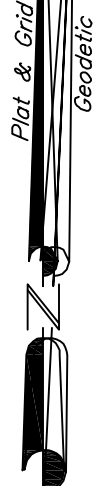


LINE	BEARING	DISTANCE
L1	N 41°04'24" E	46.81'
L2	N 43°21'06" E	49.67'
L3	N 48°12'49" W	26.56'
L4	N 46°29'13" E	103.61'
L5	N 40°33'32" E	140.94'
L6	N 44°48'11" E	50.00'
L7	S 04°26'36" E	101.86'
L8	S 85°33'24" W	72.30'
L9	S 86°57'24" W	108.19'
L10	N 17°54'33" W	105.71'

CURVE	Radius	Arc	Delta	Chord Bearing	Chord Length
C1	2838.89'	210.57'	4°14'59"	S 46°31'25" E	210.52'
C2	3038.39'	172.47'	3°15'09"	N 45°53'37" W	172.45'

Block No. 17
Jose Pineda East Four
League Grant
Abstract No. 41
City of Jacksonville
Cherokee County, Texas

At Point of Beginning
Angle of Convergence: 02°37'12"
Combined Scale Factor: 0.99999436



Loop No. 456

69.04 Acres Surveyed

PLAT

SHOWING A BOUNDARY SURVEY OF 69.04 ACRES OF LAND IN BLOCK No. 17 OF THE JOSE PINEDA EAST FOUR LEAGUE GRANT, ABSTRACT No. 41, CHEROKEE COUNTY, TEXAS, AND BEING THAT TRACT 2 CALLED 73.4 ACRES SAID 2.359 ACRES FROM STEPHAN LEWIS ET AL TO LEWIS & COMPANY JACKSONVILLE PROPERTIES, LLC ON MARCH 21, 2009 AND RECORDED IN VOLUME 1969, PAGE 466 OF THE OFFICIAL RECORDS OF CHEROKEE COUNTY, TEXAS, WITH SAID 73.4 ACRES BEING A PART OF THAT TRACT 1 CALLED 44.5 ACRES AND TRACT 2 CALLED 186 ACRES, FROM JOHN GOODSON ET UX TO WILL LEWIS ON AUGUST 22, 1919 AND RECORDED IN VOLUME 84, PAGE 465 OF THE DEED RECORDS OF CHEROKEE COUNTY, TEXAS, AND SAID 73.4 ACRES BEING PART OF THAT 31.1 ACRES FROM ANNIE HOUSE TO WILL LEWIS ON FEBRUARY 22, 1945 AND RECORDED IN VOLUME 274, PAGE 229 OF THE DEED RECORDS OF CHEROKEE COUNTY, TEXAS, AND SAID 73.4 ACRES BEING ALL OF THAT TRACT FROM J. C. ROSS ET UX TO W. A. LEWIS ON AUGUST 20, 1947 AND RECORDED IN VOLUME 304, PAGE 219 OF THE DEED RECORDS OF CHEROKEE COUNTY, TEXAS.

For: Jacksonville Economic Development Corporation; Scale: 1" = 100'; Job No. 9-2019-91; F. Book: 168/43

NOTES: Surveyor did not abstract tracts for easements or ownership. BEARINGS are based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations. All coordinates are U.S. Survey Feet, NAD83(2011). Epoch 2010.0000 per static GPS observations and an OPUS solution through the NGS website. At the Point of Beginning, the angles of convergence and combined scale factors are 02°37'12" and 0.99999436, respectively. To get geodetic bearings, rotate the bearings shown hereon, clockwise, by the angle of convergence. All distances are grid and to get surface distances, divide the distances shown hereon by the combined scale factor. All monument shown hereon as found (Fnd.) are controlling to this survey. w/cap = a plastic cap marked MORGAN 1969 or Affiliated Surveyors. w/GES cap = a plastic cap marked GES 4703. w/Kirby cap = a plastic cap marked KIRBY 4928. w/McCown cap = a plastic cap marked MCCOWN 4080. Note the fences and their distances from the property lines. There are buried utilities along the rights-of-way of Loop No. 456 and U.S. Highway No. 69. Note the power lines shown hereon. See Written Description.

I, Kristopher Morgan do hereby state that this plat represents a boundary survey and division made on the ground for Jacksonville Economic Development Corporation, and that in accordance with the information and the instructions furnished me, same correctly represents the facts as found at the time of the survey. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM. IF THIS PLAT IS NOT SIGNED IN PALE BLUE INK AND THE SEAL PRESENT IN CRIMPED FORM, IT SHOULD BE CONSIDERED AN UNLICENSED COPY AND PRESUMED TO CONTAIN ALTERED OR UNAUTHORIZED MATERIAL.

Kristopher Morgan
R.P.L.S. No. 5655
September 11, 2019



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