

EASEMENT NOTES:

Based on the Title Commitment G. F. No. 20762-N with an effective date of January 10, 2021 and issued January 19, 2021.

l. Terms, conditions and provisions granted by EASEMENT executed by GUINN FORTENBERRY to BOLIVAR WATER SUPPLY CORP, dated July 10, 1973, and recorded in Volume 548, Page 727, in the Official Public Records of COOKE COUNTY, Texas on August 24, 1973. **THE EASEMENT DOES AFFECT THIS TRACT THE LIES IN THE LOVING SURVEY.**

m. Terms, conditions and provisions granted by EASEMENT executed by EARL SHERMAN to COOKE COUNTY ELECTRIC COOPERATIVE, dated May 6, 1983, and recorded in Volume 680, Page 840, in the Official Public Records of COOKE COUNTY, Texas on May 6, 1983. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 20' WIDE AND CENTER ON THE LINE AS INSTALLED.**

n. Terms, conditions and provisions granted by EASEMENT executed by WILLIAM MUNCASTER to COOKE COUNTY ELECTRIC COOPERATIVE, dated January 3, 2000, and recorded in Volume 1154, Page 285, in the Official Public Records of COOKE COUNTY, Texas on August 27, 2001. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 30' WIDE AND CENTER ON THE LINE AS INSTALLED.**

o. Terms, conditions and provisions granted by EASEMENT executed by BILL MUNCASTER to COOKE COUNTY ELECTRIC COOPERATIVE, dated July 27, 2001, and recorded in Volume 1285, Page 795, in the Official Public Records of COOKE COUNTY, Texas on December 9, 2003. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 30' WIDE AND CENTER ON THE LINE AS INSTALLED.**

p. Terms, conditions and provisions granted by EASEMENT executed by CLAUDE COX JR. to COOKE COUNTY ELECTRIC COOPERATIVE, dated July 28, 2003, and recorded in Volume 1293, Page 25, in the Official Public Records of COOKE COUNTY, Texas on January 26, 2004. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 30' WIDE AND CENTER ON THE LINE AS INSTALLED.**

q. Terms, conditions and provisions granted by EASEMENT executed by BILL GENERAL MUNCASTER and EDISON CATTLE CO LC to BENCO OPERATING INC, dated July 31, 2003, and recorded in Volume 1267, Page 98, in the Official Public Records of COOKE COUNTY, Texas on August 21, 2003. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 25' WIDE AS AGREED.**

r. Terms, conditions and provisions granted by EASEMENT executed by BILL MUNCASTER to COOKE COUNTY ELECTRIC COOPERATIVE, dated March 25, 2004, and recorded in Volume 1313, Page 597, in the Official Public Records of COOKE COUNTY, Texas on June 4, 2004. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 30' WIDE AND CENTER ON THE LINE AS INSTALLED.**

s. Terms, conditions and provisions granted by EASEMENT executed by BILL MUNCASTER to COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION, dated March 25, 2004, and recorded in Volume 1778, Page 745, in the Official Public Records of COOKE COUNTY, Texas on December 12, 2011. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 30' WIDE AND CENTER ON THE LINE AS INSTALLED.**

t. Terms, conditions and provisions granted by EASEMENT executed by WILLIAM MUNCASTER to COOKE COUNTY ELECTRIC COOPERATIVE, dated April 11, 2005, and recorded in Volume 1378, Page 43, in the Official Public Records of COOKE COUNTY, Texas on June 30, 2005. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 30' WIDE AND CENTER ON THE LINE AS INSTALLED.**

u. Terms, conditions and provisions granted by EASEMENT executed by WILLIAM MUNCASTER to COOKE COUNTY ELECTRIC COOPERATIVE, dated August 11, 2005, and recorded in Volume 1389, Page 401, in the Official Public Records of COOKE COUNTY, Texas on August 30, 005. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 30' WIDE AND CENTER ON THE LINE AS INSTALLED.**

y. Terms, conditions and provisions granted by EASEMENT executed by WILLIAM MUNCASTER and SUSAN CLAIRE MUNCASTER to EOG RESOURCES INC, dated February 3, 2012, and recorded in Volume 1855, Page 171, in the Official Public Records of COOKE COUNTY, Texas on February 19, 2013. **THE EASEMENT DOES AFFECT THIS TRACT.**

bb. Terms, conditions and provisions granted by EASEMENT executed by WILLIAM MUNCASTER and SUSAN MUNCASTER to COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION, dated April 11, 2013, and recorded in Volume 1886, Page 308, in the Official Public Records of COOKE COUNTY, Texas on July 25, 2013. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 30' WIDE AND CENTER ON THE LINE AS INSTALLED.**

cc. Terms, conditions and provisions granted by EASEMENT executed by WILLIAM MUNCASTER and SUSAN MUNCASTER to COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION, dated April 11, 2013, and recorded in Volume 1886, Page 310, in the Official Public Records of COOKE COUNTY, Texas on July 25, 2013. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 30' WIDE AND CENTER ON THE LINE AS INSTALLED.**

dd. Terms, conditions and provisions granted by EASEMENT executed by WILLIAM MUNCASTER to COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION, dated January 10, 2014, and recorded in Volume 1914, Page 732, in the Official Public Records of COOKE COUNTY, Texas on January 23, 2014. **THE EASEMENT DOES AFFECT THIS TRACT. THERE WAS NO DESCRIPTION EXCEPT BEING 30' WIDE AND CENTER ON THE LINE AS INSTALLED.**

gg. REGULATIONS executed by COOKE COUNTY TO THE PUBLIC, dated April 8, 2019, and recorded in Volume 2263 Page 267, in the Official Public Records of COOKE COUNTY, Texas on June 6, 2019. **ANY CONSEQUENCES, DAMAGES OR CLAIMS ARISING FROM THE VIOLATION OF SAID REGULATIONS. THE REGULATIONS DOES AFFECT THIS TRACT.**

hh. REGULATIONS executed by COOKE COUNTY TO THE PUBLIC, dated October 14, 2019, and recorded in Volume 2291, Page 49, in the Official Public Records of COOKE COUNTY, Texas on October 16, 2019. **THE REGULATIONS DOES AFFECT THIS TRACT.**

LINE	BEARING	DISTANCE
L1	S 85°06'16" W	19.72'
L2	S 34°35'05" W	71.83'
L3	S 17°10'09" W	77.15'
L4	N 83°56'20" W	135.74'

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 hosts 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 NAVD88 using (GEOID00).

EASEMENT NOTES:

MEMORANDUM OF RIGHT OF WAY EASEMENT
VOL. 1855, PG. 171

ESMT. TO COOKE COUNTY
ELEC. COOP. ASSOCIATION
VOL. 1154, PG. 285

(COVERS LINES INSTALLED AROUND 2000)

VOL. 1315, 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 professions, 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. Surdunka R.P.L.S. No. 4613



BOUNDARY SURVEY
32.452 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) 924-8200
FIRM NO. 10069500

SCALE 1" = 200' DATE: JANUARY 13, 2021 JOB No. 2015-69