

Block 25
Jose Pineda East Four Leagues
Abstract No. 41
Cherokee County, Texas

15.89 Acres
Allyson and Pat Ezell
to
Robert and Carol Reed
August 18, 2017
2399/712

Tract Two
Point of Beginning
Calculated Corner in the
Center of Myrtle Drive
North: 10715881.468
East: 3872140.330

Calculated Corner in the
Center of Myrtle Drive
Edge of Asphalt
N 67°16'49" E 99.54'
(Coll N 70° E 100.00')
At 859.85'
Set 1/2" Steel Rod
w/cap for Reference
at Old Mulberry
Fence Corner

5 Acres
E. C. Hanson et ux
Lewis and Ora Olo Naggs
September 26, 1953
391/139

Tract Two
1.847 Acres Surveyed
±0.063 Acres in Myrtle Drive

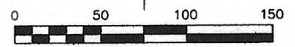
5 Acres
George and Lillian Frazier
to
B. J. Cypert and Peggy
Sue Frazier Cypert
September 20, 1977
729/781

Tract One
3.132 Acres Surveyed
±0.115 Acres in Myrtle Drive

3.132 ACRES

Tract One
Point of Beginning
Fnd. 3/8" Steel Rod
North: 10715538.430
East: 3872547.466

1.847
ACRES



Angle of Convergence at the Point of Beginning (POB)
Tract One: 02°37'06"
Tract Two: 02°37'03"
Combined Scale Factor of Survey: 1.0000038

PLAT

SHOWING A BOUNDARY SURVEY OF TRACT ONE 3.132 ACRES, AND TRACT TWO 1.847 ACRES OF LAND IN BLOCK No. 25 OF THE JOSE PINEDA EAST FOUR LEAGUES, ABSTRACT No. 41, CHEROKEE COUNTY, TEXAS, AND TRACT ONE BEING A PART OF THAT CALLED 5 ACRES FROM GEORGE AND LILLIAN FRAZIER TO B. J. CYPERT AND PEGGY SUE FRAZIER CYPERT ON SEPTEMBER 20, 1977 AND RECORDED IN VOLUME 729, PAGE 781 OF THE DEED RECORDS OF CHEROKEE COUNTY, TEXAS (HEREINAFTER SHOWN AS VOLUME/PAGE, DR. OR FOR OFFICIAL RECORDS), AND TRACT TWO BEING ALL OF THAT CALLED 2 ACRES FROM EVERETT LOVE ET AL TO E. M. AND VANNIE NICHOLSON ON NOVEMBER 21, 1930 AND RECORDED IN VOLUME 145, PAGE 325 OF THE DEED RECORDS OF CHEROKEE COUNTY, TEXAS.

For: Chase Patton; Scale: 1" = 50'
Job No. 5-2024-78; Field Book No. 194/29

NOTES: Surveyor did not abstract tracts for ownership or easements. 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) of Tract One, the Angle of Convergence is 02°37'06", and at Tract Two, the Angle of Convergence is 02°37'03". To get geodetic bearings, rotate the bearings shown hereon, clockwise, by the average angle of convergence. The Combined Scale Factor of this survey is 1.0000038. All distances are grid and to get surface distances, divide the distances shown hereon by the combined scale factor. All monuments shown as found (Fnd.) are controlling to this survey. w/cap = a plastic cap marked Affiliated Surveyors. w/McCown cap = a plastic cap marked MCCOWN 4080. Note the fences shown hereon. Note the power lines. There may be buried utilities along the margins of Myrtle Drive and Phillips Street. Acreage in Myrtle Drive is approximate. See written descriptions.

Notes concerning Tract Two:
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Christopher P. Gluck
Registered Professional Land Surveyor No. 6448
May 23, 2024



Calculated Corner in the
Center of Myrtle Drive

Calculated Corner at
Intersection of the
Centerline of Myrtle Drive
and Occupied West
Margin of Phillips Street

0.3555 Acres
Nita Bell Horn
to
Miguel and Marie
Martinez
February 25, 2000
1452/453
Ref Desc.
1231/784

Tract One
1/2 Acre
Interbay Funding, LLC
to
Joe and Maylene
Brooks
July 10, 2002
1553/581

1/2 Acre
D.F. and Reba
Chancellor
to
David McCord
November 8, 1971
634/113

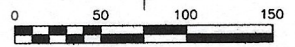
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3.132 Acres Surveyed
±0.115 Acres in Myrtle Drive

3.132 ACRES

Tract One
Point of Beginning
Fnd. 3/8" Steel Rod
North: 10715538.430
East: 3872547.466

1.847
ACRES



Angle of Convergence at the Point of Beginning (POB)
Tract One: 02°37'06"
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Registered Professional Land Surveyor No. 6448
May 23, 2024



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Margin of Phillips Street

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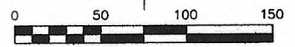
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±0.115 Acres in Myrtle Drive

3.132 ACRES

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Point of Beginning
Fnd. 3/8" Steel Rod
North: 10715538.430
East: 3872547.466

1.847
ACRES



Angle of Convergence at the Point of Beginning (POB)
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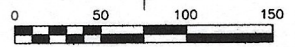
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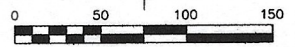
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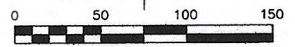
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