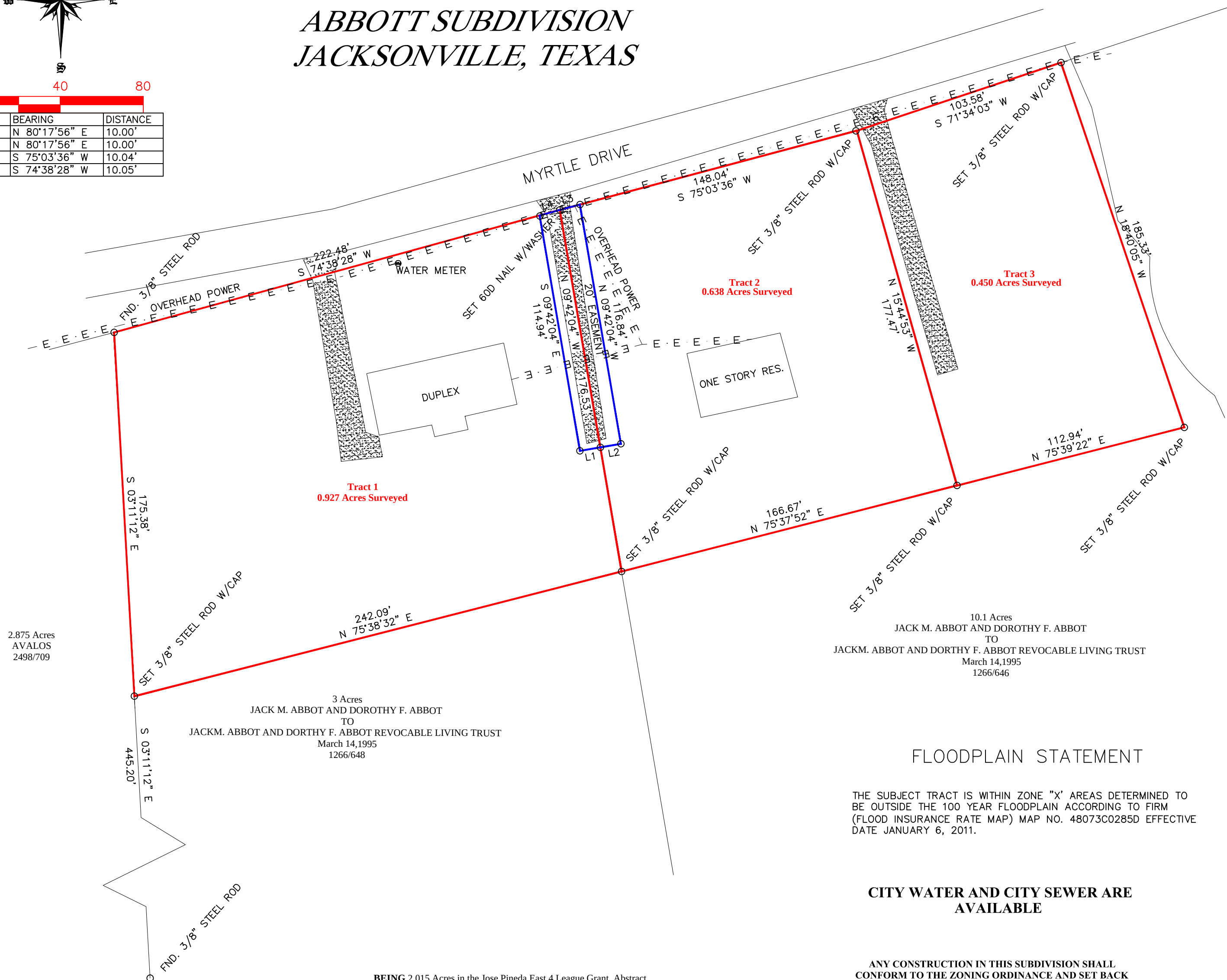




LINE	BEARING	DISTANCE
L1	N 80°17'56" E	10.00'
L2	N 80°17'56" E	10.00'
L3	S 75°03'36" W	10.04'
L4	S 74°38'28" W	10.05'

**NOTICE: SELLING ANY PORTION OF THIS ADDITION
BY METES AND BOUNDS IS A VIOLATION OF CITY
ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES
AND WITHHOLDING OF UTILITIES AND BUILDING
PERMITS**



FLOODPLAIN STATEMENT

THE SUBJECT TRACT IS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 48073C0285D EFFECTIVE DATE JANUARY 6, 2011.

CITY WATER AND CITY SEWER ARE AVAILABLE

ANY CONSTRUCTION IN THIS SUBDIVISION SHALL
CONFORM TO THE ZONING ORDINANCE AND SET BACK
REQUIREMENTS OF THE CITY OF JACKSONVILLE,
TEXAS

BEING 2,015 Acres in the Jose Pineda East 4 League Grant, Abstract Number 41, Cherokee County Texas. Being Part of that called 10.1 acres from Jack and Dorothy Abbott To The Jack and Dorothy Abbott Revocable Living Trust recorded on March 14, 1995 in Volume 1266 Page 646 and part of that called 3 acres from Jack and Dorothy Abbott To The Jack and Dorothy Abbott Revocable Living Trust recorded on March 14, 1995 in Volume 1266 Page 648 of the Official Records of Cherokee County Texas. Bearings are based on Grid, Texas State Plane Coordinate System, Texas Central Zone 4203, North American Datum of 1983.

BEGINNING AT A 3/8" STEEL ROD IN THE SOUTH MARGIN OF MYRTLE DRIVE FOUND FOR THE NORTHWEST CORNER OF SAID 3 ACRES AND THE NORTHEAST CORNER OF THAT CALLED 2.875 ACRES DESCRIBED IN 2498/709;

THENCE SOUTH 03°11'12" EAST, 178.38 FEET ALONG THE WEST LINE OF SAID 3 ACRES AND THE WEST LINE OF SAID 2.875 ACRES TO A 3/8" STEEL ROD W/CAP SET, FOR THE SOUTHWEST CORNER OF TRACT 1 FROM WHICH A 3/8" STEEL ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 3 ACRES BEARS SOUTH 03°11'12" EAST, 445.20 FEET ;

THENCE NORTH 75°38'32" EAST, 242.09 FEET TO A 3/8" STEEL ROD SET W/CAP FOR THE SOUTHEAST CORNER OF TRACT 1 AND THE SOUTHEAST CORNER OF TRACT 2 THIS DAY CREATED;

THENCE NORTH 75°37'52" EAST, 166.67 FEET TO A 3/8" STEEL ROD SET W/CAP FOR THE SOUTHEAST CORNER OF TRACT 2 AND THE SOUTHWEST CORNER OF TRACT 3 THIS DAY CREATED;

THENCE NORTH 75°39'22" EAST, 112.94 FEET TO A 3/8" STEEL ROD SET W/CAP FOR THE SOUTHEAST CORNER OF TRACT 3 ;

THENCE NORTH 18°40'05" WEST, 185.33 FEET TO A 3/8" STEEL ROD SET W/CAP FOR THE NORTHEAST CORNER OF TRACT 3 ;

THENCE SOUTH 71°34'03" WEST, 103.58 FEET TO A 3/8" STEEL ROD SET W/CAP FOR THE NORTHWEST CORNER OF TRACT 3 AND THE NORTHEAST CORNER OF TRACT 2;

THENCE SOUTH 75°03'36" WEST, 148.04 FEET TO A 60D NAIL SET W/CAP FOR THE NORTHWEST CORNER OF TRACT 2 AND THE NORTHEAST CORNER OF TRACT 1 ;

THENCE SOUTH 74°38'28" WEST, 222.48 FEET to the PLACE OF BEGINNING containing within these calls 2.015 acres of land.

NOTES

1. Bearings are based on Grid, Texas State Plane Coordinate System, Texas Central Zone 4203, North American Datum of 1983
2. **There may be Buried utilities along the North line of Myrtle Drive**
3. **Overhead Power**
4. **Surveyor did not abstract for easements or ownership**

STATE OF TEXAS:
COUNTY OF CHEROKEE:

WE, Jacquelyn M. L. Hinch and James M. Abbott, Co-Trustees of the Jack M. Abbot and Dorothy F. Abbot Revocable Living Trust, do hereby certify that the Jack M. Abbot and Dorothy F. Abbot Revocable Living Trust is the owner of that called 10.1 acres from Jack and Dorothy Abbot to The Jack and Dorothy Abbot Revocable Living Trust recorded on March 14, 1995 in Volume 1266 Page 646 and part of that called 3 acres from Jack and Dorothy Abbot to The Jack and Dorothy Abbot Revocable Living Trust recorded on March 14, 1995 in Volume 1266 Page 648 of the Official Records of Cherokee County Texas and that the Jack M. Abbot and Dorothy F. Abbot Revocable Living Trust does, by this plat, create Tracts 1-3 and 20' easement shown hereon.

Jacquelynn L. Hinch Date

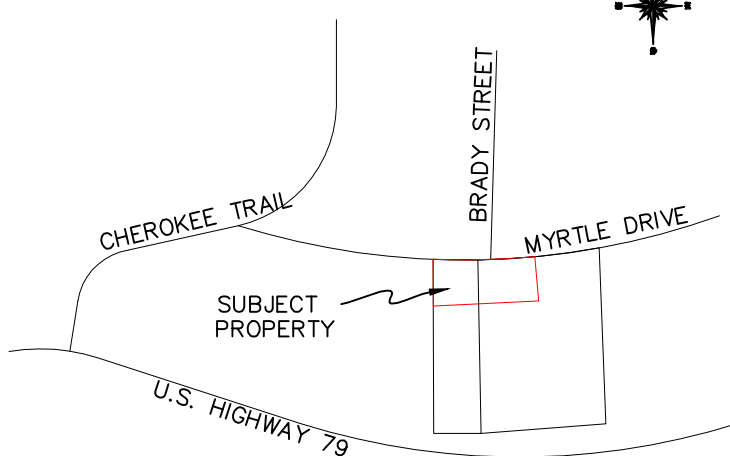
Before me, the undersigned notary public, on this the ____ day of _____, A. D., 2026, personally appeared Jacquelyn L. Hinch to acknowledge the above, which witness my hand and seal of office.

Notary Public in and for the
STATE OF TEXAS

James M. Abbott	Date _____
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Before me, the undersigned notary public, on this the _____ day of _____, A. D., 2026, personally appeared James M. Abbott to acknowledge the above, which witness my hand and seal of office.

Notary Public in and for the
STATE OF TEXAS



I, Matt Hunt, Registered Professional Land Surveyor, do hereby certify this plat to reflect an actual survey made on the ground under my supervision during the month of June 2026.

PRELIMINARY DO NOT FILE

James (Matt) Hunt June 4, 2026
Registered Professional Land Surveyor No. 6398



Prepared By:
Matabo Surveying, Inc
P.O. Box 396
New Summerfield, Texas 75780
Firm No. 10193882
Phone: (903) 413-9456
matt@matabosurveying.com