

Doc# 720027 Vol. 2741 Pg. 354 (Robert C. Slide 382)

The Palmetto Subdivision

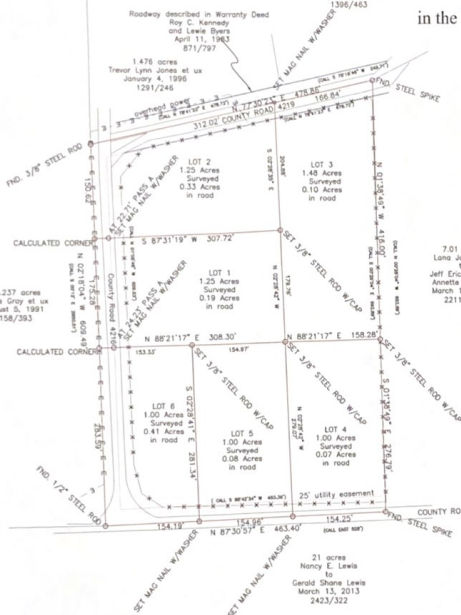
A Subdivision of 6.98 Acres
in the Thomas J. Rusk Survey, Abstract No. 47,
Cherokee County, Texas

Vicinity Map
Not to Scale



STATE OF TEXAS
COUNTY OF CHEROKEE
I, Robert L. Farnette, Trustee of the Robert L. Farnette Living Trust, do hereby certify that Robert L. Farnette Living Trust is the owner of that certain 6.98 acre parcel described in deed from Danny E. Mathis and Lela Jo Mathis to Robert L. Farnette Living Trust on March 25, 2022 and recorded in Volume 2686, Page 751 of the Official Records of Cherokee County, Texas, and that Robert L. Farnette Living Trust does, by this plat, create Lots 1-6, a 25 (twenty-five) foot wide utility easement along the North, South, and West lines of the Subdivision, to be used by the appropriate utility companies, all for the express purpose of developing this subdivision, and further state that there are no liens on this property.

Robert L. Farnette 12-2-22
Robert Farnette Date
Before me, the undersigned notary public, on this 12th day of December, A.D. 2022, personally appeared Robert Farnette to acknowledge the above, which address my hand and seal of office.
Debra S. Dawick
Notary Public in and for the
STATE OF TEXAS



TITLE REPORT

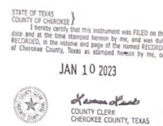
Per Title Report prepared by Attorney's Title of Cherokee County, LLC Order Number 21-06-2022, dated September 14, 2022, the following items were found:

1. This item is for minerals and cannot be graphically shown.

2. A Roadway described in Warranty Deed from Roy C. Kennedy and Lewis Byers executed April 11, 1983, Volume 871, Page 797 of the Deed Records of Cherokee County, Texas. This easement is for a 50 (fifty) foot wide road way, which is now County Road No. 4218 and does affect this tract.
3. Right of way Easement executed August 21, 2013, Volume 2247 Page 756 from Jeff Erickson and Annette Erickson to Oncor Electric Delivery Company, LLC in the Official Deed Records of Cherokee County, Texas. This easement is for a tract East of the Subject property and does not affect this tract.
4. Right of way Easement executed March 15, 2019, Volume 2483 Page 636 from Jeff Erickson and Annette Erickson to Oncor Electric Delivery Company, LLC in the Official Deed Records of Cherokee County, Texas. This easement is for a tract East of the Subject property and does not affect this tract.

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 2015.0000 per Trimble VRS Network solutions.
3. All monuments shown as found (Fnd.) are controlling to this survey.
4. w/cap = a plastic cap marked MATABO
5. w/washer = a metal washer marked MATABO
6. There are buried utilities within the margins of County Roads No. 4216, 4218, & 4219.
7. By virtue from the Northwest corner of this subdivision, the Northeast corner of that Thomas J. Rusk Survey, Abstract No. 47, Cherokee County, Texas, is North 55°00' East, 18,900 feet.



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
James H. Hunt 12/14/2022
County Surveyor, Cherokee County, Texas

I, Matt Hunt do hereby state that this plat represents a subdivision of 6.98 acres of land in the Palmetto Subdivision, made during the month of November 2022, and that the same correctly represents the facts as found at the time of the survey.



Matt Hunt 12-2-22
Registered Professional Land Surveyor No. 6398



Prepared By:
Mathis Surveying, Inc.
P.O. Box 36
New Summerfield, Texas 75780
Phone: (803) 413-8004
email: mathis@mathissurveying.com