SURVEYED: 83.723 ACRES - FM 855 - JACKSONVILLE, TEXAS CHEROKEE COUNTY, TX **RUBY JACK GANDY DONNA H GREER** AND JUNE GAIL GANDY CALLED 27.176 ACRES CALLED 14.67 ACRES **VOLUME 2818, PAGE 65** VOLUME 711, PAGE 709 N 87'53'57" E 1648,92' POB X-TIE FC WALTER PAUL MYRICK CALLED 20 1/4 ACRES **VOLUME 711, PAGE 709** SHEILA J SMITH TRACT TWO CALLED 45.063 ACRES VOLUME 2725, PAGE 582 | 60 D NAIL IN TOP OF X-TIE FC Previous Boundary Line SURVEYED: POND-83.723 ACRES APROXIMATELY 0.559 ACRES LIE WITHIN THE BOUNDARIES OF CR 3415 WELL **MARGARET A TANKERSLEY** House **CALLED 40.5 ACRES** VOLUME 1134, PAGE 824 SHEILA J SMITH RESIDUE OF 01°48'08 **TRACT ONE** S 87°02'36" W 208.74 N 12°04'37" E 271.70 CALLED 45.063 ACRES L2 L3 VOLUME 2725, PAGE 582 N 12°02'47" N 10°09'55" E 109.5 N 06°12'27" E 94.67 415.92 02°43'18" N 02'45'58" N 00'44'39" В. L10 N 03'40'42" W 109.25 _11 N 04°51'58 L12 N 04'51'38 W 94.70 L12 N 04'54'27" W 210.25' L13 N 04'52'21" W 247.40' L14 N 04'43'00" W 118.45' L15 N 04'23'37" W 79.35' s 87'15'14" W 1338.72' CR 3415 L16 N 03'49'10" W 89.72' L17 N 02'49'49" W 84.03' N 02.43'18" W @ 17.09' 1/2" IRS Ref. Brs. L17 N 02'49'49" W 84.03' L18 N 01'39'10" W 88.61' L19 N 00'51'00" W 82.15' L20 N 00'37'36" W 122.94' L21 N 00'26'23" W 89.00' L22 N 00'15'43" W 160.78' N 12°04'37" W @ 40.00" **BLAKE RIVERS SMITH** CALLED 2.235 ACRES **VOLUME 2879, PAGE 542** NOTE: This survey was prepared without the benefit of an abstract of **B. MEREDITH CAMERON SMITH** title. There may be easements or **CALLED 2.00 ACRES** other matters of record not shown. VOLUME 2879, PAGE 536 B.C. LEWIS SURVEY, A-31 NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983. I. CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY **DIRECT SUPERVISION ON JUNE, 2025.** CASEY JORDAN 6789 10819 US Hwy 69 N **TYLER, TX 75706** 903-534-9000 AND SURVEYING REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789 TBPELS FIRM NO. 10025300 PREPARED BY: L.N.F ON JUNE 10TH, 2025 MANAGER: CHJ CREW CHIEF: CP **★/★** = COTTON SPINDLE FOUND/SET FH) = FIRE HYDRANT ADDRESS: UNK FM 855 MH = MANHOLE | | | = 1/2" IRON ROD FOUND/SET Јов No. 25-0465 CITY/COUNTY: JACKSONVILLE / CHEROKEE S = SEPTIC LID/EQUIPMENT GM = GAS METER SURVEY/ABSTRACT No.: A-31 (EM) = ELECTRIC METER (PROP.) = PROPANE TANK 300 300 **OVERHEAD ELECTRIC LINE** -SUBDIVISION: N/A (T) = TELE. PEDESTAL = AIR CONDITIONER (WM) = WATER METER | = IRRIGATION VALVE LOT/BLOCK NO.: N/A ○ = POINT FOR CORNER = PIPELINE MARKER SCALE: 1" = 300' CLIENT: J & K PROPERTIES