

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 4202.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT NOT SHOWN HEREON.
3. THIS SURVEY MAY NOT COMPLY WITH CITY/COUNTY SUBDIVISION REGULATIONS.

11.00 ACRES
COOKE COUNTY SCHOOL LAND SURVEY,
ABSTRACT NUMBER 205,
COOKE COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COOKE COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 205, COOKE COUNTY TEXAS AND BEING A PART OF A CALLED 49.5 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MARK OLEN BEVERS AS RECORDED IN VOLUME 1692, PAGE 532 OF THE OFFICIAL PUBLIC RECORDS PF COOKE COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

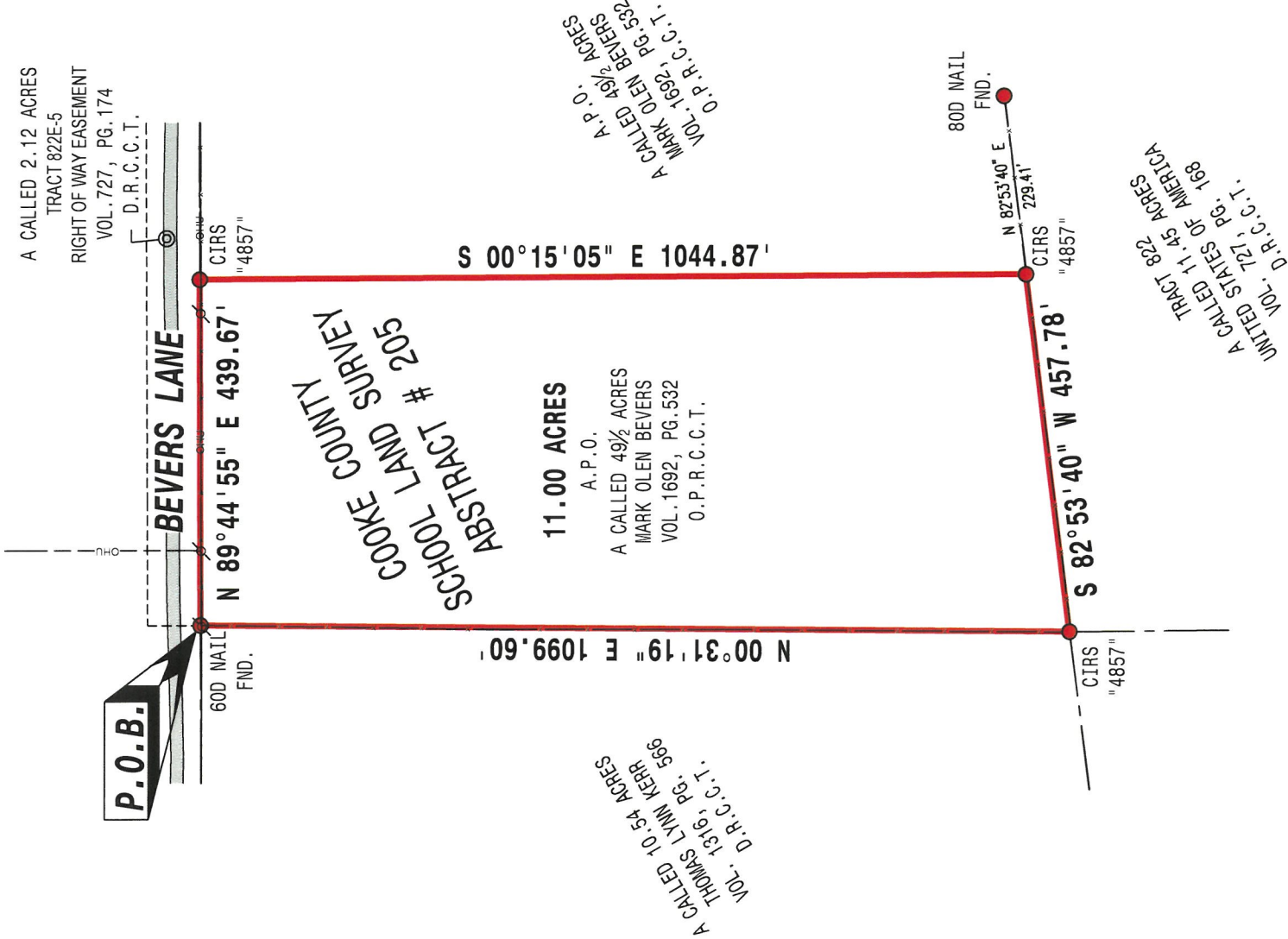
BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 60-D NAIL FOUND FOR CORNER AT THE SOUTHWEST CORNER OF CALLED 2.12 ACRE TRACT OF LAND DESCRIBED AS TRACT 822E-5 AND A ROAD RELOCATION EASEMENT NAMED BEVERS LANE AS RECORDED IN VOLUME 727, PAGE 174 OF SAID PUBLIC RECORDS AND ALSO BEING IN THE WEST LINE OF SAID 49.5 ACRE TRACT;

THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS EAST WITH THE SOUTH LINE OF SAID EASEMENT AND SAID LANE A DISTANCE OF 439.67 FEET TO A CAPPED IRON ROD SET (LABELED 4857 TYPICAL) FOR CORNER;

THENCE SOUTH 00 DEGREES 15 MINUTES 05 SECONDS EAST SEVERING SAID 49.5 ACRE TRACT A DISTANCE OF 1044.87 FEET TO A CAPPED IRON ROD SET FOR CORNER IN A NORTH LINE OF A CALLED 11.45 ACRE TRACT OF LAND DESCRIBED AS TRACT 822 IN THE DEED TO UNITED STATES OF AMERICA (USA) AS RECORDED IN VOLUME 727, PAGE 168 OF SAID PUBLIC RECORDS;

THENCE SOUTH 82 DEGREES 53 MINUTES 40 SECONDS WEST WITH SAID NORTH LINE A DISTANCE OF 457.78 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID 49.5 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 31 MINUTES 19 SECONDS EAST A DISTANCE OF 1099.60 FEET TO THE POINT OF BEGINNING, AND ENCLOSING 11.00 ACRES OF LAND MORE OR LESS.



LINETYPE LEGEND

PROPERTY LINE	=	SOLID LINE
EASEMENT LINES	=	DASHED LINE
DEED LOT LINES	=	DOTTED LINE
ADJOINER LINES	=	DASHED LINE WITH DOTS
OVERHEAD UTILITY	=	DASHED LINE WITH X'S
ASPHALT ROAD	=	SOLID LINE WITH DOTS
GRAVEL ROAD	=	DASHED LINE WITH X'S
FENCE LINES	=	DASHED LINE WITH X'S
SURVEY LINES	=	SOLID LINE

LEGEND

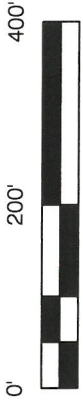
●	=	PROPERTY CORNER	○	=	CAPPED IRON ROD FOUND
⬮	=	BENCHMARK	⬮	=	IRON ROD FOUND
⬮	=	TELEPHONE/UTILITY RISER (TR/UR)	⬮	=	CAPPED IRON ROD SET
⬮	=	BURIED CABLE MARKER (BCM)	⬮	=	METAL FENCE CORNER POST
⬮	=	TELEPHONE MANHOLE (TMH)	⬮	=	WOOD FENCE CORNER POST
⬮	=	POWER/UTILITY POLE (PP/UP)	⬮	=	PLAT/DEED CALLS
⬮	=	LIGHT POLE (LP)	⬮	=	POINT OF BEGINNING
⬮	=	GUY WIRE (GUY)	⬮	=	RIGHT-OF-WAY
⬮	=	ELECTRIC VAULT (VLT)	⬮	=	CONCRETE SURFACE
⬮	=	ELECTRIC TRANSFORMER (TRAN)	⬮	=	ASPHALT SURFACE
⬮	=	WATER METER (WM)	⬮	=	GRAVEL SURFACE
⬮	=	WATER VALVE (WV)			

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 11/15/2023 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

J.E. Thompson

J.E. THOMPSON II R.P.L.S. No 4857

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.



BOUNDARY SURVEY
11.00 ACRES
IN THE COOKE COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 205,
COOKE COUNTY, TEXAS



111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBPLS FIRM NO. 10048000

DRAWN BY: EDC Jr. DATE: 11/20/2023 JOB NO: 23197-1A SCALE: 1" = 200' PAGE: 1 OF 1