

Since this survey was completed, the shop building has been moved (to accomodate the premium build site for a home), the modular home has been added, and the convenience fence has been removed.

Tom Hastings, 860/607 CCDR

LAKEVIEW SUBDIVISION, SECTION 2
CAB. A, SLIDE 63A CCPR
Lot 2

FIELD NOTES TO 34.99 ACRES IN LOT 16 AND LOT 15 OF THE COOKE COUNTY SCHOOL LAND SURVEY ABSTRACT 205, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in Lots 16 and 15 of the Subdivision of the Cooke County School Land Survey Abstract 205, Cooke County, Texas being all of a tract described in a deed from Don K. and Margaret A. Thompson, Trustees of the Thompson Family Trust dated March 30th, 1999 to Patty Pool and Bo Brown by Deed recorded in Volume 2070, page 622 of the Cooke County Official Public Records, said tract being the same tract conveyed by Jewell S. Thompson to Don K. Thompson by deed recorded in Volume 811, page 79 of the Cooke County Deed Records, and being more particularly described as follows:

BEGINNING at a found steel pin at a fence corner at the Northwest corner of said tract, on the North line of a tract conveyed to Jewell S. Thompson by deed recorded in Volume 521, page 253 of said Deed Records, said beginning corner also being the Northeast corner of a tract described as TRACT NO. 818, conveyed by Jewell S. Thompson to the United States of America recorded in Volume 738, page 183 of said Deed Records, common to the Southwest corner of a tract conveyed to Tom Hastings by deed recorded in Volume 860, page 607 of said Deed Records:

THENCE North 89 degrees 18 minutes 11 seconds East, with the North line of said Brown tract, common to the South line of said Hastings tract, along or near a fence, passing a found steel pin at the Southeast corner of said Hastings tract, on the West line of Hemming Road described as TRACT 818E-1 in a Relocation Road Easement recorded in Volume 738, page 189 of said Deed Records, continuing a total distance of 2748.44 feet to a set steel pin at the Eastern Northeast corner of said road easement, common to an inside corner of Lot 2 of Lakeview Subdivision, Section 2 as shown by the plat recorded in Cabinet A, Slide 63A of the Cooke County Plat Records:

THENCE South 00 degrees 42 minutes 55 seconds West, a distance of 57.30 feet to a found steel pin at a corner of said road easement, common to the Southernmost Southwest corner of said Lot 2, on the North line of County Road 2128:

THENCE North 88 degrees 36 minutes 52 seconds West, with a line of said road easement, on said North line of County Road 2128, along a fence, a distance of 47.49 feet to a found steel pin on the East line of Hemming Road:

THENCE South 00 degrees 08 minutes 47 seconds East, with the East line of Hemming Road and the East line of said Jewell Thompson tract, a distance of 555.29 feet to a found steel pin at the Southeast corner of said Brown tract, common to the Northeast corner of a called 35.044 acre tract conveyed by Jewell S. Thompson to Shirley Janet Leonard by deed recorded in Volume 811, page 76 of said Deed Records:

THENCE South 89 degrees 01 minutes 13 seconds West, with the South line of said Brown tract, common to the North line of said Leonard tract, passing at 80.00 feet a found steel pin on the West line of said Hemming Road, continuing along a fence, and passing a Northern Northeast corner of a 17.60 acre tract conveyed by Shirley J. Leonard and Phillip L. Leonard to Robert V. and Leandra Dinicola, husband and wife, continuing a total distance of 2020.75 feet to a found steel pin:

THENCE North 00 degrees 58 minutes 47 seconds West, a distance of 18.00 feet to a found steel pin at the Northernmost Northeast corner of said Dinicola tract:

THENCE South 89 degrees 01 minute 13 seconds West, a distance of 40.00 feet to a found steel pin at the Northernmost Northwest corner of said Dinicola tract:

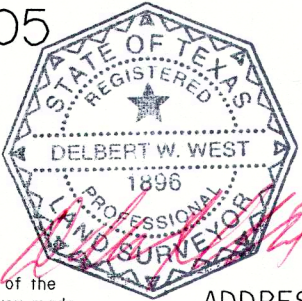
THENCE South 00 degrees 58 minutes 47 seconds East, a distance of 18.00 feet to a wooden fence corner post at a common corner of said Brown and Dinicola tracts:

THENCE South 89 degrees 01 minute 13 seconds West, with said common line, a distance of 242.06 feet to a found steel pin at the Southwest corner of said Brown tract, common to the Westernmost Northwest corner of said Dinicola tract, on the East line of said Jewell Thompson to United States of America tract:

THENCE North 01 degree 49 minutes 02 seconds East, with said East line of said Jewell Thompson to United States of America tract, common to the West line of said Brown tract, along and near a fence, a distance of 100.59 feet to a found steel pin at a fence angle:

THENCE North 37 degrees 33 minutes 16 seconds West, along and near a fence, a distance of 654.88 feet to the point of beginning containing 34.99 acres of land, of which 1.17 acres is within the above-mentioned road easement.

16534



ADDRESS: 1529 Hemming Rd., Valley View, TX 76272

SCALE 1" = 300'

DATE 7/29/2020

FILE 14043/14043-5

DRAWN DW

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

Copyright 2020 Delbert W. West, RPLS

POB

N 89°18'11"E 2748.44'

Along and near fence

Jewell S. Thompson to Don K. Thompson, 811/79 CCDR

LOT 16

Thompson Family Trust to Patty Pool and Bo Brown, 2070/622 CCOPR

34.99 Ac.

Shop Building
50' X 74'

N 01°49'02"E

100.59'

S 00°58'47"E 18.00'

S 89°01'13"W 40.00'

Convenience fence

N 00°58'47"W 18.00'

Fence along boundary line, gate to Hemming Road

S 89°01'13"W 2020.75'

Thompson to USA
Road Relocation Easement
Tr. 818E-1
738/189 CCDR

Ditch Easement
Thompson to USA
Tr. 818E-2
738/186 CCDR

Jewell S. Thompson to Shirley Janet Leonard, 811/76 CCDR
Shirley Janet Leonard to Phillip L. Leonard, 915/779 CCOPR

Tract line

Jewell Thompson to USA, 738/193 CCDR
TRACT NO. 818

Jewel Lane

Buford Self, 1181/590 CCOPR

LOT 82

COOKE COUNTY SCHOOL LAND SURVEY ABSTRACT 205

EASEMENT NOTES

1. Drilage ditch easement, Tract 818E-2 from Thompson to USA recorded in Vol. 738, pg. 186 CCDR is shown.
2. Road Relocation Easement, 818E-1 from Thompson to USA recorded in Vol. 738, pg. 189 CCDR is shown.
3. Right of Way Easement Thompson to Cooke County Electric Coop., Assoc. is a blanket easement affecting the parent tract and any land carved.
4. Electric Utility Easement and Covenant of Access from Bo Brown to Cooke County Electric Coop., Assoc. recorded in Vol. 2102, pg. 356 CCOPR is a blanket easement affecting this tract.

FLOOD STATEMENT: This tract lies in Zone X (area determined to be outside the 0.2% annual chance floodplain, per FIRM 4807650575c, dated 1/16/2008.

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 At extreme Northeast corner neighbor has placed a fence across a part of this tract

Bearings are referred to grid bearings of the Texas Coord. System, NAD 83, NCZ, ground distances.