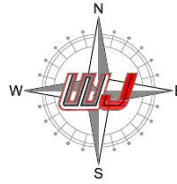
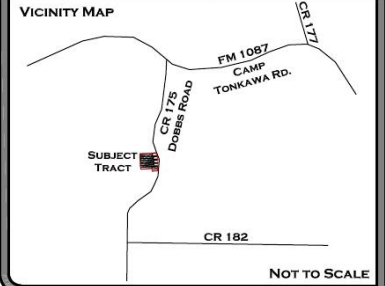


BUILDING SETBACKS:
 FRONT: 50'
 SIDE: 10'
 REAR: 20'

UTILITY EASEMENTS:
 FRONT: 20'
 SIDE: 10'
 REAR: 10'



LINE	BEARING	DISTANCE
1	S 31°30'59" E	12.08
2	S 27°41'59" E	21.33
3	S 27°41'59" E	21.33
4	S 27°30'35" E	32.94
5	S 25°29'25" E	42.67
6	S 25°29'25" E	31.90
7	S 15°44'05" E	30.74
8	S 12°13'22" E	85.00
9	S 07°15'09" E	58.40
10	S 04°34'28" E	17.83
11	S 04°34'28" E	30.01
12	S 04°34'28" E	13.98
13	S 02°25'13" E	16.04
14	S 02°25'13" E	45.48
15	S 01°28'49" E	54.54
16	S 00°54'37" E	46.62
17	S 00°18'10" E	13.43
18	S 00°18'10" E	30.04
19	S 00°01'49" E	30.04
20	S 00°01'49" E	10.03
21	S 00°28'16" E	70.13
22	S 00°42'00" E	59.88
23	S 00°16'11" W	20.21
24	S 01°27'04" W	30.10
25	S 02°02'25" W	30.12
26	S 02°02'25" W	34.19



JUAN JOSE ACOSTA SURVEY, A-65

FRANCIS SIMSON ADAMS, TRUSTEE
 CALLED 56.24 ACRES
 VOLUME 1927 PAGE 01
 "TRACT ONE"

HATCHED AREA =
 0.734 ACRES DEDICATED TO
 NACOGDOCHES COUNTY BY THIS PLAT

SHOFNER TRUST
 CALLED 130.61 ACRES
 DOC. NO. 2023-6093

MONICA ANDERSON HIGHTOWER
 CALLED 213.48 ACRES
 VOLUME 1912 PAGE 07

KENNETH JOE MCDUFFIE
 NO CALLED ACREAGE
 VOLUME 1752 PAGE 94

NOTE: AS PER MSC.FEMA.GOV THIS PROPERTY LIES ENTIRELY IN FLOODZONE X, AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT FLOOD MAP NUMBER 48347C0100C, DATED: 5/202/2010.

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY CERTIFY THAT THIS PLAT OR MAP WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2025, GIVEN UNDER MY HAND AND SEAL, THIS THE 9TH DAY OF JULY, 2025.



CASEY JORDAN - STATE OF TEXAS - REGISTERED
 PROFESSIONAL LAND SURVEYOR NO. 6789

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CASEY JORDAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025

STATE OF TEXAS, COUNTY OF SMITH.

NOTARY PUBLIC - STATE OF TEXAS

• = 5/8" IRON ROD FOUND
 • = 1/2" IRON ROD SET

SUBDIVISION PLAT OF GARRISON RIDGE ADDITION JUAN JOSE ACOSTA SURVEY, A-65 NACOGDOCHES COUNTY, TEXAS



10819 US Hwy 69 N
 TYLER, TX 75706
 903-534-9000

MANAGER: CHJ CREW CHIEF: CP
 ADDRESS: TBD CR 175
 CITY/COUNTY: GARRISON / NACOGDOCHES
 SURVEY/ABSTRACT NO.: ACOSTA / 65
 SUBDIVISION: GARRISON RIDGE ESTATES
 LOT NO.: 1-15
 CLIENT: SOVITA THAPA

PREPARED BY: C.H.J. ON JULY 9, 2025
 JOB NO. 25-0491
 SCALE: 1" = 60'