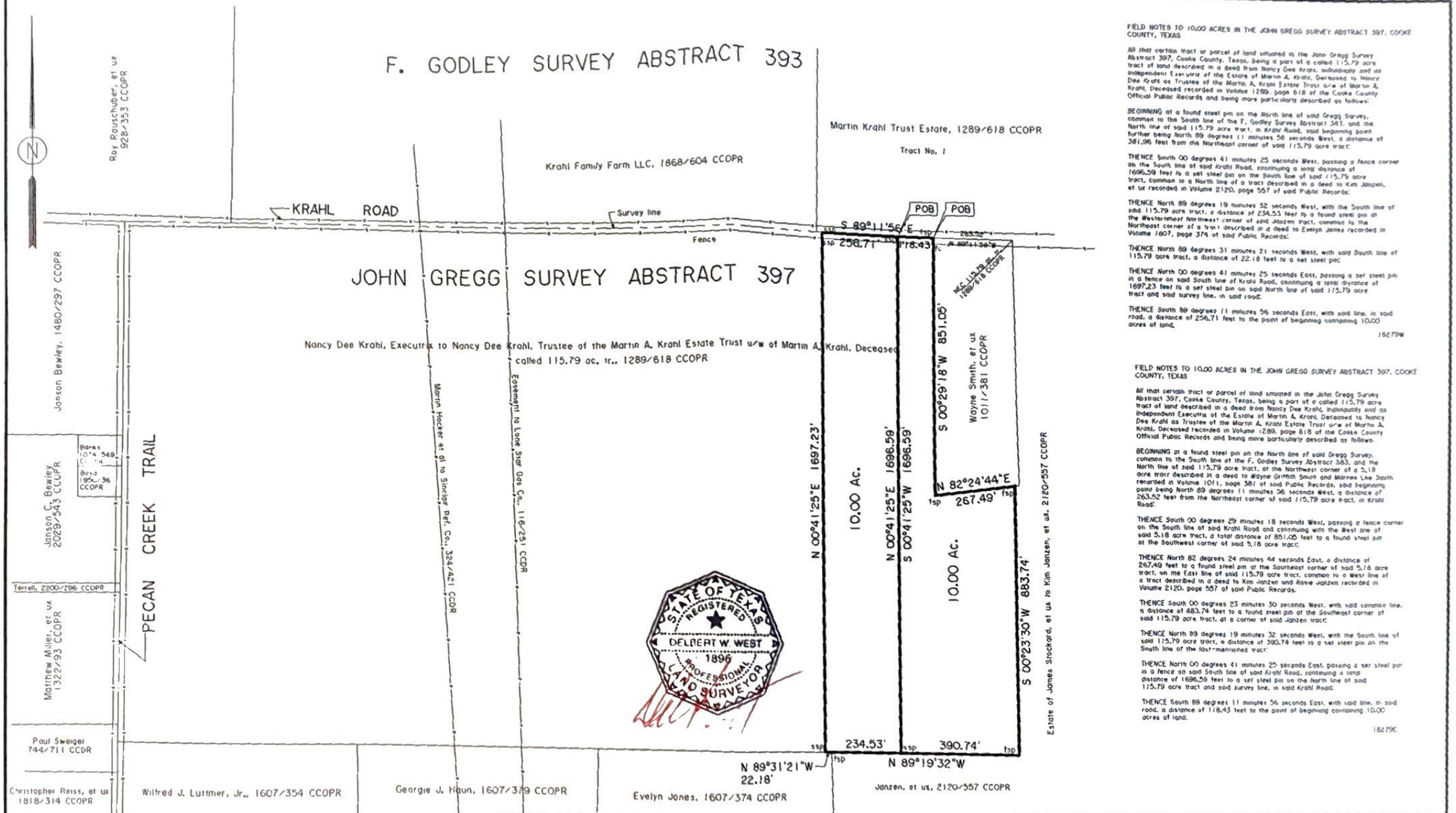

FIELD NOTES TO 10.00 ACRES IN THE JOHN GREGG SURVEY ABSTRACT 397, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the John Gregg Survey Abstract 397, Cooke County, Texas, being a part of a called 115.79 acre tract of land described in a deed from Nancy Dee Krahl, individually and as Independent Executrix of the Estate of Martin A. Krahl, Deceased to Nancy Dee Krahl as Trustee of the Martin A. Krahl Estate Trust u/w of Martin A. Krahl, Deceased recorded in Volume 1289, page 618 of the Cooke County Official Public Records and being more particularly described as follows:

BEGINNING at a found steel pin on the North line of said Gregg Survey, common to the South line of the F. Godley Survey Abstract 383, and the North line of said 115.79 acre tract, in Krahl Road, said beginning point further being North 89 degrees 11 minutes 56 seconds West, a distance of 381.96 feet from the Northeast corner of said 115.79 acre tract;

THENCE South 00 degrees 41 minutes 25 seconds West, passing a fence corner on the South line of said Krahl Road, continuing a total distance of 1696.59 feet to a set steel pin on the South line of said 115.79 acre tract, common to a North line of a tract described in a deed to Kim Janzen, et ux recorded in Volume 2120, page 557 of said Public Records;

THENCE North 89 degrees 19 minutes 32 seconds West, with the South line of said 115.79 acre tract, a distance of 234.53 feet to a found steel pin at the Westernmost Northwest corner of said Janzen tract, common to the Northeast corner of a tract described in a deed to Evelyn James recorded in Volume 1607, page 374 of said Public Records;

THENCE North 89 degrees 31 minutes 21 seconds West, with said South line of 115.79 acre tract, a distance of 22.18 feet to a set steel pin;

THENCE North 00 degrees 41 minutes 25 seconds East, passing a set steel pin in a fence on said South line of Krahl Road, continuing a total distance of 1697.23 feet to a set steel pin on said North line of said 115.79 acre tract and said survey line, in said road;

THENCE South 89 degrees 11 minutes 56 seconds East, with said line, in said road, a distance of 256.71 feet to the point of beginning containing 10.00 acres of land.

18279W

FIELD NOTES TO 10.00 ACRES IN THE JOHN GREGG SURVEY ABSTRACT 397, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the John Gregg Survey Abstract 397, Cooke County, Texas, being a part of a called 115.79 acre tract of land described in a deed from Nancy Dee Krahl, individually and as Independent Executrix of the Estate of Martin A. Krahl, Deceased to Nancy Dee Krahl as Trustee of the Martin A. Krahl Estate Trust u/w of Martin A. Krahl, Deceased recorded in Volume 1289, page 618 of the Cooke County Official Public Records and being more particularly described as follows:

BEGINNING at a found steel pin on the North line of said Gregg Survey, common to the South line of the F. Godley Survey Abstract 383, and the North line of said 115.79 acre tract, at the Northwest corner of a 5.18 acre tract described in a deed to Wayne Griffith Smith and Marnee Lee Smith recorded in Volume 1011, page 381 of said Public Records, said beginning point being North 89 degrees 11 minutes 56 seconds West, a distance of 263.52 feet from the Northeast corner of said 115.79 acre tract, in Krahl Road;

THENCE South 00 degrees 29 minutes 18 seconds West, passing a fence corner on the South line of said Krahl Road and continuing with the West line of said 5.18 acre tract, a total distance of 851.05 feet to a found steel pin at the Southwest corner of said 5.18 acre tract;

THENCE North 82 degrees 24 minutes 44 seconds East, a distance of 267.49 feet to a found steel pin at the Southeast corner of said 5.18 acre tract, on the East line of said 115.79 acre tract, common to a West line of a tract described in a deed to Kim Janzen and Rosie Janzen recorded in Volume 2120, page 557 of said Public Records;

THENCE South 00 degrees 23 minutes 30 seconds West, with said common line, a distance of 883.74 feet to a found steel pin at the Southeast corner of said 115.79 acre tract, at a corner of said Janzen tract;

THENCE North 89 degrees 19 minutes 32 seconds West, with the South line of said 115.79 acre tract, a distance of 390.74 feet to a set steel pin on the South line of the last-mentioned tract;

THENCE North 00 degrees 41 minutes 25 seconds East, passing a set steel pin in a fence on said South line of said Krahl Road, continuing a total distance of 1696.59 feet to a set steel pin on the North line of said 115.79 acre tract and said survey line, in said Krahl Road;

THENCE South 89 degrees 11 minutes 56 seconds East, with said line, in said road, a distance of 118.43 feet to the point of beginning containing 10.00 acres of land.

18279E

This survey was done without benefit of title work.
Bearings are referred to the Texas Coord. System, NAD 27.

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" = 300'
DATE	07/23/2020
FILE	4382/4382-35
DRAWN	bb/DWW

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

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