



FIELD NOTES Dated: December 1, 2020

SITUATED in the State of Texas, County of Cooke, being part of the James Harbolt Survey, Abstract No. 468, being all of a 17.65 acre tract as recorded in Vol. 1576, Pg. 774 of the Deed Records of Cooke County, said premises being more particularly described as follows:

BEGINNING at a capped iron rod set in County Road No. 134 marking the most northerly northeast corner of said premises;

THENCE departing said road and with the east line of said premises, South 01'13'57" East, 310.31 feet to a 1 inch iron rod found marking an internal corner of said premises;

THENCE with the north line of said premises, North 89°06'48" East, 174.97 feet to a 1/2 Inch iron rod found marking the northeast corner of said premises;

THENCE with the east line of said premises and the general course of a fence, South 00'05'55' West, 179.55 feet to a capped iron rod set marking an angle point in said east line of said premises:

THENCE with the east line of said premises and the general course of a fence, South 00°50°09° West, 422.89 feet to a capped iron rod set marking the southeast corner of said premises:

THENCE with the south line of sald premises, South 89'54'10" West, 617.73 feet to a capped iron rod set marking the southeast corner of a tract deeded to Woodbine Water Supply recorded in Vol. 636, Pa. 454;

THENCE with the west line of said premises and said Woodbine Tract, North 00'05'50" West, 75.00 feet to a capped iron rod set marking an internal corner of said premises;

THENCE with the south line of said premises and said Woodbine Tract, South 89'54'10" West, 75.00 feet to a capped iron rod set marking an internal corner of said premises;

THENCE with the east line of said premises and said Woodbine Tract, South 00'05'50" East, 75.00 feet to a capped iron rod set marking an internal corner of said premises;

THENCE with the south line of said premises, South 89'54'10" West, 214.00 feet to a fence corner post found marking the southwest corner of said premises;

THENCE with the west line of said premises, North 00'37'47'' West, 642.90 feet to a capped iron rod set marking an angle point in said west line of said premises;

THENCE with the west line of said premises, North 06'33'31" West, 186.10 feet to a fence comer post found marking a northwest corner of said premises and the southwest corner of a second Woodbine Water Supple tracts.

THENCE with the north line of said premises and said Woodbine Tract, South 89'03'54" East, 68.28 feet to a capped iron rod set marking an internal corner of said premises;

THENCE with the west line of said premises and said Woodbine Tract, North 00'56'06" East, 77.31 feet to a capped iron rod set marking a northwest corner of said premises, sad corner being in said road;

THENCE with said road and the north line of said premises, North 89°22′22″ East, 680.42 feet to the point of beginning and containing 17.654 acres of land.

CERTIFICATION

To: MOSSY OAK PROPERTIES

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and if shown the location and type of buildings and other visible improvements thereon, if any, there are no visible easements, encroachments or protrusions except as shown and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights—of-way of which I have been informed of by title commitment or survey request, or other source, affecting the subject property.

Joel Wilhite Registered Professional Land Surveyor, No 5190

NOTE: 1) Source bearing is based on GPS Observations North American Datum 83, North Texas Central Zone 4202 2) CM = Controlling Monuments. 3) Surveyors seal will appear in red ink on original survey plats. 4) This Survey was performed without the benefit of a title commitment and may be affected by eosements and other matters.

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