

Longjing Zhang and
Hua Li Zhang
30 June 2021
Vol.2431 Pg.138 D.R.

Andrea Jo Simons
18 October 2007
Vol.1533 Pg.186 D.R.

Danny Wagner and
Caroline Wagner
10 October 2012
Vol.1830 Pg.807 D.R.

Carl White and
Teresa L. White
25 January 2013
Vol.1851 Pg.360 D.R.

Ivan L. Balderree and
Ginger Balderree
06 January 2015
Vol.1989 Pg.217 D.R.

RSVP Properties LLC
05 May 2023
Vol.2578 Pg.256 D.R.

County Road 107
Asphalt Surfaced Road

* * *Basis of Bearing* * *

*Course along the east line of
John Marshall Dergo Deed
Vol.2386 Pg.115 D.R.*

Linda B. Love
Trustee of the Lauren Love 2021 Trust
25 March 2021
Vol.4206 Pg.555 D.R.

Note:

1. There May be underground Pipe Lines on this property that are not visible (water lines, electric lines, oil lines, gas lines).
2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
3. The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

Commitment No.0144207

- 10r. Subdivision Regulation, 2263/267, Affects this tract.
- 10s. KV Regulation, 2291/49, Affects this tract.

J. Alexander Survey Abst.No.1319

County Road 176
Gravel Surfaced Road

Henry Baker Survey Abst.No.108

Hassell Family Trust
26 July 2013
Vol.1886 Pg.777 D.R.

* * **PROPERTY DESCRIPTION** * *

All that certain tract or parcel of land situated in the Henry Baker Survey, Abstract Number 108, County of Cooke, State of Texas, said tract being all of a tract as described in Deed to John Marshall Dergo et ux Kim Lorraine Dergo, filed 30 December 2020, and Recorded in Volume 2386, Page 115 of the Deed Records of the County of Cooke, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found ½ inch Steel Rebar, said rebar being the northeast corner of said Dergo tract, and the northwest corner of a tract as described in to Hassell Family Trust, filed 26 July 2013, and Recorded in Volume 1886 Page 777 of said Deed Records, said Rebar also being in County Road 176;

Thence: South 02 degrees 21 minutes 00 seconds East, passing a pipe fence corner post on the south side of said County Road 176 and continuing with the east line of said Dergo tract, and with the west line of said Hassell Family Trust tract for a total distance of 1175.67 feet to a set ½ inch Steel Square Tubing for the southeast corner of this tract;

Thence: North 89 degrees 59 minutes 24 seconds West, with the south line of said Dergo tract, a distance of 951.35 feet to a found ½ inch Steel Rebar for the southwest corner of said Dergo tract, said Rebar also being at a turn in County Road 107;

Thence: North 00 degrees 11 minutes 14 seconds East, with the west line of said Dergo Tract, and in said County Road 107, a distance of 1214.28 feet to a found ½ inch Steel Rebar for the northwest corner of said Dergo tract, said Rebar also being at a turn in County Road 107;

Thence: South 84 degrees 27 minutes 25 seconds East, with the north line of said Dergo Tract, and in said County Road 107, a distance of 164.02 feet to a set PK Nail for a corner of this tract, and being a the intersection of County Road 107, and County Road 176;

Thence: South 88 degrees 08 minutes 20 seconds East, with the north line of said Dergo tract, and in said County Road 176, a distance of 736.32 feet to the POINT OF BEGINNING and containing 25.273 acres of land.

The undersigned does hereby state to John and Kim Durgo that a survey was made on the ground, dated 12 February 2024, on the property legally described hereon or in attached field notes and is correct, except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described hereinabove.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated herein, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

14 February 2024



State of Texas
Registered
★
Don K. Cox
4577
Professional
Land Surveyor

Don K Cox
Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Hazard Boundary Map for the County of Cooke, State of Texas, community Panel Number 48097C effective date of 16 January 2008, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0350C of said map.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
 COLLINSVILLE 903-429-6125 @E-mail: CLSC108@aol.com
 Gainesville 940-612-LAND Denton 940-381-5070
 McKinney 469-952-5070

Dergo Ranch

2824 CR 107
25.273 Acres in the
Hebry Baker Survey abst. No. 108
County of Cooke
State of Texas



United States of America

Drawn by: JXCA
Check by: DKC

Job No.
24-15690
Firm # 10005500

Date: 14 February 2024

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