

A. F. CLEMENTS SURVEY ABSTRACT 220

FIELD NOTES TO 33.67 ACRES IN THE WILLIAM HUEY SURVEY ABSTRACT 452, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the William Huey Survey Abstract 452, Cooke County, Texas, being the same 33.67 acre tract described in a deed to Selena Procter recorded in Volume 1141, page 87 of the Cooke County Official Public Records, which is a part of a called 66 acre tract conveyed by James Doyle & Lester Frank Scoggin to Parnal A. Scoggin by deed recorded in Volume 569, page 274 of the Cooke County Deed Records, and being more particularly described as follows:

BEGINNING at a found steel pin at the Northeast corner of said 33.67 acre tract and said 66 acre tract, common to the Easternmost Southeast corner of a tract conveyed to Lester Frank Scoggin by deed recorded in Volume 569, page 276 of said Deed Records, common to the Northeast corner of said Huey Survey, common to an ell corner of the P. C. Osburn Survey Abstract 810 at a turn in BlackJack Road;

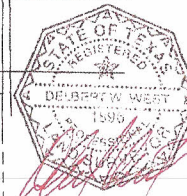
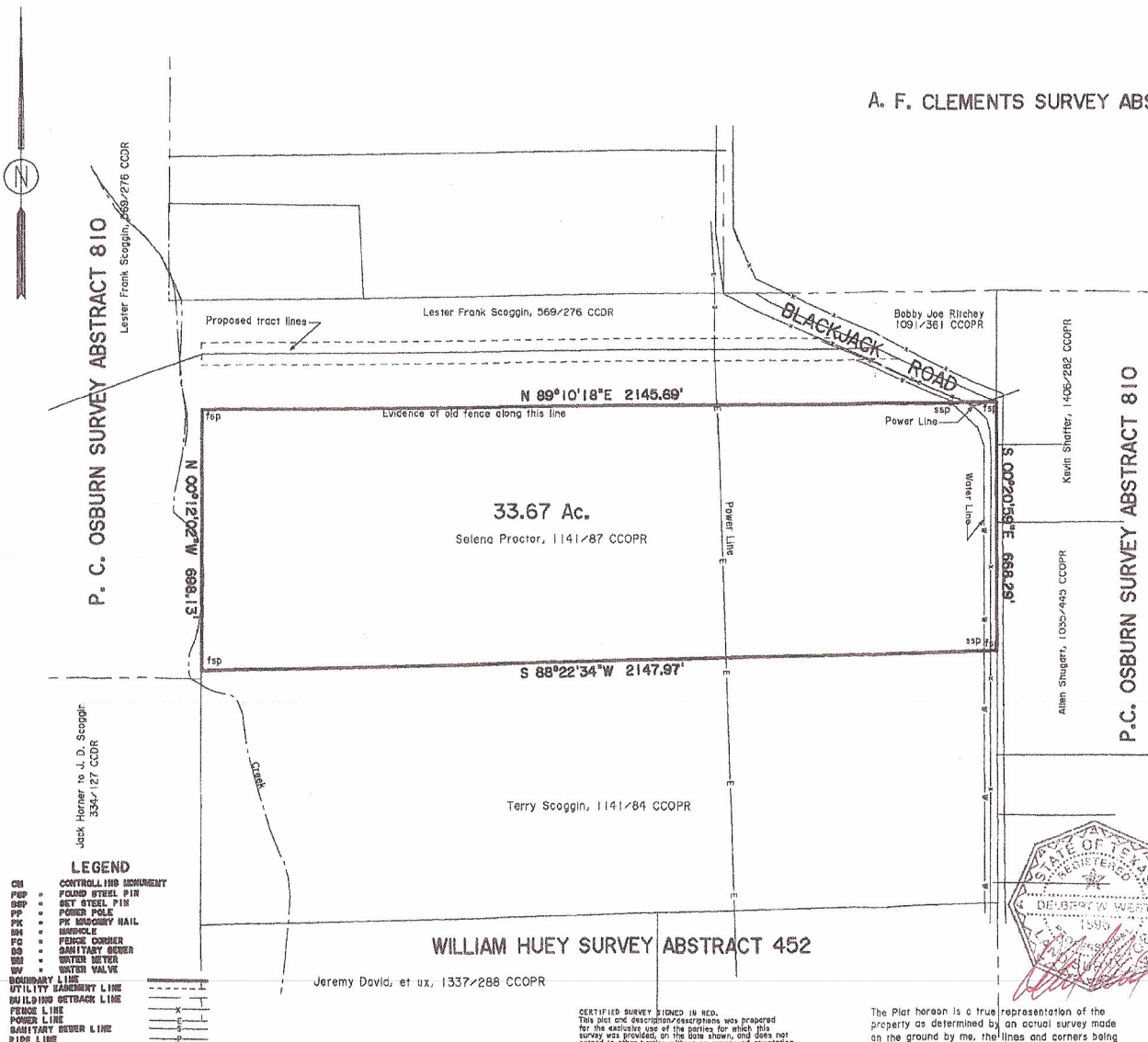
THENCE South 00 degrees 20 minutes 59 seconds East, with the East line of said 66 acre tract, common to the East line of said Huey Survey, in said BlackJack Road, a distance of 688.29 feet to a found steel pin at the Southeast corner of said 33.67 acre tract, common to the Northeast corner of a 33.67 acre tract described in a deed to Terry Scoggin, et ux recorded in Volume 1141, page 84 of said Public Records;

THENCE South 88 degrees 22 minutes 34 seconds West, passing a set steel pin on the West line of said BlackJack Road, continuing a total of 2147.97 feet to a set steel pin at the Southwest corner of said 33.67 acre tract, common to the Northwest corner of said Terry Scoggin tract, on the West line of said 66 acre tract, common to the East line of said Lester Scoggin tract, common to the West line of said Huey Survey, common to an interior East line of said Osburn Survey;

THENCE North 00 degrees 12 minutes 02 seconds West, with said common Survey line, a distance of 698.13 feet to a found steel pin at the Northwest corner of said 33.67 acre tract and said 66 acre tract, common to the Northwest corner of said Huey Survey, common to an ell corner of said Osburn Survey;

THENCE North 89 degrees 10 minutes 18 seconds East, with the North line of said Huey Survey, common to the North line of said 33.67 acre tract and said 66 acre tract, passing a set steel pin on said West line of said BlackJack Road, continuing a total of 2145.69 feet to the point of beginning containing 33.67 acres of land.

14849



CERTIFIED SURVEY SIGNED IN REG.
This plat and description/rescriptions was prepared
for the exclusive use of the parties for which this
survey was provided, on the date shown, and does not
extend to other parties without an expressed re-attestation
by the surveyor. Copyright has been reserved.
Certified to Chris Breese, buyer.

The Plat hereon is a true representation of the
property as determined by an actual survey made
on the ground by me, the lines and corners being
as indicated. THERE ARE NO CONFLICTS.
ENCROACHMENTS, OR PROTRUSIONS EXCEPT None

SCALE 1" = 300'
DATE 07/31/2014
FILE 9398/9398-31
DRAWN NW/DWW

DELBERT W. WEST
REGISTERED PROFESSIONAL LAND SURVEYOR
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Bearings are referred to the Texas Coord. System, NAD 83, NCZ, ground distances.