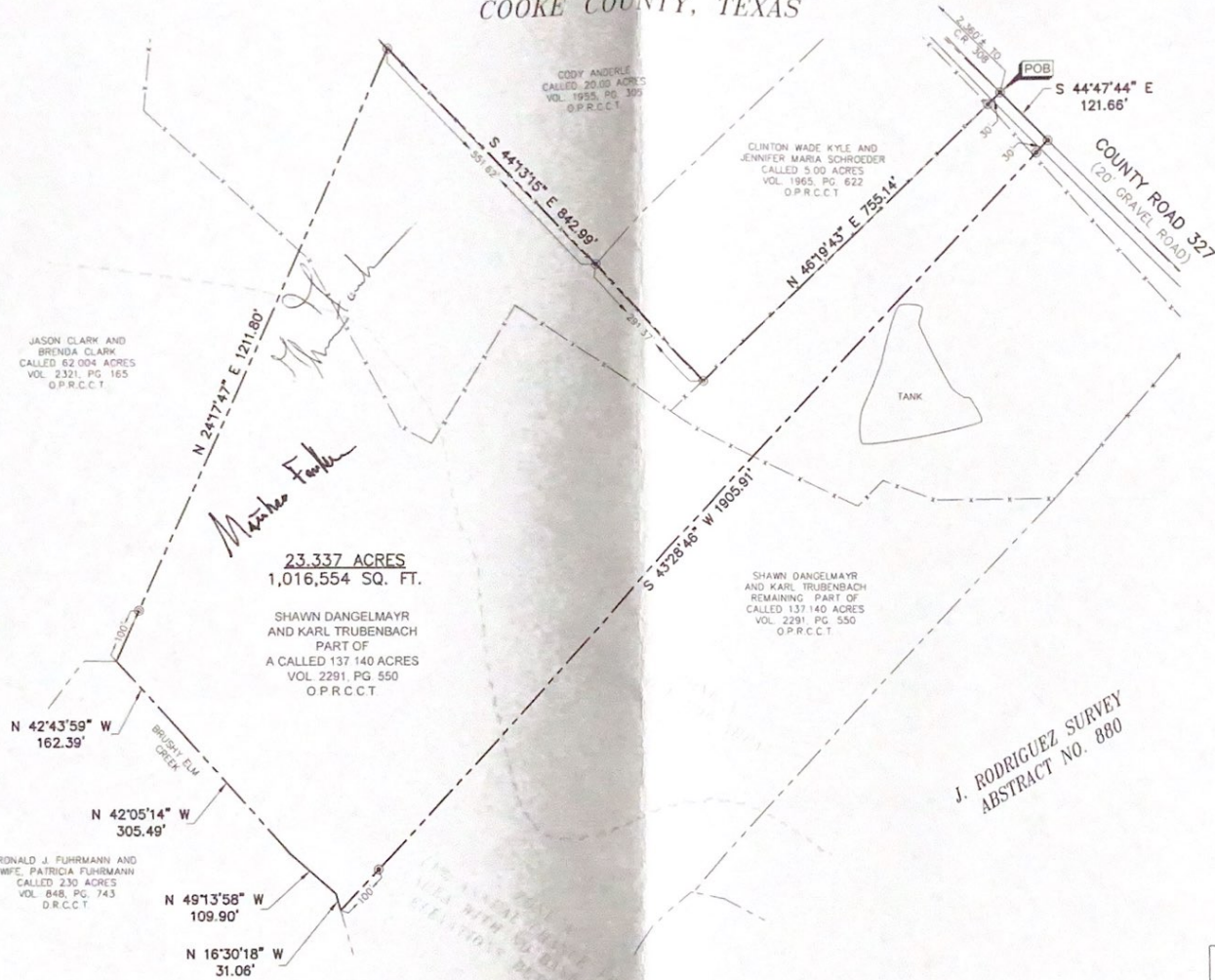


COOKE COUNTY, TEXAS



J. RODRIGUEZ SURVEY
ABSTRACT NO. 880



LAND TITLE SURVEY TBD COUNTY ROAD 327

23.337 ACRES
J RODRIGUEZ SURVEY
ABSTRACT NO. 880
COOKE COUNTY, TEXAS
TBD COUNTY ROAD 327 23.337 ACRES

PLS
PIPELINE LAND
SERVICES, INC.
1300 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY: DGH
CHECKED BY: JCV
DATE: 5/13/20
SHEET: 1 OF 2
SCALE: AS SHOWN

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- OVERHEAD UTILITIES
- CAIRED IRON ROD SET MARKED "PLS INC"
- IRON ROD FOUND
- E.M. = ELECTRIC METER
- WATER METER
- CONCRETE

0' 200' 400' 600'

GRAPHIC SCALE IN FEET: 1" = 200'

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 2" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.

FLOOD NOTE

PROPERTY DESCRIPTION

Being a tract of land situated in the J. Rodriguez Survey, Abstract No. 880, Cooke County, Texas and being part of a called 137.140 acre tract of land described in Deed to Shawn Dangelmoir and Karl Trubenbach as recorded in Volume 2291 Page 550 of the Official Public Records of Cooke County, Texas, and being more particularly described herein as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "PLS, INC" (typical) found in County Road 327 (a public road) for the most Easterly North corner of said 137.140 acre tract and the East corner of a called 5.00 acres tract of land described in Deed to Clinton Wade Kyle and Jennifer Marie Schroeder as recorded in Volume 1965, Page 622 of said Official Public Records.

THENCE South 44 degrees 47 minutes 44 seconds East, with the Northeast line of said 137 140 acre tract and along said County Road 327, a distance of 121.66 feet to a 5/8 inch iron rod set for the Northeast corner of this herein described tract

THENCE South 43 degrees 28 minutes 46 seconds West, passing at a distance of 30.00 feet a 5/8 inch iron rod set for reference, passing at a distance of 1,805.91 feet a 5/8 inch iron rod set for reference, and continuing along said course a total distance of 1,905.91 feet to a point for corner in Brushy Elm Creek,

THENCE North 16 degrees 30 minutes 18 seconds West, along or near the center of said creek and with the Southwesterly line of said 137.140 acre tract a distance of 31.06 feet to a point in creek;

THENCE North 49 degrees 13 minutes 58 seconds West, continuing along or near the center of said creek and with the Southwesterly line of said 13.7140 acre tract, a distance of 109.90 feet to a point in creek;

THENCE North 42 degrees 05 minutes 14 seconds West, continuing along or near the center of said creek and with the Southwesterly line of said 137.140 acre tract, a distance of 305.49 feet to a point in creek;

THENCE North 42 degrees 43 minutes 59 seconds West, continuing along or near the center of said creek and with the Southwesterly line of said 137 140 acre tract, a distance of 162.39 feet to a point for the Southwest corner of this herein described tract and the South corner of a called 62 004 acre tract of land described in Deed to Jason Clark and Brenda Clark as recorded in Volume 2321. Page 165 of said Official Records;

THENCE North 24 degrees 17 minutes 47 seconds East, with the Southeast line of said 62.004 acre tract, passing at a distance of 100.00 feet a 5/8 inch iron rod found for reference, and continuing on a total distance of 1,211.80 feet to a 5/8 inch rod found in a Northeast line of said 137.140 acre tract for the Westerly most North corner of this herein described tract and among the East corner of said 62.004 acre tract, and said rod being in the Southwest line of a called 20.00 acre tract of land described in Deed to Cody, Anderle as recorded in Volume 1955, Page 305 of said Official Public Records.

THENCE South 44 degrees 13 minutes 15 seconds East, with a North line of said 137.140 acre tract and the Southwest line of said 20.00 acre tract, passing at a distance of 551.62 feet a 1/2 inch capped iron rod found for the South corner of said 20.00 acre tract and the West corner of said 5.00 acre tract, and continuing on a total distance of 842.99 feet to a 1/2 inch iron rod found for a reentrant corner of said 137.140 acre tract and the South corner of said 5.00 acre tract.

THENCE North 46 degrees 19 minutes 43 seconds East with a Northwest line of said 137.140 acre tract and the Southeast line of said 5.00 acre tract, passing at a distance of 725.14 feet a 5/8 inch iron rod found for reference, and continuing on a total distance of 755.14 feet to the **POINT of BEGINNING** and containing, within the metes and bounds herein recited, 23.337 acres of land, more or less.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON MAY 12, 2020.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as shown on the ground, determined by a total station on the ground survey, the lines and dimensions of the property being as shown on the ground. The plat hereon shows the location and type of buildings and improvements being as shown, the measurements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

JOE T. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
MAY 13, 2020
FIRM REGISTRATION NO. 10129300



LAND TITLE SURVEY

TBD COUNTY ROAD 327

23 337 ACRES
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