

VOLUME 243, PAGE 243
L.R.C.C.T.

E R ROLLING R RANCH PARTNERS LP
VOLUME 1958, PAGE 500
L.R.C.C.T.

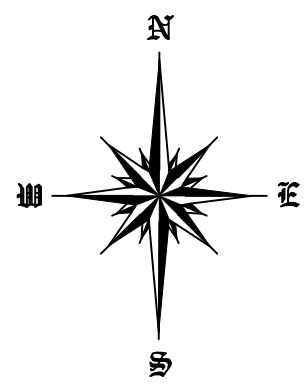
WAYNE & BARBARA CRANDALL
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CR 334

GRAVEL ROAD

ESMT. TO COOKE COUNTY
ELEC. COOP. ASSOCIATION
VOL. 1389, PG. 1401
VOL. 1378, PG. 43

ESMT. TO COOKE COUNTY
ELEC. COOP. ASSOCIATION
VOL. 1914, PG. 732
VOL. 1824, PG. 671



NORTH
SCALE 1" = 200'

LEGEND

C.M. = CONTROLLING MONUMENT
R.P. = REFERENCE POINT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
○ = POWER POLE
□ = TELEPHONE BOX
⊙ = WELL

CALLED 307.062 ACRES
RIVER CREEK INVESTMENTS LLC
VOL. 2345, PG. 94
L.R.C.C.T.

CALLED 307.062 ACRES
RIVER CREEK INVESTMENTS LLC
VOL. 2345, PG. 94
L.R.C.C.T.

18.209 ACRES
793,184 SQUARE FEET
CALLED 307.062 ACRES
RIVER CREEK INVESTMENTS LLC
VOL. 2345, PG. 94
L.R.C.C.T.

ESMT. TO COOKE COUNTY
ELEC. COOP. ASSOCIATION
VOL. 1389, PG. 1401
VOL. 1378, PG. 43
VOL. 1285, PG. 795

LOFTING SHED
WELL PUMP
1 STORY HOUSE

DIXON CREEK

CRANDALL RANCHES LTD
VOLUME 1338, PAGE 243
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CALLED 750.241 ACRES
DIXON WATER FOUNDATION
VOL. 2024, PG. 243
L.R.C.C.T.

30' ROAD EASEMENT
EOG RESOURCES, INC.
DATED FEBRUARY 3, 2012

POINT OF
COMMENCING

POINT OF
BEGINNING

NOTES:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2020, Surdukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record.
5. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (CORS96) Epoch 2002.0.
6. The vertical position are derived from Texas ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (CORS96) Epoch 2002.0. Vertical position are referenced to NAVD83 using (GEOID03).

EASEMENT NOTES:

MEMORANDUM OF RIGHT OF WAY EASEMENT
VOL. 1855, PG. 171
ESMT. TO COOKE COUNTY
ELEC. COOP. ASSOCIATION
VOL. 1151, PG. 285
(COVERS LINES INSTALLED AROUND 2000)
VOL. 1313, PG. 597
(COVERS LINES INSTALLED AROUND 2004)
VOL. 1886, PG. 308
VOL. 1886, PG. 310
(COVERS LINES INSTALLED AROUND 2013)

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2017. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613



LEGAL DESCRIPTION

BEING a tract of land situated in the W.P. Loving Survey, Abstract No. 608, Cooke County, Texas, and also being part of a 307.062 acre tract of land conveyed to River Creek Investment, LLC, a Texas Limited Liability Company, as recorded in Volume 2345, Page 94, Land Records of Cooke County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a capped 1/2" iron rod stamped "4613" found for southeast corner of the called 307.062 acre tract and said iron rod being N 89°30'06" W a distance of 4294.68' from the northeast corner of said 307.062 acre tract of land;

THENCE S 89°13'33" E with the south line of the called 307.062 acres tract of land a distance of 595.65' to a capped 1/2" iron rod stamped "4613" found for an angle corner;

THENCE S 89°10'46" E continuing with the south line of the called 307.062 acres tract of land a distance of 1021.51' to a capped 1/2" iron rod stamped "4613" set for the POINT OF BEGINNING;

THENCE N 00°25'12" W a distance of 650.95' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 28°27'53" E a distance of 420.21' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 14°54'05" E a distance of 104.70' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 59°03'10" E a distance of 381.43' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 32°48'55" E a distance of 444.39' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 83°56'20" E a distance of 135.74' to a point for corner in the center line of Dixon Creek;

THENCE the following calls down the meanderings of Dixon Creek:

THENCE S 12°48'25" E a distance of 117.28' to a point for corner;

THENCE S 08°48'15" W a distance of 147.44' to a point for corner;

THENCE S 05°35'14" E a distance of 127.95' to a point for corner;

THENCE S 05°25'31" W a distance of 164.14' to a point for corner;

THENCE N 89°10'46" W departing Dixon Creek and with the south line of the called 307.062 acre tract of land, passing a capped 1/2" iron rod stamped "4613" set for a reference point at 422.44' and continuing a total distance of 925.84' to the POINT OF BEGINNING, and containing 793,184 Square Feet or 18.209 acres of land.

EASEMENT NOTE:

ESMT. TO COOKE COUNTY ELEC. COOP. ASSOCIATION VOL. 1151, PG. 285 (COVERS LINES INSTALLED AROUND 2000), VOL. 1313, PG. 597 (COVERS LINES INSTALLED AROUND 2004), VOL. 1886, PG. 308 VOL. 1886, PG. 310 (COVERS LINES INSTALLED AROUND 2013).

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°54'05" E	104.70'
L2	S 83°56'20" E	135.74'
L3	S 12°48'25" E	117.28'
L4	S 08°48'15" W	147.44'
L5	S 05°35'14" E	127.95'
L6	S 05°25'31" W	164.14'

BOUNDARY SURVEY
18.209 ACRES
S. DOOLEY SURVEY
ABSTRACT NO. 312
W.P. LOVING SURVEY
ABSTRACT NO. 608
COOKE COUNTY, TEXAS

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-6200
FIRM NO. 10069500

SCALE 1" = 200'

DATE: JANUARY 13, 2021

JOB No. 2015-69

