

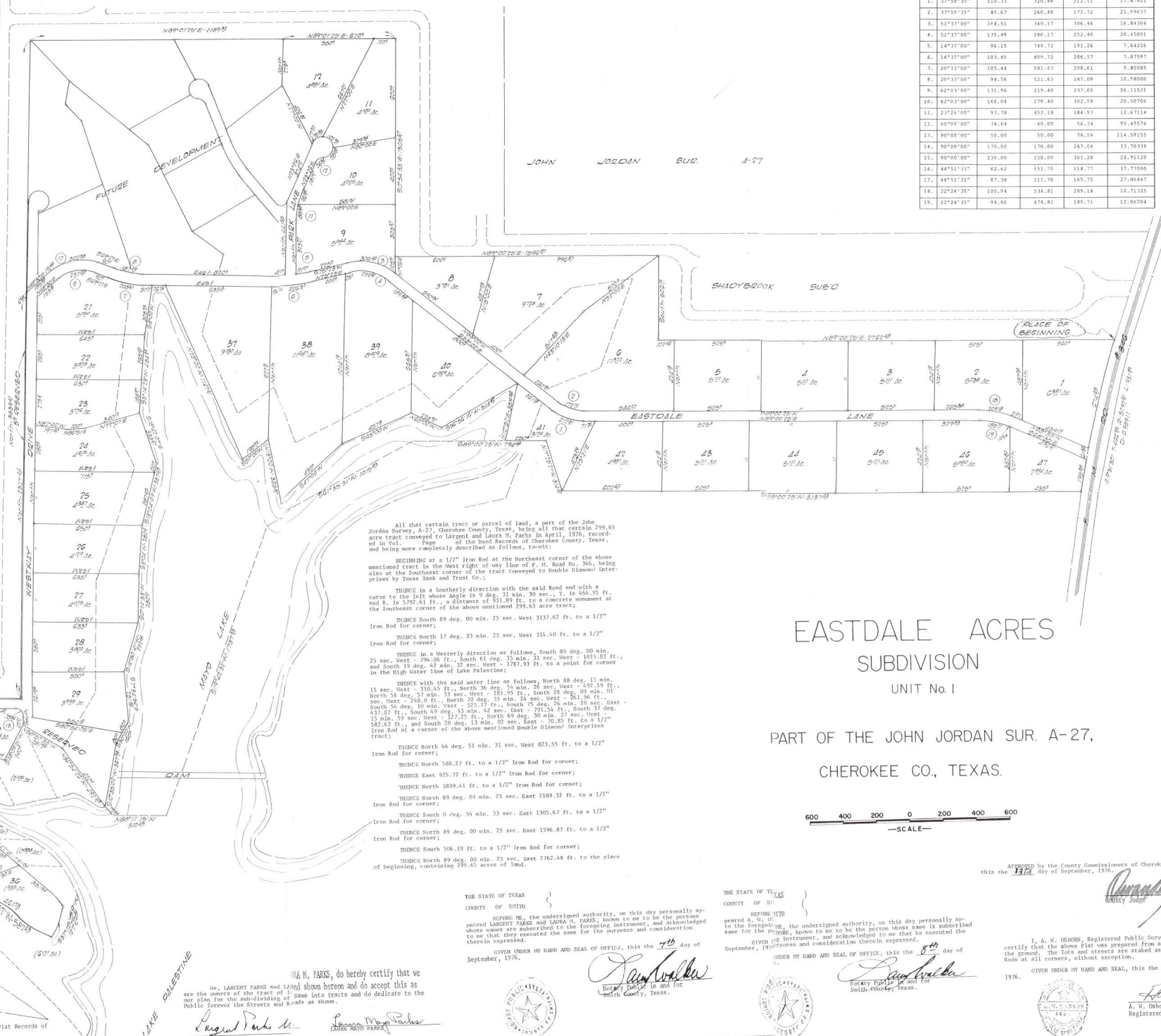
255711

Cabinet A

150/B

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

Recorded in Volume 3, Page 34, of the Plat Records of Cherokee County, Texas.



EASTDALE ACRES SUBDIVISION UNIT No. 1

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

600 400 200 0 200 400 600
—SCALE—

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 SHIN

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 Cherokee County, Texas.

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

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

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

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

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

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

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 M. Parks in April, 1976, recorded in Vol. Page of the Plat 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 Rod and with a curve to the left whose angle is 9 deg. 31 min. 30 sec. - 1, to 460.95 ft. and R. is 5792.61 ft., a distance of 611.89 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. 56 min. 26 sec. West - 492.58 ft., North 38 deg. 57 min. 33 sec. West - 281.95 ft., South 28 deg. 09 min. 01 sec. West - 240.0 ft., North 29 deg. 33 min. 24 sec. West - 261.96 ft., sec. West - 253.77 ft., South 75 deg. 26 min. 20 sec. East - 437.87 ft., South 49 deg. 13 min. 42 sec. East - 791.56 ft., South 37 deg. 15 min. 59 sec. West - 127.25 ft., North 69 deg. 30 min. 27 sec. West - 582.63 ft., and South 38 deg. 13 min. 02 sec. East - 10.46 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.

THE STATE OF TEXAS
COUNTY OF SHIN

BEFORE ME, the undersigned authority, on this day personally appeared LARGENT PARKS and LAURA M. 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 Cherokee County, Texas.

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

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

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

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

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

WE, LARGENT PARKS and LAURA M. PARKS, do hereby certify that we are the owners of the tract of land shown herein 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.

[Signature]
LARGENT PARKS, SR.

[Signature]
LAURA M. PARKS

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

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

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

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 598.45 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 Northwest corner of said 598.45 acre tract;

THENCE North 89 deg. 01 min. 25 sec. East - 2189.32 ft. to a 1/4" iron rod for corner;

THENCE South 90 deg. 54 min. 33 sec. East - 1305.67 ft. to a 1/4" iron rod for corner;

THENCE South 01 deg. 26 min. East - 195.01 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;

THENCE with the North line of Eastdale Lane and with said curve, which has a radius of 360.17 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 a curve to the right;

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

THENCE 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 a curve to the left;

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

THENCE 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 a curve to the left;

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

THENCE 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 a curve to the right;

THENCE South 48 deg. 30 min. West - 181.66 ft. to a 1/4" iron rod for corner in the West line of said 598.45 acre tract;

THENCE 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 by me on the ground and under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL this 10th 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 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 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 Jr.
LARGENT PARKS, JR.

Laura Mayo Parks
LAURA MAYO PARKS

Subscribed and sworn to before me, a Notary Public in and for Smith County, Texas, this 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. McMath
COUNTY JUDGE

EASTDALE ACRES SUBDIVISION

UNIT NO. 2

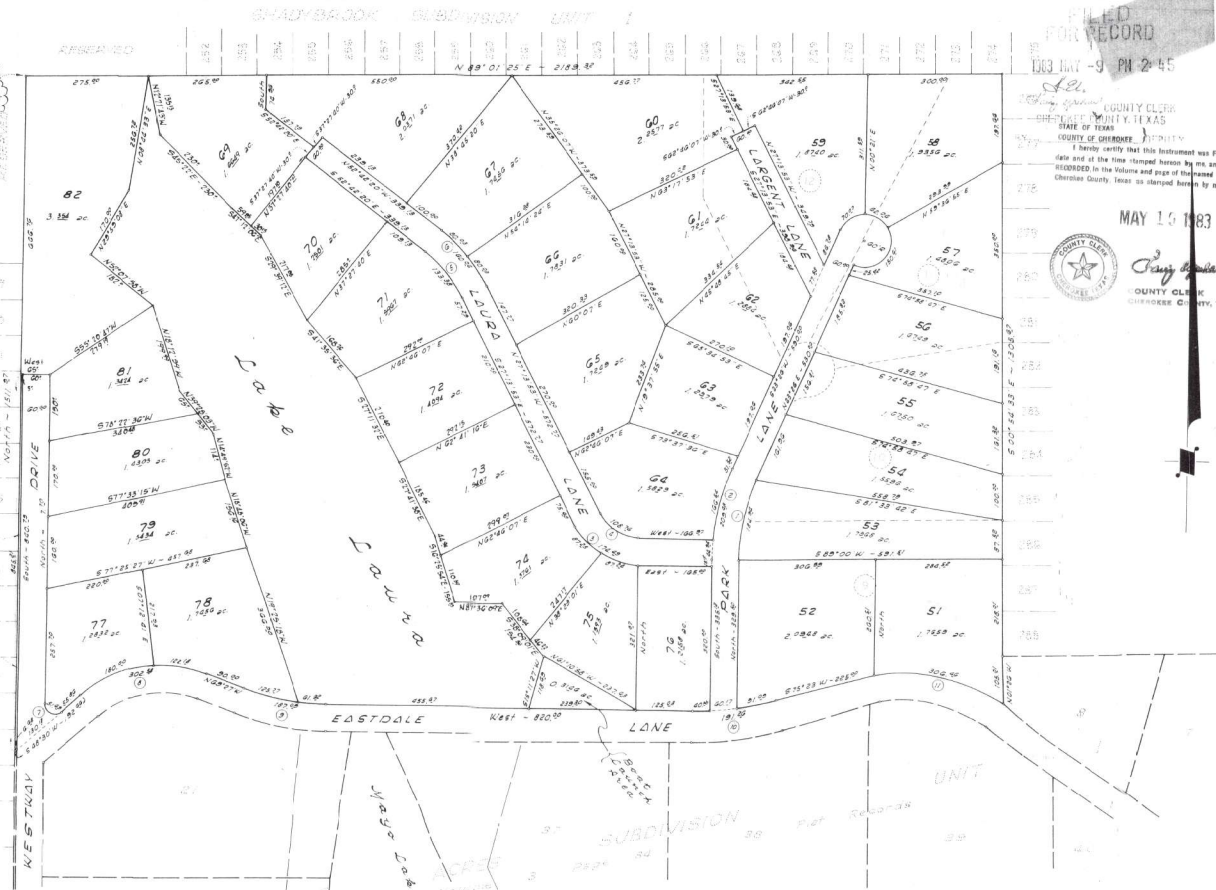
PART OF THE JOHN JORDAN SUR., A-27,
CHEROKEE COUNTY, TEXAS.

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

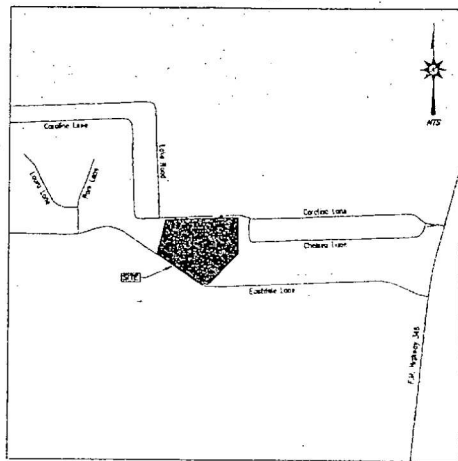


~ SCALE ~

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



FILED
FOR RECORD
1982 MAY -9 PM 2:45
CHEROKEE COUNTY CLERK
STATE OF TEXAS
I hereby certify that this instrument was filed and at the time stamped herein by me as authorized in the Volume and page of the Plat Records of Cherokee County, Texas, as stamped herein by me.
MAY 16 1982
CHEROKEE COUNTY CLERK
STATE OF TEXAS

VICINITY MAP
NOT TO SCALE

FILE NUMBER

The Title Reports 24-06-404 and 24-06-405 by East Texas Title and Land Services, L.L.C. dated November 22, 2024, the following matters may affect these tracts:

- Eastdale Acres Property Owners Association Bylaws recorded in Vol. 2713, Pg. 369 ORCCT.
- Management Certificate For Eastdale Acres Subdivision recorded in Vol. 2234, Pg. 115 ORCCT.
- Management Certificate For Eastdale Acres Subdivision recorded in Vol. 2325, Pg. 179 ORCCT.
- Management Certificate For Eastdale Acres Subdivision recorded in Vol. 2409, Pg. 180 ORCCT.
- Amended And Superseded Deed Restrictions and Covenants for Eastdale Acres Subdivision recorded in Vol. 2481, Pg. 468 ORCCT.
- Eastdale Acres Property Owners Association Bylaws recorded in Vol. 2481, Pg. 472 ORCCT.
- Management Certificate For Eastdale Acres Subdivision recorded in Vol. 2503, Pg. 793 ORCCT.
- Management Certificate For Eastdale Acres Subdivision recorded in Vol. 2570, Pg. 430 ORCCT.
- Management Certificate For Eastdale Acres Subdivision recorded in Vol. 2579, Pg. 578 ORCCT.
- Eastdale Acres Property Owners Association Deed Restrictions and Covenants Amended recorded in Vol. 2630, Pg. 455 ORCCT.
- Management Certificate For Eastdale Acres Subdivision recorded in Vol. 2782, Pg. 773 ORCCT.
- Management Certificate For Eastdale Acres Subdivision recorded in Vol. 2784, Pg. 630 ORCCT.
- Management Certificate For Eastdale Acres Subdivision recorded in Vol. 2821, Pg. 546 ORCCT.

Owner's Statement

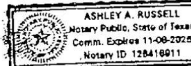
I, David F. Smith, Jr., do hereby certify that I am the owner of the property shown herein and described in Vol. 2389, Pg. 722 ORCCT (Lot 68) and referenced in Vol. 2543, Pg. 776 ORCCT (Lot 7), that there are no ten holders on these lots, and that I do hereby adopt this plat as my plan for replating of Lot 68 and Lot 7 into Lot 6C, Lot 7A, and Lot 7B.

This plat approved subject to all plat provisions, rules, regulations, and resolutions of the County, Texas.

Witness my hand, this 25th day of February 2025.

David F. Smith, Jr.

Before me, the undersigned authority, on this 25th day of February, 2025, personally appeared David F. Smith, Jr., to acknowledge the above.



Notes:

Readings shown herein are referenced to Texas State Plane Coordinate System Central Zone 47031, N.A.D. 83 (2011) as derived from GPS observations.

Iron rods shown herein are set at 1/2-inch iron rods with yellow plastic cap stamped "E.L.S. Survey".

Surveyor does not abstract tract for ownership or easements. Other easements, such as, encumbrances may exist.

The Southeast corner of the John Jordan Survey from the Southeast corner of this subdivision is, by area, 581' - 10.45'.

Subject property lies partially within the bounds of unrecorded Zone X (area determined to be outside the 0.25 annual chance floodplain), and property within the bounds of the bounds of the Southeast Flood Hazard Area subject to inundation by the 1% annual chance flood zone (Zone A - No Flood Flood Zone (Floodplain Determined)), as shown on FEMA Flood Insurance Rate Map Flood No. 4507302100, dated January 6, 2011.

*The Southeast lines shown herein are shown graphically from FEMA (05 data, are approximate, and are not surveyed locations.

FILED FOR RECORD
at 2:02 o'clock P.M.

FEB 25 2025

LAVERNE LUSK
CLERK, COUNTY CLERK, CHEROKEE CO., TX
RECOMMENDED FOR FINAL APPROVAL

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

Chris Davis 2-25-2025
Chris Davis
County Judge, Cherokee County, Texas

Mary McLean 2/14/25
Mary McLean
County Surveyor, Cherokee County, Texas

Eastdale Acres Property Owners Association is, by signing below, providing written consent to the subdivision shown herein and the easements shown herein to be utilized for both the installation and maintenance of utilities and an existing electric line.

Stephen Dickson 2/16/25
Stephen Dickson
Authorized Agent
Eastdale Acres Property Owners Association

Chris Young 2-5-25
Chris Young
Director of Engineering - Cherokee County Electric Cooperative Association, do hereby state that we are the meter service provider for the subject tract being subdivided as shown herein and that there is NO adequate electric power available for the property contained within this subdivision.

Chris Young 2-5-25
Chris Young
Director of Engineering - Cherokee County Electric Cooperative Association

Scott Pope 2-4-25
Scott Pope
Authorized Agent for Southern Utilities Company

L. Eric Barker, the designated On-Site Sewage Facilities Inspector for Cherokee County, Texas, do hereby certify that I have inspected this subdivision and find it to be in compliance with On-Site Sewage Facilities for each lot.

Eric Barker 2-6-25
Eric Barker
On-Site Sewage Facilities Inspector - Cherokee County, Texas

STATE OF TEXAS
COUNTY OF CHEROKEE
I hereby certify that this instrument was filed on 2/25/25 at 2:02 P.M. and at the time signed herein by me, and was duly recorded in the volume and page of the record records of Cherokee County, Texas as stipulated herein by the clerk.

Kimberly
COUNTY CLERK
CHEROKEE COUNTY, TEXAS

METRIC DESCRIPTION

CONTINGENTS to all that certain tract or parcel of land being 17,977 acres, located in the John Jordan Survey, A-27 in Cherokee County, Texas, and being all of Lot 7 of Eastdale Acres Subdivision Unit 1 as shown on the map or plat thereof recorded in Chapter A, Side 1508 of the First Records of Cherokee County, Texas (ORCCT) and also being all of the said 8,264 acre tract described in a Special Warranty Deed from Ordway L. 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 as Lot 68 of an unrecorded report of said Eastdale Acres Subdivision Unit 1). Said 17,977 acre tract being more particularly described as follows:

BEING all of a 1/2-inch iron rod (E.L.S.) found in the north right of way line of Eastdale Lane (E.L.S. Wide R.O.W.) for the northeast corner of the herein described tract, with being the southeast corner of said Lot 7 and the southeast corner of Lot 6 of said Eastdale Acres Subdivision Unit 1, from which a 1/2-inch iron rod found (E.L.S.) (said called 8,264 acre tract being referenced as Lot 68 of an unrecorded report of said Eastdale Acres Subdivision Unit 1). Said 17,977 acre tract being more particularly described as follows:

BEING all of a 1/2-inch iron rod found (E.L.S.) found in the north right of way line of Eastdale Lane (E.L.S. Wide R.O.W.) for the northeast corner of the herein described tract, with being the southeast corner of said Lot 7 and the southeast corner of Lot 6 of said Eastdale Acres Subdivision Unit 1, from which a 1/2-inch iron rod found (E.L.S.) (said called 8,264 acre tract being referenced as Lot 68 of an unrecorded report of said Eastdale Acres Subdivision Unit 1). Said 17,977 acre tract being more particularly described as follows:

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PROPOSED DESCRIPTION

BEING all of a 1/2-inch iron rod found (E.L.S.) found in the north right of way line of Eastdale Lane (E.L.S. Wide R.O.W.) for the northeast corner of the herein described tract, with being the southeast corner of said Lot 7 and the southeast corner of Lot 6 of said Eastdale Acres Subdivision Unit 1, from which a 1/2-inch iron rod found (E.L.S.) (said called 8,264 acre tract being referenced as Lot 68 of an unrecorded report of said Eastdale Acres Subdivision Unit 1). Said 17,977 acre tract being more particularly described as follows:

BEING all of a 1/2-inch iron rod found (E.L.S.) found in the north right of way line of Eastdale Lane (E.L.S. Wide R.O.W.) for the northeast corner of the herein described tract, with being the southeast corner of said Lot 7 and the southeast corner of Lot 6 of said Eastdale Acres Subdivision Unit 1, from which a 1/2-inch iron rod found (E.L.S.) (said called 8,264 acre tract being referenced as Lot 68 of an unrecorded report of said Eastdale Acres Subdivision Unit 1). Said 17,977 acre tract being more particularly described as follows:

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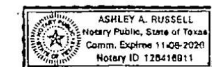
PARCEL LINE DATA			
LINE	BEARING	DISTANCE	
1	N 89° 15' 00" E	10.00	
2	S 89° 15' 00" W	10.00	
3	N 89° 15' 00" E	10.00	
4	S 89° 15' 00" W	10.00	
5	N 89° 15' 00" E	10.00	
6	S 89° 15' 00" W	10.00	
7	N 89° 15' 00" E	10.00	
8	S 89° 15' 00" W	10.00	
9	N 89° 15' 00" E	10.00	
10	S 89° 15' 00" W	10.00	
11	N 89° 15' 00" E	10.00	
12	S 89° 15' 00" W	10.00	
13	N 89° 15' 00" E	10.00	
14	S 89° 15' 00" W	10.00	
15	N 89° 15' 00" E	10.00	
16	S 89° 15' 00" W	10.00	
17	N 89° 15' 00" E	10.00	
18	S 89° 15' 00" W	10.00	
19	N 89° 15' 00" E	10.00	
20	S 89° 15' 00" W	10.00	
21	N 89° 15' 00" E	10.00	
22	S 89° 15' 00" W	10.00	
23	N 89° 15' 00" E	10.00	
24	S 89° 15' 00" W	10.00	
25	N 89° 15' 00" E	10.00	
26	S 89° 15' 00" W	10.00	
27	N 89° 15' 00" E	10.00	
28	S 89° 15' 00" W	10.00	
29	N 89° 15' 00" E	10.00	
30	S 89° 15' 00" W	10.00	

EASMENT CURVE DATA			
ARC LENGTH	CHORD LENGTH	CHORD BEARING	CHORD DISTANCE
17.39'	16.73'	S 82.5° E	16.73'
14.08'	13.78'	S 82.5° E	13.78'
46.39'	46.07'	S 207.1° E	46.07'
33.72'	33.56'	S 17.3° E	33.56'
29.90'	29.78'	N 15.3° E	29.78'
35.01'	34.84'	N 07.1° E	34.84'
27.91'	27.45'	N 02.3° E	27.45'
26.29'	27.29'	N 13.2° E	27.29'

Revisions: Project: RESUBDIVISION PLAT
SHOWING LOTS 6C, 7A, AND 7B
A REPLAT OF LOTS 6B AND 7
EASTDALE ACRES SUBDIVISION UNIT 1
CABINET A, SLIDE 156B AND AN
UNRECORDED REPLAT
JOHN JORDAN, SURVEY, A-27
CHEROKEE COUNTY, TEXAS

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

Page 1 of 1



17977 Acres - 3.100
Owner/Developer: David F. Smith, Jr.
303-578-2445 / P.O. Box 7024, Jct. 1571

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