

NOTES:

- BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
- VOLUME 434, PAGE 22 IS AN EASEMENT TO TEXAS POWER & LIGHT COMPANY AND IS UNABLE TO BE LOCATED BY DESCRIPTION
- VOLUME 714, PAGE 315 IS AN EASEMENT TO THE UNITED STATES OF AMERICA
- VOLUME 714, PAGE 318 IS AN EASEMENT TO THE UNITED STATES OF AMERICA
- VOLUME 2263, PAGE 267 AFFECTS THE SUBJECT AS SHOWN.
- SUBJECT TO REGULATIONS EXECUTED BY COOKE COUNTY IN VOLUME 2291, PAGE 49.

44.944 ACRES
IN THE EDWARD BRADLEY SURVEY
ABSTRACT NUMBER 33
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE EDWARD BRADLEY SURVEY, ABSTRACT NUMBER 33 COOKE COUNTY, TEXAS AND BEING A PART OF A CALLED 65.531 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO 35 VV LTD. AS RECORDED IN VOLUME 1504, PAGE 56 OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A CAPPED IRON ROD SET FOR CORNER IN EAST RIGHT OF WAY LINE OF INTERSTATE-35, IN THE SOUTH LINE OF A CALLED 20.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO 35 VV LTD. AS RECORDED IN VOLUME 2262, PAGE 456 OF SAID OFFICIAL PUBLIC RECORDS AT THE NORTHEAST CORNER OF A CALLED 0.5998 OF AN ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 2263, PAGE 485 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 88 DEGREES 41 MINUTES 48 SECONDS EAST WITH THE NORTH LINE OF SAID 43.93 ACRE TRACT, A DISTANCE OF 1720.18 FEET TO A CAPPED IRON ROD FOUND FOR CORNER IN THE WEST LINE OF A.T. & S.F. RAILROAD;

THENCE SOUTH 09 DEGREES 57 MINUTES 58 SECONDS WEST WITH THE EAST LINE OF SAID 64.531 ACRE TRACT AND WEST LINE OF SAID RAILROAD, ALONG OR NEAR A FENCE, A DISTANCE OF 1336.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 64.531 ACRE TRACT;

THENCE NORTH 82 DEGREES 18 MINUTES 52 SECONDS WEST WITH THE SOUTH LINE OF SAID 64.531 ACRE TRACT, ALONG OR NEAR A FENCE, A DISTANCE OF 1514.46 FEET TO A 3/4 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER IN THE EAST LINE OF SAID RIGHT OF WAY, AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID RIGHT OF WAY AND SAID CURVE TO THE RIGHT WITH AN ARC LENGTH OF 354.40 FEET, A RADIUS OF 3531.70 FEET AND WHOSE CHORD BEARS NORTH 04 DEGREES 53 MINUTES 01 SECONDS EAST A DISTANCE OF 354.25 FEET TO A CAPPED IRON ROD SET FOR CORNER;

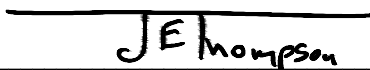
THENCE NORTH 01 DEGREES 57 MINUTES 33 SECONDS EAST WITH SAID EAST RIGHT OF WAY LINE A DISTANCE OF 184.73 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 01 DEGREES 08 MINUTES 30 SECONDS WEST WITH SAID EAST RIGHT OF WAY LINE A DISTANCE OF 202.05 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 03 DEGREES 25 MINUTES 57 SECONDS WEST WITH SAID EAST RIGHT OF WAY LINE A DISTANCE OF 335.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 44.944 ACRES OF LAND MORE OR LESS.

CERTIFY TO: 35 VV LTD.; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

CERTIFICATION:
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF # FT-135-9001352200080 AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 04/07/2022 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.


J.E. THOMPSON II R.P.L.S. No 4857



LINE TABLE

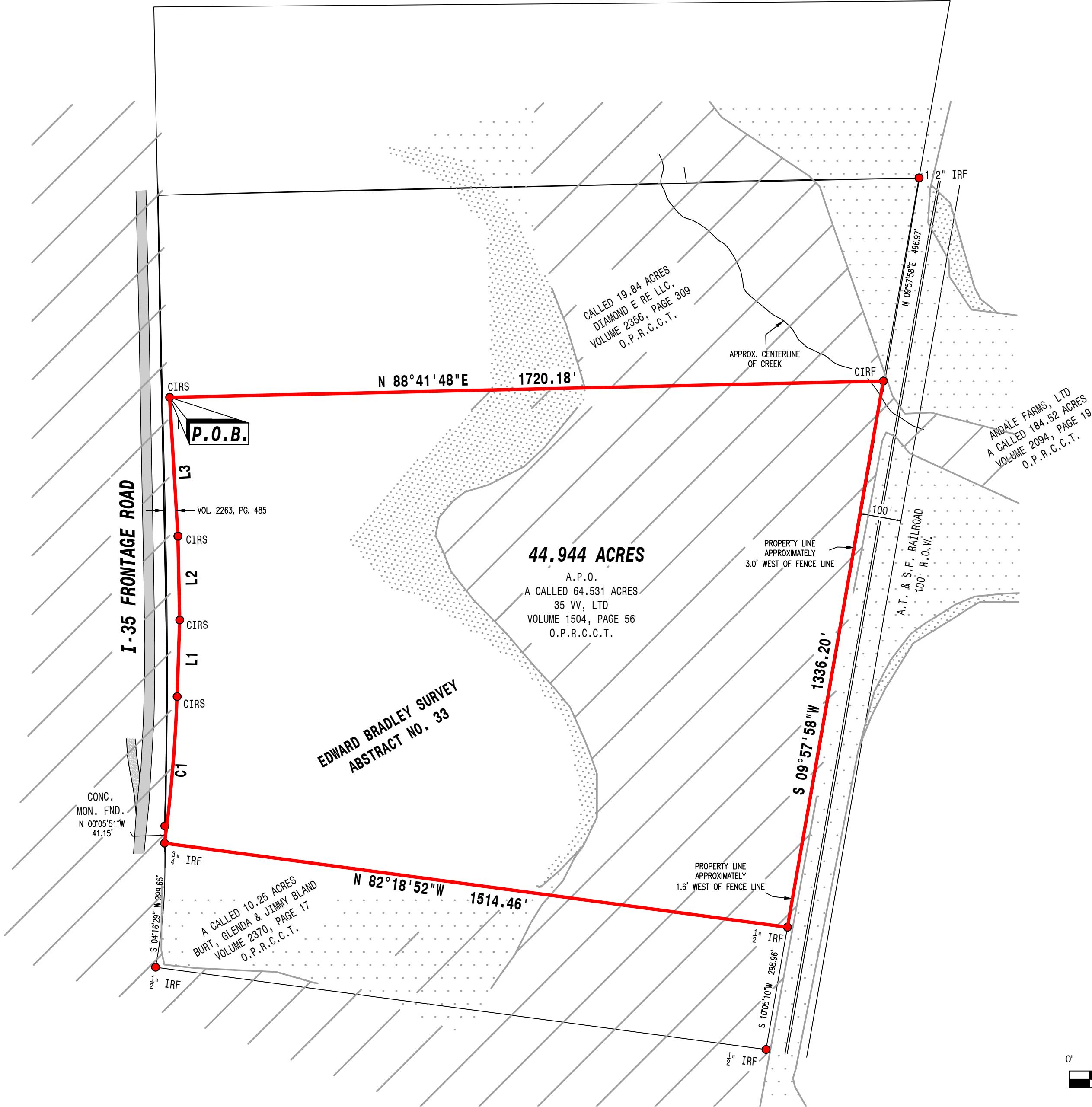
LINE	BEARING	DISTANCE
L1	N 01°57'33" E	184.73'
L2	N 01°08'30" W	202.05'
L3	N 03°25'57" W	335.38'

CURVE TABLE

Course	Bearing	Distance
C1	Rad: 3531.70'	A: 354.40'
	Tan: 177.35'	CA: 5°44'58"
	Chd: N 04°53'01" E	354.25'

LINETYPE LEGEND

PROPERTY LINE	—
EASEMENT LINES	—
DEED/LOT LINES	—
ADJOINER LINES	—
OVERHEAD UTILITY	—
ASPHALT ROAD	—
GRAVEL ROAD	—
FENCE LINES	—
SURVEY LINES	—



LEGEND

● = PROPERTY CORNER	CIRF = CAPPED IRON ROD FOUND
⊕ = BENCHMARK	IRF = IRON ROD FOUND
⊞ = TELEPHONE/UTILITY RISER (TR/UR)	CIRS = CAPPED IRON ROD SET
⊞ = BURIED CABLE MARKER (BCM)	MFCP = METAL FENCE CORNER POST
⊞ = TELEPHONE MANHOLE (TMH)	WFCP = WOOD FENCE CORNER POST
⊞ = POWER/UTILITY POLE (PP/UP)	() = PLAT/DEED CALLS
⊞ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
⊞ = GUY WIRE (GUY)	R.O.W. = RIGHT-OF-WAY
⊞ = ELECTRIC VAULT (VLT)	CONCRETE SURFACE
⊞ = ELECTRIC TRANSFORMER (TRAN)	ASPHALT SURFACE
⊞ = WATER METER (WM)	GRAVEL SURFACE
⊞ = WATER VALVE (WV)	

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

LAND TITLE SURVEY

44.944 ACRES
IN THE EDWARD BRADLEY SURVEY,
ABSTRACT NO. 43
COOKE COUNTY, TEXAS



111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBPLS FIRM NO. 10048000

DRAWN BY: T.E.P. DATE: 04/12/2022 JOB NO.: 22080 SCALE: 1" = 200' PAGE: 1 OF 1