

**FINAL PLAT OF
STONE CHIMNEY COVE NORTH
SUBDIVISION, UNIT 1
PART OF THE JOHN VAUGHN SURVEY A - 53
CHEROKEE COUNTY, TEXAS**
21.58 Acres - 25 Lots
Owner/Developer: Jarvis Holdings, LLC
(903) 592-6576 - 326 S. Fannin Ave. Tyler, TX 75702

TITLE REPORT REVIEW
Report Provided by Cherokee County Title Company

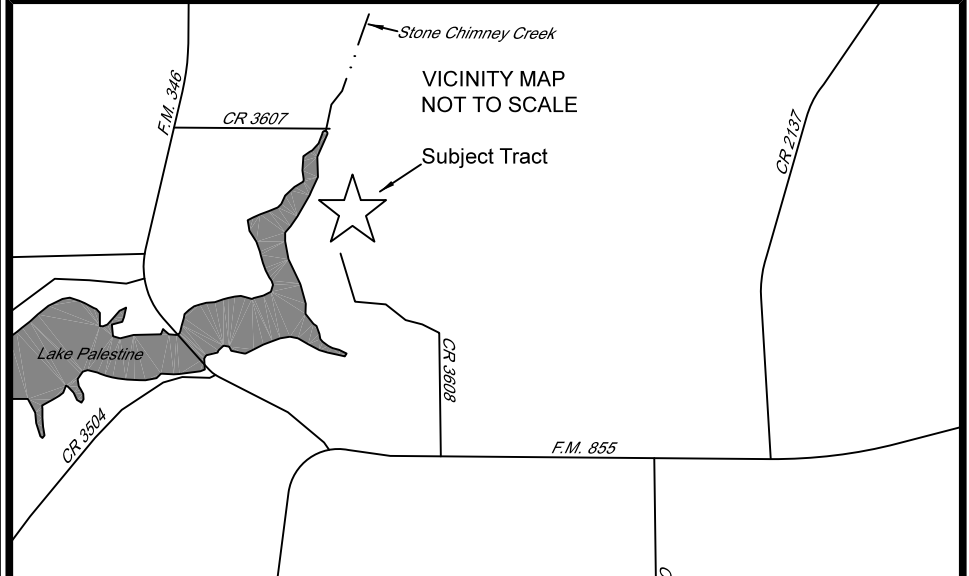
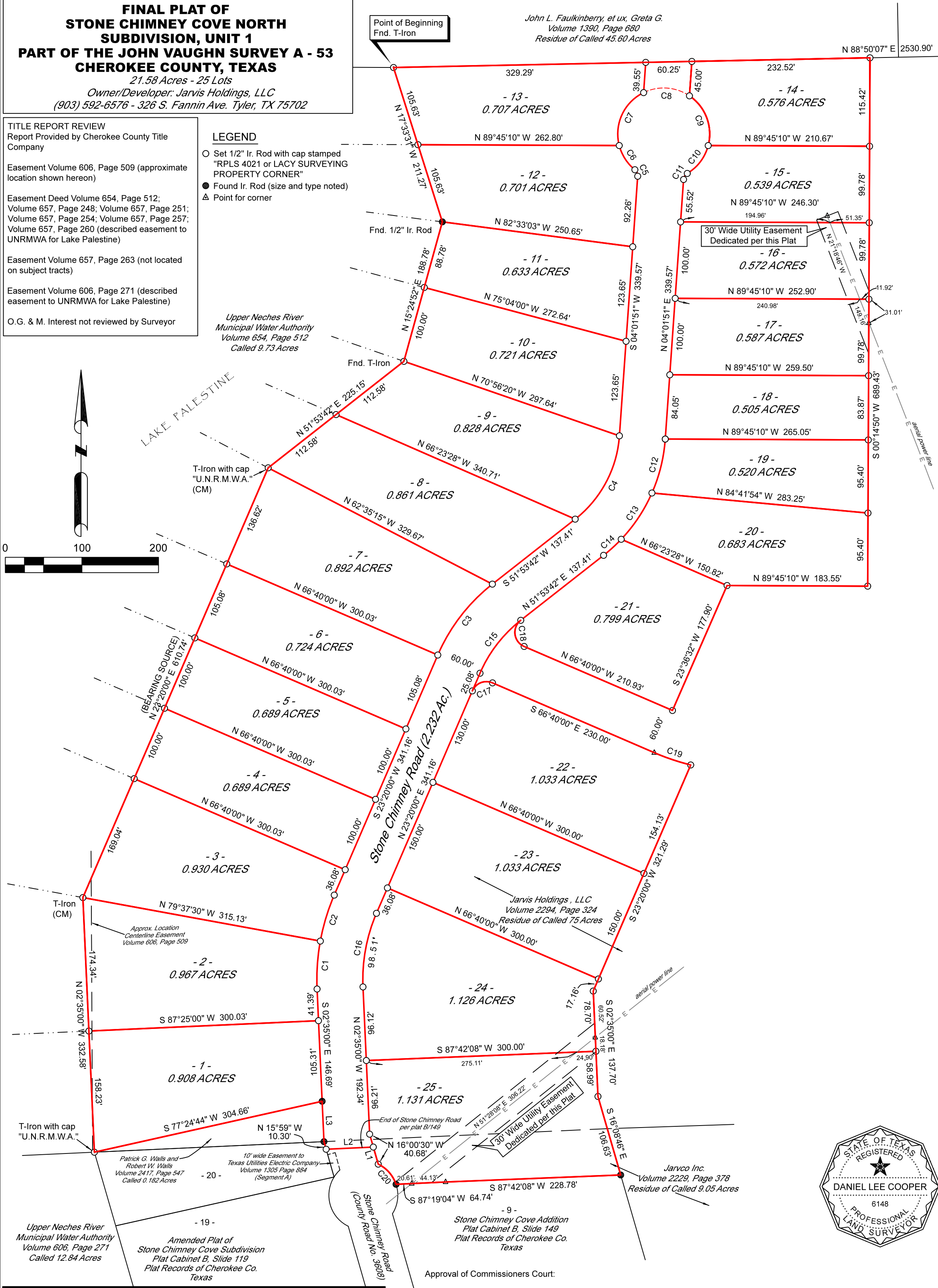
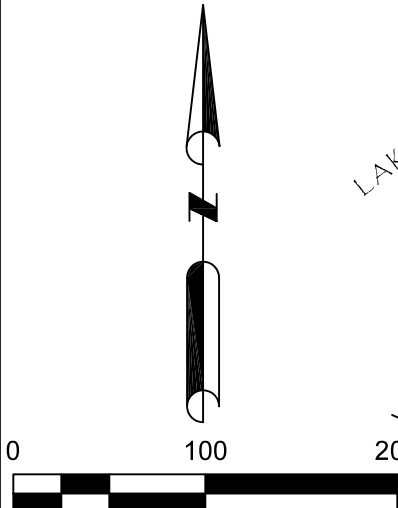
Easement Volume 606, Page 509 (approximate location shown hereon)

Easement Deed Volume 654, Page 512; Volume 657, Page 248; Volume 657, Page 251; Volume 657, Page 254; Volume 657, Page 257; Volume 657, Page 260 (described easement to UNRMWA for Lake Palestine)

Easement Volume 657, Page 263 (not located on subject tracts)

Easement Volume 606, Page 271 (described easement to UNRMWA for Lake Palestine)

O.G. & M. Interest not reviewed by Surveyor



LINE	BEARING	DISTANCE
L1	N 16°00'30\"W	23.19'
L2	S 87°22'27\"W	61.67'
L3	N 02°35'00\"W	52.70'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	277.79'	62.83'	62.69'	N 03°53'45\"E	12°57'30\"
C2	277.79'	62.83'	62.69'	N 16°51'15\"E	12°57'30\"
C3	236.70'	117.99'	116.78'	N 37°36'51\"E	28°33'42\"
C4	151.72'	126.74'	123.09'	N 27°57'46\"E	47°51'50\"
C5	10.00'	9.63'	9.26'	N 23°32'39\"W	55°09'00\"
C6	60.00'	38.22'	37.57'	N 32°52'19\"W	36°29'39\"
C7	60.00'	82.37'	76.05'	N 24°42'11\"E	78°39'21\"
C8	60.00'	62.83'	60.00'	S 85°58'09\"E	60°00'00\"
C9	60.00'	73.94'	69.35'	S 20°39'50\"E	70°36'38\"
C10	60.00'	46.64'	45.48'	S 36°54'40\"W	44°32'22\"
C11	10.00'	9.63'	9.26'	S 31°36'21\"W	55°09'00\"
C12	211.72'	72.85'	72.49'	S 13°53'17\"W	19°42'52\"
C13	211.72'	72.85'	72.49'	S 33°36'10\"W	19°42'52\"
C14	211.72'	31.17'	31.14'	N 47°40'39\"E	8°28'05\"
C15	176.70'	88.08'	87.17'	S 37°36'51\"W	28°33'42\"
C16	217.79'	98.51'	97.68'	S 10°22'30\"W	25°56'00\"
C17	20.00'	31.42'	28.28'	N 68°20'00\"E	90°00'00\"
C18	20.00'	41.39'	34.39'	N 07°23'09\"W	118°33'42\"
C19	304.82'	50.23'	50.17'	S 71°23'14\"E	9°26'28\"
C20	45.00'	36.07'	35.11'	N 41°28'15\"W	45°55'34\"

John L. Faulkinberry, et ux, Greta G.
Volume 1390, Page 680
Residue of Called 45.60 Acres

Jose T. Mascorro, et ux, Haylee N.
Volume 2399, Page 700
Called 82.835 Acres

STATE OF TEXAS
COUNTY OF CHEROKEE

Metes and Bounds Description

All that certain tract, lot or parcel of land, a part of the John Vaughn Survey A-53, Cherokee County, Texas and also being a part of the residue of that certain called 75 acre tract of land conveyed to Jarvis Holdings, LLC by deed recorded in Volume 2294, Page 324 and a part of the residue of that certain called 9.05 acre tract of land conveyed to Jarvco, Inc. by deed recorded in Volume 2229, Page 378 and both instruments are recorded in the Official Public Records of Cherokee County, Texas and being more completely described as follows, to wit:

Beginning at a T-Iron found for corner in the North line of said 75 acres, in the South line of the John Faulkinberry called 45.60 acre tract (Volume 1390, Page 680) and at the Northeast corner of the Upper Neches River Municipal Water Authority called 9.73 acre tract (Volume 654 - Page 512);

Thence North 88 degrees 50 minutes and 07 seconds East, along the North line of said 75 acres and along the South line of said 45.60 acres, for a distance of 622.06 feet, to a 1/2 inch iron rod with a cap stamped "RPLS 4021" set for corner, from which a 1/2 inch iron rod found at the original Southeast corner of said 45.60 acres, and the Southeast corner of the Jose T. Mascorro, et ux, Haylee N. called 82.835 acre tract (Volume 2399 - Page 700) and at the Northeast corner of said 75 acres bears North 88 degrees 50 minutes and 07 seconds East, a distance of 1908.54 feet;

Thence across said 75 acres and said 9.05 acres as follows:

South 00 degrees 14 minutes and 50 seconds West, for a distance of 689.43 feet, to a 1/2 inch iron rod with a cap stamped "LACY SURVEYING PROPERTY CORNER" set for corner;

North 89 degrees 45 minutes and 10 seconds West, for a distance of 183.55 feet, to a 1/2 inch iron rod with a cap stamped "LACY SURVEYING PROPERTY CORNER" set for corner;

South 23 degrees 36 minutes and 32 seconds West, for a distance of 177.90 feet, to a 1/2 inch iron rod with a cap stamped "LACY SURVEYING PROPERTY CORNER" set for corner;

North 66 degrees 40 minutes and 00 seconds West, for a distance of 210.93 feet, to a 1/2 inch iron rod with a cap stamped "LACY SURVEYING PROPERTY CORNER" set for corner at the P.C. of a curve to the right;

Northwesterly along said curve, which has a radius of 20.00 feet, a central angle of 118 degrees 33 minutes and 42 seconds and a chord bearing of North 07 degrees 23 minutes and 09 seconds West, for a chord distance of 34.39 feet (arc=41.39 feet), to a 1/2 inch iron rod with cap stamped "RPLS 4021" set for corner at the P.C. of another curve;

Southwesterly along said curve, to the left, which has a radius of 176.70 feet, a central angle of 28 degrees 33 minutes and 42 seconds and a chord bearing of South 37 degrees 36 minutes and 51 seconds West, for a chord distance of 87.17 feet (arc=88.08 feet), to a 1/2 inch iron rod with cap stamped "RPLS 4021" set for corner at the P.T. of said curve;

South 23 degrees 20 minutes and 00 seconds West, for a distance of 25.08 feet, to a 1/2 inch iron rod with a cap stamped "LACY SURVEYING PROPERTY CORNER" set for corner at the P.C. of a curve;

Northeasterly along said curve, which has a radius of 20.00 feet, a central angle of 90 degrees and chord bearing of North 68 degrees 20 minutes and 00 seconds East, for a chord distance of 28.28 feet (arc=31.42 feet), to a 1/2 inch iron rod with a cap stamped "LACY SURVEYING PROPERTY CORNER" set for corner at the P.T. of said curve;

South 66 degrees 40 minutes and 00 seconds East, for a distance of 230.00 feet, to a point at the P.C. of a curve to the left;

Southeasterly with said curve, which has a radius of 304.82 feet, a central angle of 09 degrees 26 minutes and 28 seconds and a chord bearing of South 71 degrees 23 minutes and 14 seconds East, for a chord distance of 50.17 feet, (arc=50.23 feet), to a 1/2 inch iron rod with a cap stamped "LACY SURVEYING PROPERTY CORNER" set for corner;

South 23 degrees 20 minutes and 00 seconds West, for a distance of 321.29 feet, to a 1/2 inch iron rod with a cap stamped "LACY SURVEYING PROPERTY CORNER" set for corner;

South 02 degrees 35 minutes and 00 seconds East, for a distance of 137.70 feet, to a 1/2 inch iron rod with a cap stamped "LACY SURVEYING PROPERTY CORNER" set for corner;

and South 16 degrees 08 minutes and 46 seconds East, for a distance of 106.63 feet, to a 1/2 inch iron rod found for corner at a reentrant corner of said 9.05 acres and at the Northeast corner of Lot 9 of Stone Chimney Cove Addition (Cabinet B, Slide 149);

Thence South 87 degrees 42 minutes and 08 seconds West, along the Northerly South line of said 9.05 acres and along the North line of said Lot 9, for a distance of 228.78 feet, to a point for corner;

Thence South 87 degrees 19 minutes and 04 seconds West, continuing along said lines, for a distance of 64.74 feet, to a 3/8 inch iron rod found for corner at the Northwest corner of said Lot 9 and in a cul-de-sac on Stone Chimney Road;

Thence along said cul-de-sac, along the Northerly South line of said 9.05 acres and along a curve to the left, which has a radius 45.00 feet, a central angle of 45 degrees 55 minutes and 34 seconds and a chord bearing of North 41 degrees 28 minutes and 15 seconds West, for a chord distance of 35.11 feet (arc=36.07 feet), to a 1/2 inch iron rod with a cap stamped "RPLS 4021" set for corner;

Thence North 16 degrees 00 minutes and 30 seconds West, across said 9.05 acres, for a distance of 23.19 feet, to a 1/2 inch iron rod with a cap stamped "LACY SURVEYING PROPERTY CORNER" set for corner at the Northeast corner of Stone Chimney Road;

Thence South 87 degrees 22 minutes and 27 seconds West, across said 9.05 acres and along the North end of Stone Chimney Road, for a distance of 61.67 feet, to a 1/2 inch iron rod with a cap stamped "LACY SURVEYING PROPERTY CORNER" set for corner in the West line of said 9.05 acres, at the Northwest corner of Stone Chimney Road and in the East line of Lot 20 as shown on the Amended Plat of Stone Chimney Cove (Cabinet B, Slide 119);

Thence North 15 degrees and 59 minutes West along the East line of Lot 20 and the West line of said 9.05 acres, for a distance of 10.30 feet, to a 1/2 inch iron rod found for corner, at the Northwest corner of said 9.05 acres, at the Northeast corner of Lot 20 as shown on the Amended Plat of Stone Chimney Cove (Cabinet B, Slide 119), at the Southeast corner of the Patrick G. Walls and Robert W. Walls called 0.182 acre tract (Volume 2417 - Page 547) and in the South line of said 75 acres;

Thence North 02 degrees 35 minutes and 00 seconds West, across said 75 acres and along the East line of said 0.182 acres, for a distance of 52.70 feet, to a 1/2 inch iron rod found for corner at the Northeast corner of said 0.182 acres;

Thence South 77 degrees 24 minutes and 44 seconds West, along the North line of said tract and across said 75 acres, for a distance of 304.66 feet, to a T-Iron with cap marked "U.N.R.M.W.A." found for corner at the West corner of said 0.182 acres at the Northwest corner of said Lot 20, at the Southeast corner of said 9.73 acres, at the Northeast corner of the Upper Neches River Municipal Water Authority called 12.84 acre tract (Volume 606 - Page 271) and in the South line of said 75 acres;

Thence along the East line of said 9.73 acres and across said 75 acres as follows:

North 02 degrees 35 minutes and 00 seconds West, for a distance of 332.58 feet, to a T-Iron found for corner;

North 23 degrees 20 minutes and 00 seconds East, for a distance of 610.74 feet, to a T-Iron with cap marked "U.N.R.M.W.A." found for corner;

North 51 degrees 53 minutes and 42 seconds East, for a distance of 225.15 feet, to a T-Iron found for corner;

North 15 degrees 24 minutes and 52 seconds East, for a distance of 188.78 feet, to a 1/2 inch iron rod found for corner;

Thence North 17 degrees 33 minutes and 31 seconds West, for a distance of 211.27 feet, to the place of beginning and containing 21.58 acres.

I, DANIEL LEE COOPER, REGISTERED PROFESSIONAL LAND SURVEYOR NO 6148, do hereby certify that this plat was prepared from an on the ground survey performed under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this 3rd day of June, 2021.

Daniel Lee Cooper
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6148

STATE OF TEXAS
COUNTY OF SMITH

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Daniel Lee Cooper 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

We, Jarvis Holdings, LLC, by and through President, John Jarvis, the undersigned, owner of the land shown on this plat, and designated herein as Stone Chimney North Subdivision, Unit 1 of Cherokee County, Texas and whose name is subscribed hereto, hereby dedicates for the use of the public forever all streets, alleys, easements and public places thereon shown for the purpose and consideration therein expressed and do hereby certify that there are no existing liens against the property.

John Jarvis, President
Jarvis Holdings, LLC.

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared John Jarvis, President of Jarvis Holdings, LLC, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

I, the undersigned, do hereby certify that the lots shown hereon meet or exceed the minimum area requirements established by the Texas Commission on Environmental Quality for On-Site Sewage Disposal Facilities to be licensed by the Upper Neches River Municipal Water Authority

JOB 2020255

Approval of Commissioners Court:

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 same has been constructed to the county's specifications and accepted by Cherokee County, Texas.

Chris Davis
Cherokee County Judge

Kristopher Morgan
County Surveyor, Cherokee County, Texas

I, the undersigned as 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 acceptable for On-Site Sewage Facilities for each lot.

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

I, _____, an authorized agent for Oncor Electric Delivery Company LLC, do hereby state that we are the electrical power supplier for the subject tract being subdivided as shown hereon and that there IS or IS NOT adequate electrical power available for the property contained within this subdivision.

Authorized Agent for Oncor Electric Delivery Company LLC

I, _____, an authorized agent for Southern Utilities, do hereby state that we are the water supplier for the subject tract being subdivided as shown hereon and that there IS or IS NOT adequate water supply available for the property contained within this subdivision.

Authorized Agent for Southern Utilities

