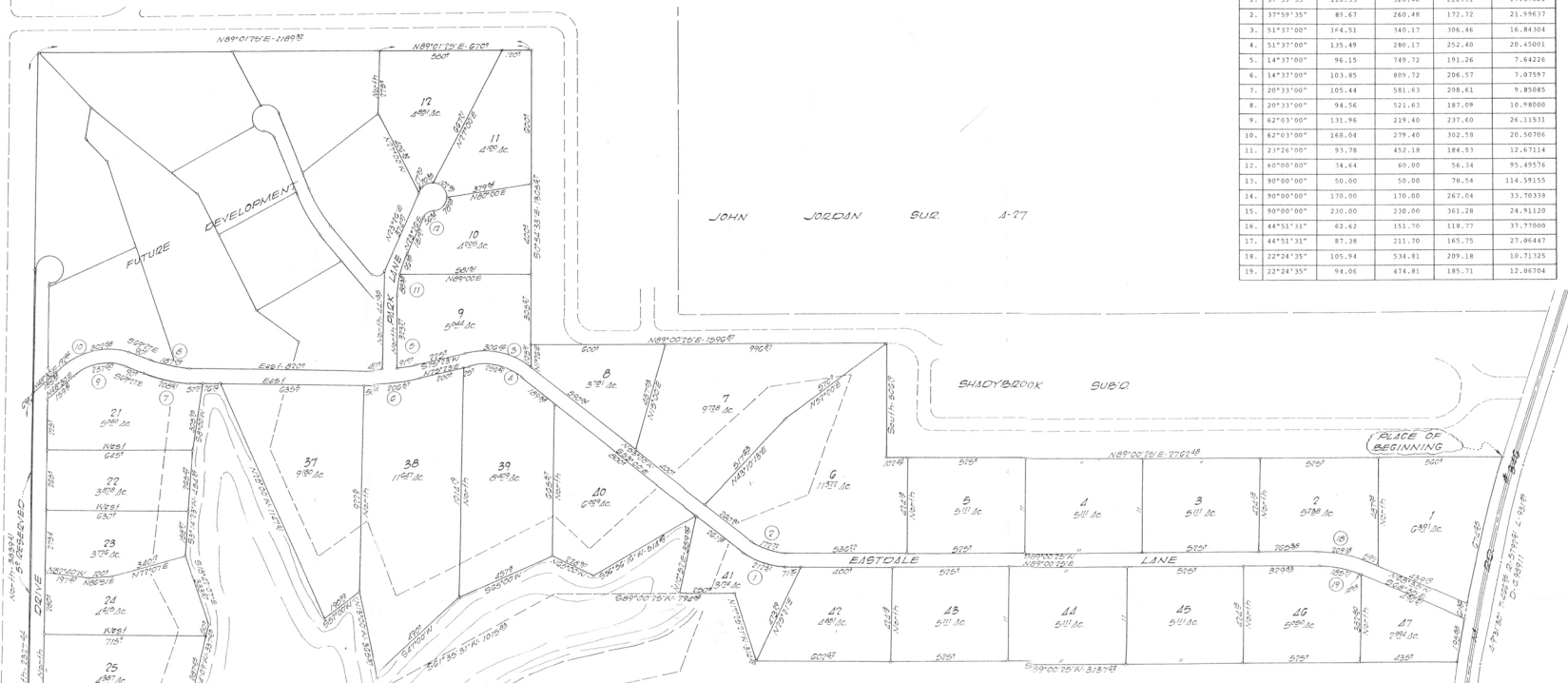


Cabinet 150/B

255711

	ANGLE	TANGENT	RADIUS	LENGTH	DEGREE
1.	337°59'33"	110.33	120.48	212.51	17.87821
2.	337°59'33"	89.67	260.48	172.32	21.59637
3.	51°17'00"	364.51	140.17	306.46	16.84304
4.	51°17'00"	135.48	280.17	252.40	20.45001
5.	14°17'00"	96.15	149.72	191.26	7.64226
6.	14°17'00"	103.85	409.72	206.57	7.07597
7.	20°13'00"	105.44	581.63	298.41	9.83085
8.	20°13'00"	94.56	521.63	187.09	10.29000
9.	42°03'00"	131.96	219.40	237.60	26.11531
10.	42°03'00"	168.04	379.40	302.58	20.50706
11.	21°26'00"	93.78	452.18	184.53	12.67114
12.	40°00'00"	34.64	60.00	54.14	95.49576
13.	90°00'00"	50.00	50.00	78.54	114.59155
14.	90°00'00"	170.00	170.00	267.04	33.70319
15.	90°00'00"	230.00	230.00	361.28	24.91120
16.	44°55'13"	42.62	151.70	118.77	37.70900
17.	44°55'13"	87.38	211.70	165.75	27.08447
18.	22°24'35"	105.94	534.81	269.18	10.71325
19.	22°24'35"	94.06	474.81	185.71	12.08704

FILED FOR RECORD
at 3:00 o'clock P. M.
SEP 5 1976
Mildred Fulton
CLERK COUNTY COURT, CHEROKEE CO. TX.
By _____ deputy



All that certain tract or parcel of land, a part of the John Jordan Survey, A-27, Cherokee County, Texas, being all that certain 299.65 acre tract conveyed to Largent and Laura H. Parks in April, 1976, recorded in Vol. _____ Page _____ of the Book Records of Cherokee County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod at the Northeast corner of the above mentioned tract in the West right of way line of F. H. Road No. 364, being also at the Southeast corner of the tract conveyed to Double Diamond Enterprises by Texas Bank and Trust Co.;

THENCE in a Southerly direction with the said Road and with a curve to the left whose angle is 9 deg. 31 min. 30 sec., i. e. 466.95 ft., and R. is 5792.61 ft., a distance of 631.89 ft. to a concrete monument at the Southeast corner of the above mentioned 299.65 acre tract;

THENCE South 89 deg. 00 min. 25 sec. West 3137.62 ft. to a 1/2" Iron Rod for corner;

THENCE North 17 deg. 23 min. 25 sec. West 316.40 ft. to a 1/2" Iron Rod for corner;

THENCE in a Westerly direction as follows, South 89 deg. 00 min. 25 sec. West - 794.06 ft., South 61 deg. 35 min. 31 sec. West - 1015.83 ft., and South 19 deg. 42 min. 22 sec. West - 1787.93 ft. to a point for corner in the High Water line of Lake Palestine;

THENCE with the said water line as follows, North 88 deg. 11 min. 15 sec. West - 310.45 ft., North 36 deg. 36 min. 28 sec. West - 492.59 ft., North 38 deg. 57 min. 33 sec. West - 281.95 ft., South 28 deg. 09 min. 01 sec. West - 261.0 ft., North 29 deg. 33 min. 24 sec. West - 261.06 ft., South 34 deg. 10 min. West - 225.77 ft., South 75 deg. 26 min. 20 sec. East - 437.87 ft., South 49 deg. 33 min. 42 sec. East - 791.36 ft., South 17 deg. 15 min. 29 sec. West - 127.25 ft., North 69 deg. 30 min. 27 sec. West - 582.63 ft., and South 30 deg. 13 min. 02 sec. East - 30.45 ft. to a 1/2" Iron Rod at a corner of the above mentioned Double Diamond Enterprises tract;

THENCE North 44 deg. 51 min. 31 sec. West 823.55 ft. to a 1/2" Iron Rod for corner;

THENCE North 588.27 ft. to a 1/2" Iron Rod for corner;

THENCE East 925.72 ft. to a 1/2" Iron Rod for corner;

THENCE North 3839.41 ft. to a 1/2" Iron Rod for corner;

THENCE North 89 deg. 01 min. 25 sec. East 2189.32 ft. to a 1/2" Iron Rod for corner;

THENCE South 0 deg. 54 min. 33 sec. East 1305.67 ft. to a 1/2" Iron Rod for corner;

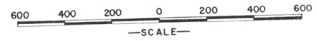
THENCE North 89 deg. 00 min. 25 sec. East 1596.87 ft. to a 1/2" Iron Rod for corner;

THENCE South 506.19 ft. to a 1/2" Iron Rod for corner;

THENCE North 89 deg. 00 min. 25 sec. East 2762.48 ft. to the place of beginning, containing 299.65 acres of land.

EASTDALE ACRES SUBDIVISION UNIT No. 1

PART OF THE JOHN JORDAN SUR. A-27,
CHEROKEE CO., TEXAS.



APPROVED by the County Commissioners of Cherokee County, Texas, this the 13th day of September, 1976.

[Signature]
County Judge

THE STATE OF TEXAS }
COUNTY OF SMITH }
BEFORE ME, the undersigned authority, on this day personally appeared LARGENT PARKS and LAURA H. PARKS, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of September, 1976.

[Signature]
Notary Public in and for Smith County, Texas.

BEFORE ME, the undersigned authority, on this day personally appeared A. W. OSBORN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of September, 1976.

[Signature]
Notary Public in and for Smith County, Texas.

I, A. W. OSBORN, Registered Public Surveyor No. 1688, do hereby certify that the above Plat was prepared from an actual survey made on the ground. The lots and streets are staked as shown, there being Iron Rods at all corners, without exception.
GIVEN UNDER MY HAND AND SEAL, this the 8th day of September, 1976.

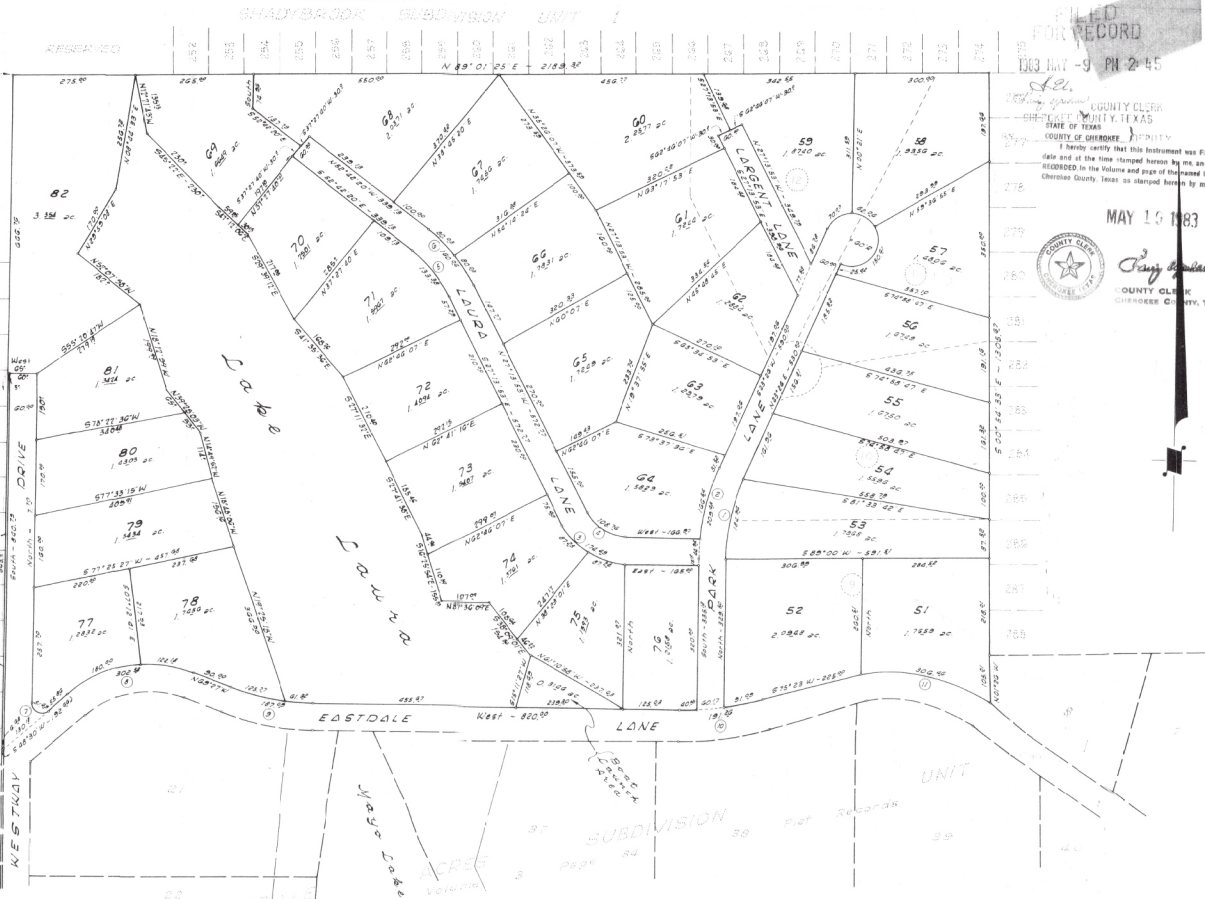
[Signature]
A. W. Osborn
Registered Public Surveyor No. 1688

Laura H. Parks do hereby certify that we, we, LARGENT PARKS and LAURA H. PARKS, do hereby certify that we are the owners of the tract of land shown hereon and do accept this as our plan for the subdividing of same into tracts and do dedicate to the public forever the Streets and Roads as shown.
[Signatures]
LARGENT PARKS, SR.

FILED FOR RECORD
1983 MAY 9 PN 245

CURVE DATA					
No.	Radius	Angle	Length	Tangent	Degree
1.	452.18	23° 26'	184.94	93.78	12.670899
2.	512.18	23° 26'	209.48	106.22	11.186563
3.	159.27	62° 46' 07"	174.49	97.16	35.972880
4.	99.27	62° 46' 07"	108.76	60.56	57.714282
5.	300.00	25° 28' 27"	133.38	67.81	19.098596
6.	360.00	25° 28' 27"	160.06	81.37	15.915495
7.	22.52	131° 30'	51.69	50.00	254.38383
8.	279.40	62° 03'	302.58	168.04	20.50706
9.	521.63	20° 33'	187.09	94.56	10.98000
10.	749.72	14° 37'	191.26	96.15	7.64226
11.	340.17	51° 37'	306.46	164.51	16.84304

PLACE OF BEGINNING 37.08' S 11.00' W 100.00' FROM THE W CORNER OF JOHN JORDAN SURV. A-27



JOHN JORDAN SURVEY, ABSTRACT NO. 27, CHEROKEE COUNTY, TEXAS

All that certain tract or parcel of land, part of the John Jordan Survey, Abstract No. 27, Cherokee County, Texas, a part of that certain 298.65 acre tract conveyed to Largent and Laura M. Parks in April, 1976, recorded in Volume 3, Page 34 of the Plat Records of Cherokee County, Texas, and being all of lots 9, 10, 11, and 12 of Eastdale Acres Subdivision Unit No. 1, recorded in Volume 3, Page 34 of the Plat Records of Cherokee County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/4" Iron Rod for the Northernly Northwest corner of said 298.65 acre tract;

TRENCHE North 89 deg. 01 min. 25 sec. East - 2189.32 ft. to a 1/4" Iron Rod for corner;

TRENCHE South 90 deg. 54 min. 33 sec. East - 1305.67 ft. to a 1/4" Iron Rod for corner;

TRENCHE South 01 deg. 26 min. East - 105.01 ft. to a 1/4" Iron Rod for corner in the North line of Eastdale Lane, being the P.C. of a curve to the left;

TRENCHE with the North line of Eastdale Lane and with said curve, which has a radius of 340.17 ft., angle of 51 deg. 37 min., tangent of 164.51 ft., and degree of 16.84304, a distance of 306.46 ft. to the P.T. of same;

TRENCHE South 75 deg. 23 min. West - 225.00 ft. to the P.C. of a curve to the right;

TRENCHE with said curve to the right, which has a Radius of 749.72 ft., Angle of 14 deg. 37 min., Tangent of 96.15 ft., and Degree of 7.64226, a distance of 191.26 ft. to the P.T. of same;

TRENCHE West - 820.00 ft. to the P.C. of a curve to the right;

TRENCHE with said curve to the right which has a radius of 521.63 ft., Angle of 20 deg. 33 min., Tangent of 94.56 ft., and Degree of 10.98000, a distance of 187.09 ft. to the P.T. of same;

TRENCHE North 69 deg. 27 min. West - 90.00 ft. to the P.C. of a curve to the left;

TRENCHE with said curve to the left, which has a radius of 279.40 ft., Angle of 62 deg. 03 min., Tangent of 168.04 ft., and Degree of 20.50706, a distance of 302.58 ft. to the P.T. of same;

TRENCHE South 48 deg. 30 min. West - 191.26 ft. to a 1/4" Iron Rod for corner in the West line of said 298.65 acre tract;

TRENCHE North - 1511.97 ft. to the place of beginning, containing 70.3084 acres of land.

I, A. W. OSBORN, Registered Public Surveyor No. 1484, do hereby certify that the above field notes represent the property as determined GIVEN UNDER MY HAND AND SEAL this 18th day of July, 1981.

(Uniform Certification adopted by the Texas Surveyors Association, June 1, 1974.)

A. W. Osborn
A. W. OSBORN
Registered Public Surveyor No. 1484

I, A. W. OSBORN, Registered Public Surveyor No. 1484, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground. The lots and streets are staked as shown, there being Iron Rods at all corners without exception.

GIVEN UNDER MY HAND AND SEAL this the 24th day of July, 1981.

A. W. Osborn
A. W. OSBORN
Registered Public Surveyor No. 1484



Subscribed and sworn to before me, a Notary Public in and for Smith County, Texas, this the 24th day of July, 1981.



Anita Northam
Anita Northam
Notary Public, Smith County, TX

WE, LARGENT PARKS and LAURA MAYO PARKS, do hereby certify that we are the owners of the tract of land shown hereon, and do accept this as our plan for the subdividing of same into tracts as shown, and do dedicate to the public forever the streets and roads shown hereon.

Largent Parks Sr.
LARGENT PARKS, SR

Laura Mayo Parks
LAURA MAYO PARKS

Subscribed and sworn to before me, a Notary Public in and for Smith County, Texas, this the 24th day of July, 1981.



Anita Northam
Anita Northam
Notary Public, Smith County, TX

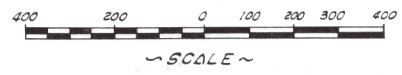
Approved by the County Commissioners of Cherokee County, Texas, this the 9th day of May, 1982.

Pat R. McMatt
COUNTY JUDGE

EASTDALE ACRES SUBDIVISION UNIT NO. 2

PART OF THE JOHN JORDAN SUR., A-27,
CHEROKEE COUNTY, TEXAS.

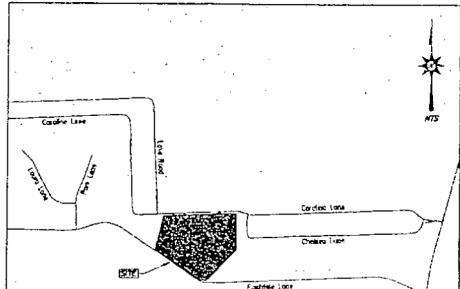
BEING A RESUBDIVISION OF LOTS 9 thru 12 OF
EASTDALE ACRES SUBDIVISION UNIT NO. 1
VOLUME 3 PAGE 34 OF THE PLAT RECORDS.



Recorded in Volume _____, Page _____, of the Plat Records of Cherokee County, Texas.

169/A

VICINITY MAP NOT TO SCALE



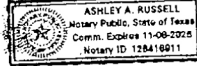
TITLE REPORT:

- List of title reports including plat numbers and descriptions of easements and restrictions.

Owner's Statement:

A David F. Smith, Jr., do hereby certify that I am the owner of the property shown hereon and described in Vol. 2389, Pg. 722 ORCCT (Lot 6B) and Vol. 2543, Pg. 776 ORCCT (Lot 7), that there are no tax liens on these lots, and that I do hereby adopt this plat as my plan for replating of Lot 6B and Lot 7 into Lot 6A and Lot 8.

Signature of David F. Smith, Jr. and Ashley A. Russell.

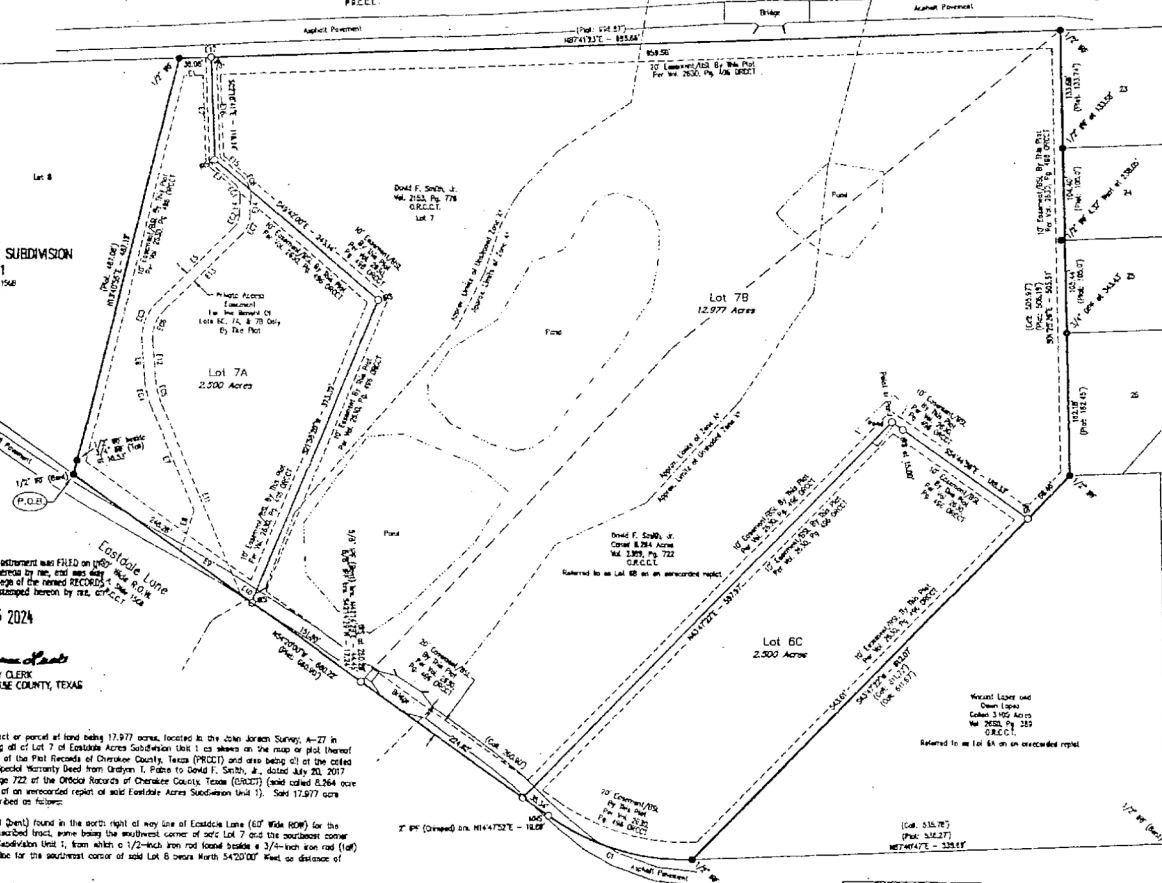


Notes:

Drawings shown hereon are referenced to Texas State Plane Coordinate System North Zone 47031, N.A.D. 83 (2011) as derived from GPS observations. Iron rods shown hereon are set on 1/2-inch iron rods with yellow plastic cap stamped "EAS Surveying".

JOHN JORDAN SURVEY A-27

Caroline Lane 50' Wide R.O.W. Cal. A. 5th 1588 P.R.C.C.T.



FILED FOR RECORD at 2:20 o'clock P.M.

FEB 25 2025

LAVERNE LUSK CLERK, COUNTY CLERK, CHEROKEE CO., TX

Cherokee County Commissioner's Court hereby accepts this subdivision plat for public purposes only and does not act as a road, if any, for maintenance until some have been constructed to the county's specifications and accepted by Cherokee County.

STATE OF TEXAS COUNTY OF CHEROKEE I hereby certify that this instrument was filed on this day and at the time stipulated herein by me, and was duly RECORDED in the volume and page of the record RECORDED in Cherokee County, Texas as stipulated herein by this certificate.

Signature of County Clerk Laverne Lusk.

LEGEND:

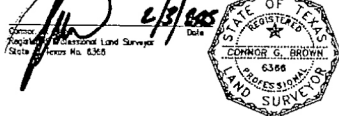
- Legend items: RS - Iron Rod Found, PT - Iron Pipe Found, GPY - Galvanized Iron Pipe Found, etc.

Table with columns: CIVIC, ADJACENT, ADJACENT, ADJACENT, ADJACENT, ADJACENT, ADJACENT, ADJACENT, ADJACENT, ADJACENT.

SHADYBROOK SUBDIVISION UNIT 1-E Cal. A. 9th 1598 P.R.C.C.T.

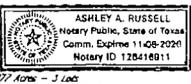
- Legend items: RS - Iron Rod Found, PT - Iron Pipe Found, GPY - Galvanized Iron Pipe Found, etc.

I, Connor G. Brown, Registered Professional Land Surveyor No. 6366, do hereby certify that this plat was prepared from an on the ground survey performed by me or my direct or indirect assistant during October 2024.



David F. Smith, Jr., do hereby certify that I am the owner of the property shown hereon and described in Vol. 2389, Pg. 722 ORCCT (Lot 6B) and Vol. 2543, Pg. 776 ORCCT (Lot 7), that there are no tax liens on these lots, and that I do hereby adopt this plat as my plan for replating of Lot 6B and Lot 7 into Lot 6A and Lot 8.

Signature of David F. Smith, Jr. and Ashley A. Russell.



CHRIS Young, Director of Engineering, Cherokee County Electric Cooperative Association. Scott J. Pope, Scott J. Pope, Scott J. Pope.

LEGEND DESCRIPTION:

LEGEND DESCRIPTION: BEARING of a 1/2-inch iron rod found in the north right of way line of Eastdale Lane (EAS ROW) for the southeast corner of the herein described tract, same being the southeast corner of Lot 7 and the southeast corner of Lot 6 of said Eastdale Acres Subdivision Unit 1, as shown on the map or plat of Shadybrook Subdivision as recorded in Cabinet A, Slide 1588 P.R.C.C.T. and also being of the called 8,264 acre tract identified in a Special Warranty Deed from Graydon T. Plante to David F. Smith, Jr., dated July 20, 2017 and recorded in Volume 2389, Page 722 of the Official Records of Cherokee County, Texas (ORCCT) said called 8,264 acre tract being referenced on Lot 6B of an unrecorded report of said Eastdale Acres Subdivision Unit 1. Said 17,977 acre tract being more particularly described as follows:

Table with columns: LINE, BEARING, DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE.

Table with columns: POINT, BEARING, DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE.

Revisions, Project: RESUBDIVISION FLAT SHOWING LOTS 6C, 7A, AND 7B A REPLAT OF LOTS 6B AND 7 EASTDALE ACRES SUBDIVISION UNIT 1 CABINET A, SLIDE 1588 AND AN UNRECORDED REPLAT JOHN JORDAN, SURVEY, A-27 CHEROKEE COUNTY, TEXAS.

Job No.: 441793, Date: 2/3/2025, Checked: C.G.B.

