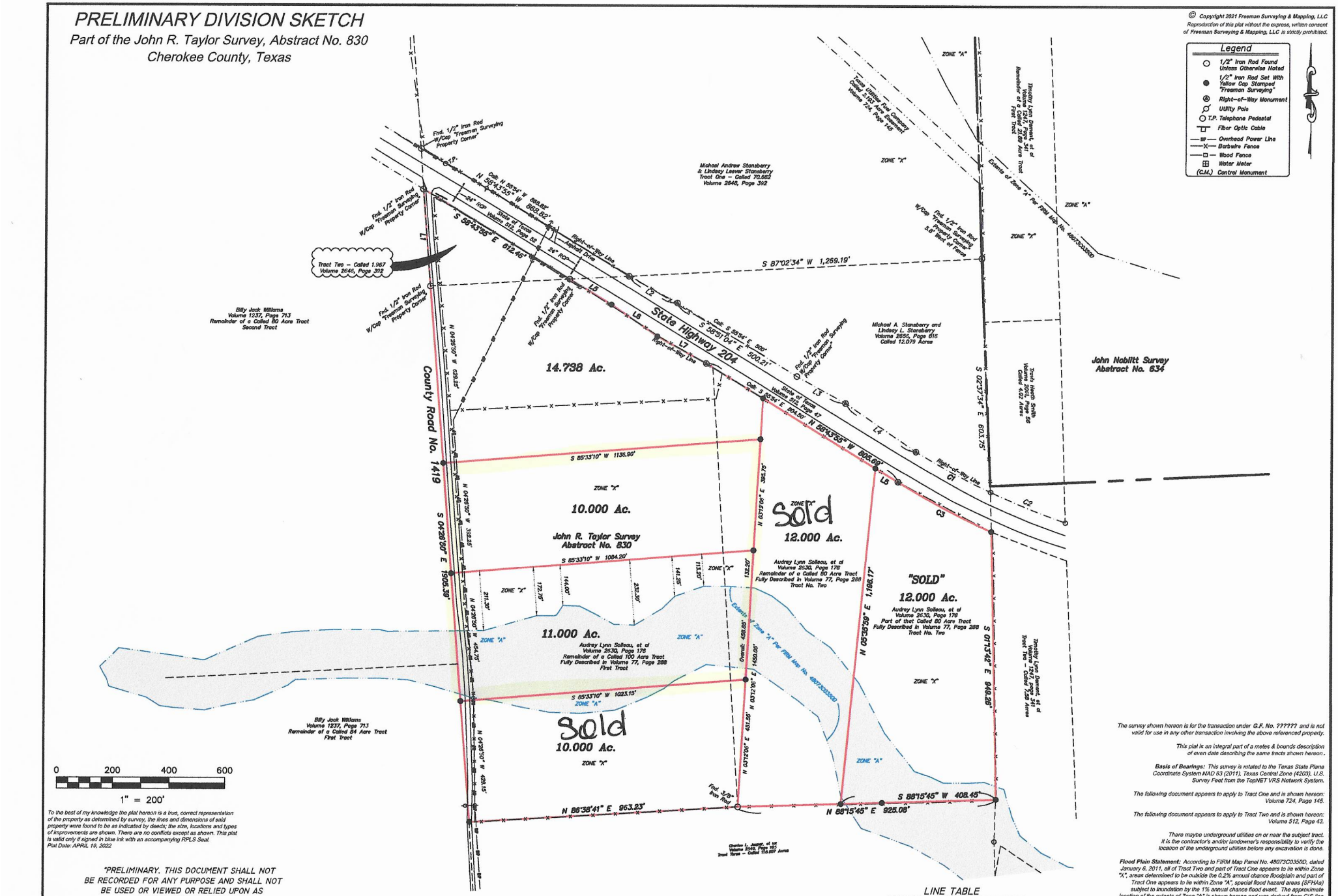

To the best of my knowledge the plat hereon is a true, correct representation of the property as determined by survey, the lines and dimensions of said property were found to be as indicated by deeds; the size, locations and types of improvements are shown. There are no conflicts except as shown. This plat is valid only if signed in blue ink with an accompanying RPLS Seal.
Plat Date: APRIL 19, 2022

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

??????????????
GF# ??????
FB 500/40-41,44,47
FBD 9-16-21
Job No. 21.0586

STEVEN J. FREEMAN, II
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6339

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2,799.79'	306.42'	306.26'	N 62°10'36" W	6°16'14"
C2	2,992.32'	287.08'	286.97'	S 67°51'30" E	5°29'49"
C3	2924.79'	381.11'	380.84'	S 62°29'43" E	7°27'57"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 04°26'50" W	344.59'
L2	S 61°42'45" E	200.04'
L3	S 61°37'56" E	200.22'
L4	S 55°56'30" E	304.79'
L5	S 58°43'55" E	173.73'
L6	S 55°52'10" E	200.25'
L7	N 61°35'40" W	200.25'

The survey shown hereon is for the transaction under G.F. No. ?????? and is not valid for use in any other transaction involving the above referenced property.

This plat is an integral part of a metes & bounds description of even date describing the same tracts shown hereon.

Basis of Bearings: This survey is rotated to the Texas State Plane Coordinate System NAD 83 (2011), Texas Central Zone (4203), U.S. Survey Feet from the TopNET VRS Network System.

The following document appears to apply to Tract One and is shown hereon: Volume 724, Page 145.

The following document appears to apply to Tract Two and is shown hereon: Volume 512, Page 43.

There maybe underground utilities on or near the subject tract. It is the contractor's and/or landowner's responsibility to verify the location of the underground utilities before any excavation is done.

Flood Plain Statement: According to FIRM Map Panel No. 48073C0350D, dated January 6, 2011, all of Tract Two and part of Tract One appears to lie within Zone "X", areas determined to be outside the 0.2% annual chance floodplain and part of Tract One appears to lie within Zone "A", special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood event. The approximate location of the extents of Zone "A" is shown hereon and was derived from GIS line work data provided by the FEMA Map Service Center (www.msc.fema.gov).

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