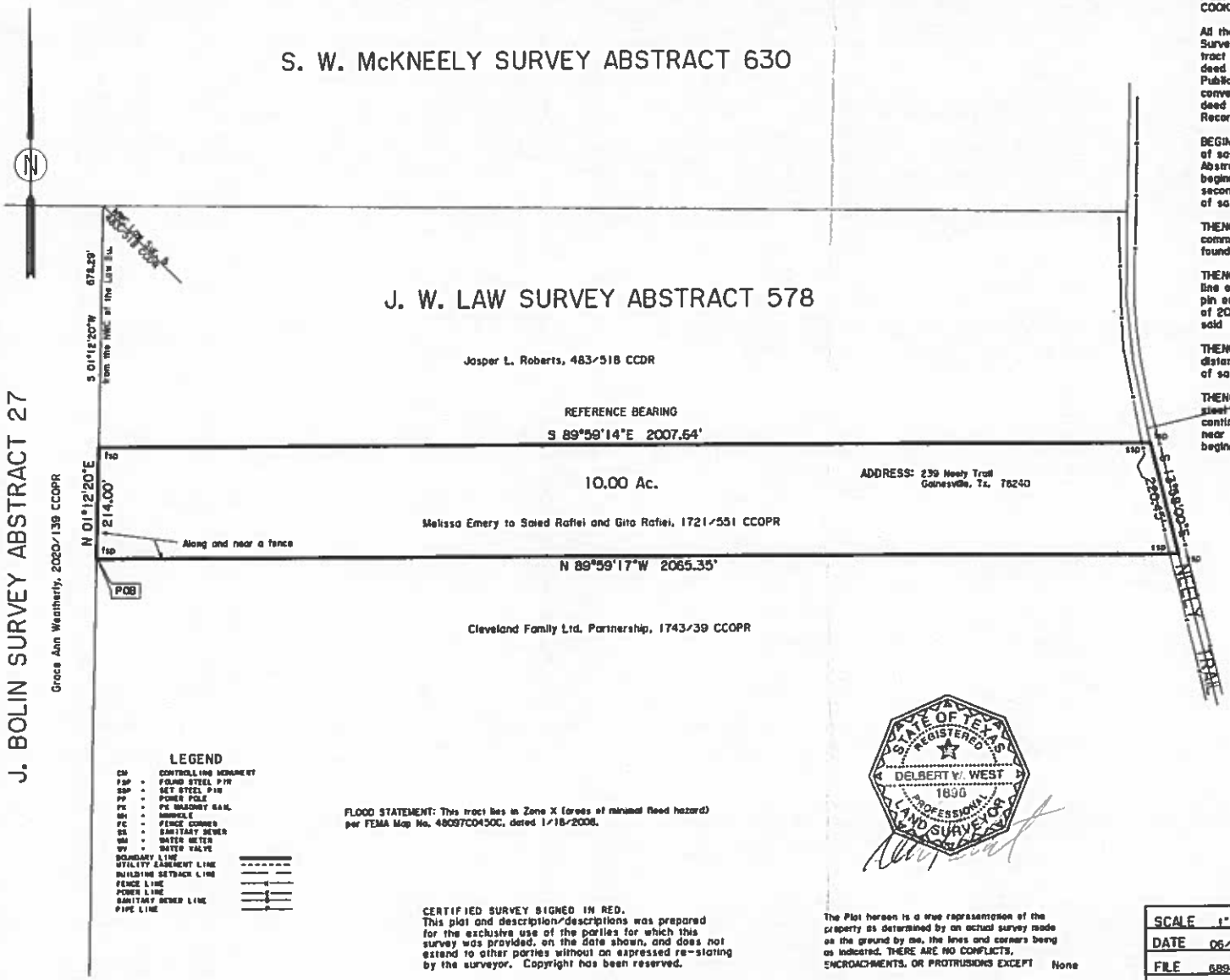

Bearings are referred to NBL of vesting deed.

FLOOD STATEMENT: This tract lies in Zone X (areas of minimal flood hazard) per FEMA Map No. 48097C0450C, dated 1/18/2006.

CERTIFIED SURVEY SIGNED IN RED.
This plat and description/descriptions 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-stating by the surveyor. Copyright has been reserved.

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" = 200'
DATE	06/04/2018
FILE	6898/6898
DRAWN	bb/DWW

DELBERT W. WEST
REGISTERED PROFESSIONAL LAND SURVEYOR
107 NORTH DIXON STREET GAINESVILLE, TEXAS 76240
940/665-1914 FAX 940/665-3749

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FIELD NOTES TO 10.00 ACRES IN THE J. W. LAW SURVEY ABSTRACT 578, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the J. W. Law Survey Abstract 578, Cooke County, Texas, being the same 10.00 acre tract conveyed by Melissa Emery to Saied Rafiei and Gita Rafiei by deed recorded in Volume 1721, page 551 of the Cooke County Official Public Records, said tract being a part of a called 146 acre tract conveyed by Ralph R. Wooten, et ux to Jasper L. Roberts, et ux by deed recorded in Volume 483, page 518 of the Cooke County Deed Records, and being more particularly described as follows:

BEGINNING at a found steel pin at a fence corner on the West line of said Law Survey, common to the East line of the J. Bolin Survey Abstract 27, at the Southwest corner of said 10.00 acre tract, said beginning point being located South 01 degree 12 minutes 20 seconds West, a distance of 678.29 feet from the Northwest corner of said Law Survey;

THENCE North 01 degrees 12 minutes 20 seconds East, with said common line, along and near a fence, a distance of 214.00 feet to a found steel pin at the Northwest corner of said 10.00 acre tract;

THENCE South 89 degrees 59 minutes 14 seconds East, with the North line of said 10.00 acre tract, passing at 1964.34 feet a set steel pin on the West line of Neely Trail and continuing a total distance of 2007.64 feet to a found steel pin at the Northeast corner of said 10.00 acre tract, in said Neely Trail;

THENCE South 13 degrees 58 minutes 00 seconds East, in said road, a distance of 220.45 feet to a set steel pin at the Southeast corner of said 10.00 acre tract;

THENCE North 89 degrees 59 minutes 17 seconds West, passing a set steel pin on said West line of said road at 20.7 feet and continuing with the South line of said 10.00 acre tract, along and near a fence, a total distance of 2065.35 feet to the point of beginning containing 10.00 acres of land.

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