

NOTES:

- SEWER LINES: The City of Jacksonville Sewer Line Easements that affect this 170.448 acres are more particularly described in Deed from Albee Bailey, et al, to the City of Jacksonville, Texas, dated January 1, 1980 and recorded in Volume 785, Page 338 of the Deed Records, Cherokee County, Texas. Said Sewer Line Easements are permanent easements and are approximately 20 feet in width (10 feet on either side and at right angles to the sewer line as installed).

- TRANSMISSION AND/OR DISTRIBUTION LINE: The Southwestern Electric Service Company easement and right-of-way that affects this 170.448 acres is more particularly described in Deed from Albee Bailey to Southwestern Electric Service Company, dated May 27, 1977 and recorded in Volume 740, Page 412 of the Deed Records, Cherokee County, Texas.

CORNERS ARE MONUMENTED BY 1/2" STEEL RODS SET WITH BLUE PLASTIC CAP STAMPED "MCCOWN SURVEYING" UNLESS OTHERWISE NOTED ON PLAT.

FLOODPLAIN LINES ARE APPROXIMATE AND SCALED FROM FEMA FIRM PANEL MAP.

SEWER AND WATER LINES ARE APPROXIMATE AND SCALED FROM CITY OF JACKSONVILLE INTERACTIVE GIS MAP (CONTACT CITY OF JACKSONVILLE PUBLIC WORKS DEPT. FOR EXACT LOCATION).

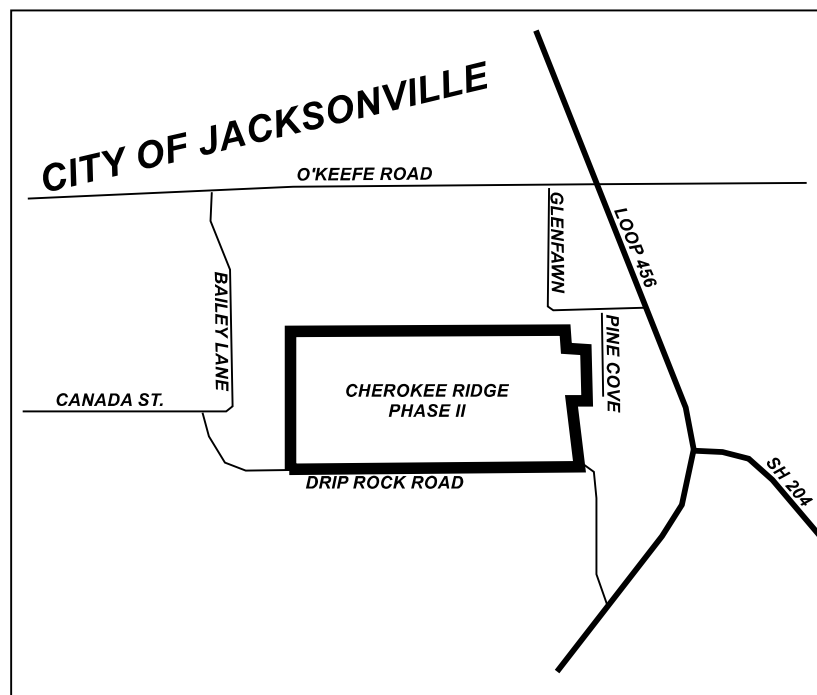
ZONING: PART OF TRACT 3 and ALL OF TRACTS 4 - 6 ARE ZONE A - SINGLE FAMILY DWELLING DISTRICT. PART OF TRACT 3 and ALL OF TRACTS 1 - 2 ARE ZONE B - ONE & TWO FAMILY DWELLING DISTRICT.

That portion of Drip Rock Road (2.425 Acres) which is a part of this 170.448 Acres is hereby dedicated to the Public.

Restrictions: No mobile homes. Single Family Site-Built Homes. Homes are to be 2,000 Sq.Ft. Minimum Living Area. 250' Building Set back from Drip Rock Road.

Bearings are based on local coordinates from a previous survey made of called 170.448 acres dated April 27, 2007 (Job No. 07-084), by Tim H. McCown, RPLS No. 4080 (McCown Surveying Company), now recorded in Volume 1850, Page 582, O.R.C.G.T., and applied to the North Line of Lots 3-4, a called bearing of North 89° 22' 34" East, between a 5/8" steel rod found and a 3/8" steel rod found.

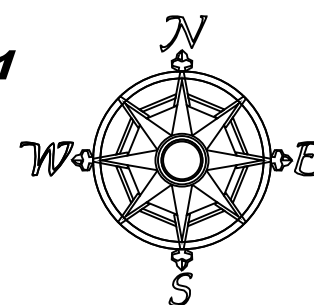
VICINITY MAP



PRELIMINARY PLAT SUBJECT TO APPROVAL

PRELIMINARY P L A T
showing a subdivision of 170.448 Acres
to be known as
C H E R O K E E R I D G E , P H A S E I I
in the
C I T Y O F J A C K S O N V I L L E
lying and situated in B L O C K S N O . 2 3 & N O . 2 4 of the
J O S E P I N E D A E A S T F O U R L E A G U E S S U R V E Y , A - 4 1
C H E R O K E E C O U N T Y , T E X A S

MCCOWN
SURVEYING COMPANY
 10463 FM 2138 N
 JACKSONVILLE, TX 75766
 (903)586-9465
 mccownsurveying@aol.com
 www.mccownsurveying.com
 TxBPLS Firm No.: 10072600



BOOK:
 JOB: 17-015



KNOW ALL MEN BY THESE PRESENTS:

That I, Tim H. McCown, 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 February, 2017.

GIVEN UNDER MY HAND AND SEAL, this the ____ day of February, 2017.

PRELIMINARY PLAT SUBJECT TO APPROVAL

Tim H. McCown, Registered Professional Land Surveyor
 State of Texas No. 4080

I, the undersigned Notary Public, do hereby certify that Tim H. McCown did personally appear before me on this the ____ day of _____, 2017, to acknowledge which witness my hand and seal of office.

STATE OF TEXAS
 COUNTY OF CHEROKEE

NOTARY PUBLIC in and for the STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL:

MAYOR JACKSONVILLE, TEXAS	DATE
BUILDING INSPECTOR JACKSONVILLE, TEXAS	DATE
CITY SECRETARY JACKSONVILLE, TEXAS	DATE
SECRETARY, PLANNING COMMISSION JACKSONVILLE, TEXAS	DATE
CHAIRMAN, PLANNING COMMISSION JACKSONVILLE, TEXAS	DATE

LIENHOLDER'S CERTIFICATE:

We, _____ do hereby certify that we are the lienholders of that certain called 170.448 acre tract as conveyed to Carl Scott in Deed from _____, dated _____, and recorded in Volume _____, Page _____ of the Official Records, Cherokee County, Texas, and do hereby accept this plat of CHEROKEE RIDGE, PHASE II as shown hereon.

Witness my hand this the ____ day of _____, 2017.

Before me, the undersigned Notary Public, on this the ____ day of _____, 2017, personally appeared _____ to acknowledge the above, which witness my hand and seal of office.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATE:

I, Carl Scott, do hereby certify that I am the owner of that certain called 170.448 acre tract as conveyed to me in Deed from _____, dated _____, and recorded in Volume _____, Page _____ of the Official Records, Cherokee County, Texas, and do hereby accept this plat of CHEROKEE RIDGE, PHASE II as my plan to subdivide the same as shown hereon. I hereby dedicate to the public that portion of Drip Rock Road (2.425 Acres) which is a part of said 170.448 acres as shown hereon.

Witness my hand this the ____ day of _____, 2017.

Carl Scott

Before me, the undersigned Notary Public, on this the ____ day of _____, 2017, personally appeared Carl Scott to acknowledge the above, which witness my hand and seal of office.

NOTARY PUBLIC in and for the STATE OF TEXAS

