

Plat of Survey

127 County Road No. 3816

0.945 Acre of Land

Being Part of That Called 5.891 Acre Tract

Described in Volume 2867, Page 182

Official Pubic Records of Cherokee County, Texas

Thomas D. Clark Survey, Abstract No. 169

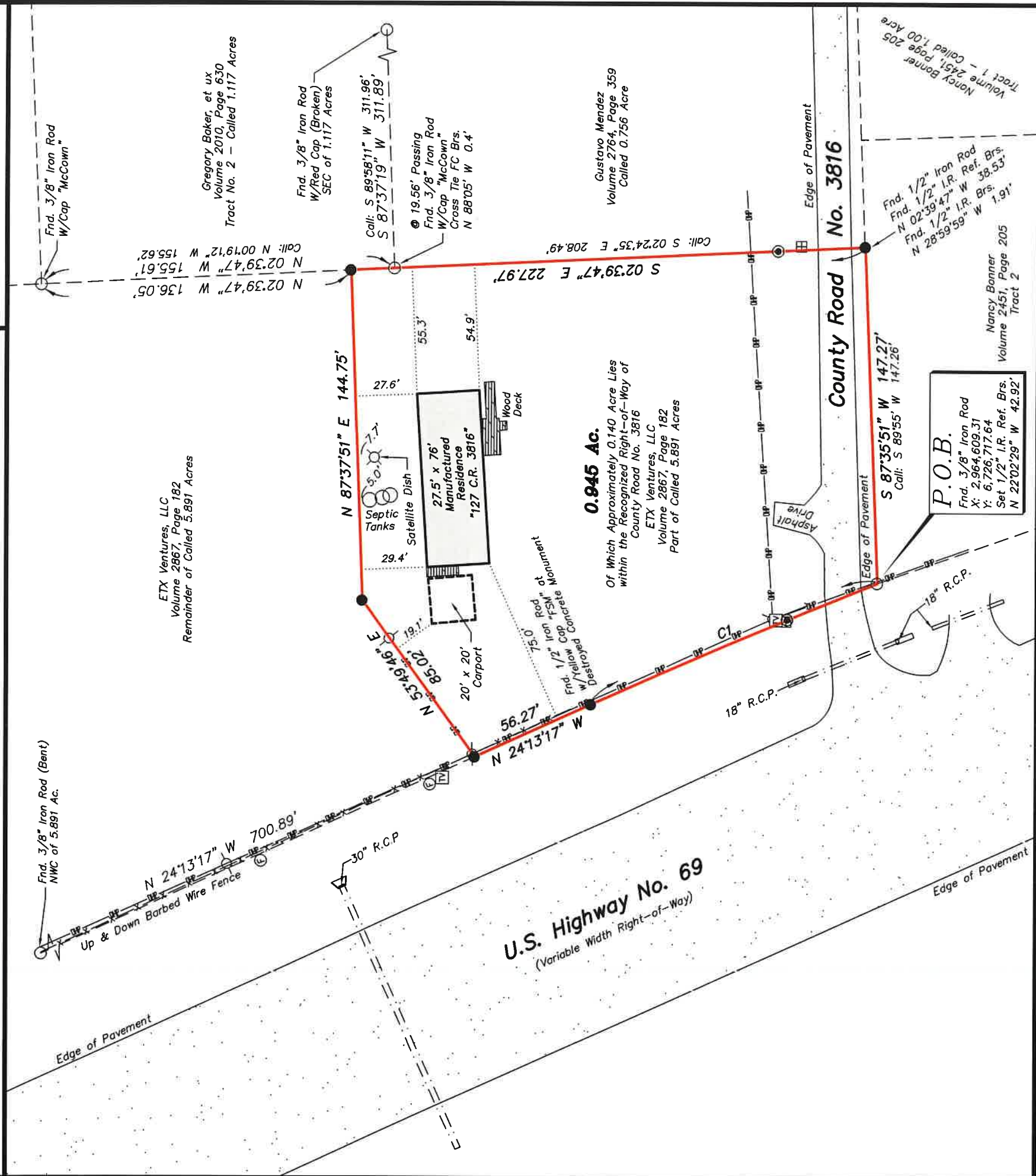
Cherokee County, Texas

Client: ETX Ventures, LLC



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- Legend
- 1/2" Iron Rod Found Unless Otherwise Noted
  - 1/2" Iron Rod Set With Yellow Cap Stamped "Freeman Surveying"
  - ⊙ 1/2" Iron Rod Found With Orange Cap Stamped "Freeman Surveying"
  - ⊗ Utility Pole
  - Overhead Power Line
  - x— Barbed Wire Fence
  - Cable Box
  - Telephone Pedestal
  - Water Meter
  - ⊕ Fiber Optic Cable Marker



CURVE TABLE

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 2864.93' | 137.34'    | 137.32'      | N 22°59'08" W | 2°44'48"    |

To the best of my knowledge the plat hereon is a true, correct representation  
of the property as determined by survey, the lines and dimensions of said  
property were found to be as indicated by deeds; the size, locations and types  
of improvements are shown. There are no conflicts except as shown. This plat  
is valid only if signed in blue ink with an accompanying RPLS Seal.

Plat Date: March 21, 2025.



FB 544/76-77  
FBD 8/29/2024  
Drawn By: CWS  
Job No. 24.1579

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This plat is **ONLY** valid for the use of **ETX Ventures, LLC**.  
The use of this plat for any other reason is **EXPRESSLY PROHIBITED**.

**Basis of Bearings:** This survey is related to the Texas State Plane  
Coordinate System NAD 83 (2011), Texas North Central Zone (4202),  
U.S. Survey Feet from the TopNET VRS Network System.

The following document appears to apply to the subject tract:  
Volume 1220, Page 392 (Blanket in Nature).

This plat is an integral part of a metes & bounds description  
of even date describing the same tract shown hereon.

There maybe underground utilities on or near the subject tract.  
It is the contractor's and/or landowner's responsibility to verify the  
location of the underground utilities before any excavation is done.

**Flood Plain Statement:** According to FIRIM Map Panel No. 48073C0175D,  
dated January 6, 2011, the subject tract appears to lie within Zone "X",  
areas determined to be outside the 0.2% annual chance floodplain.