

# ERASTUS YEAMAN SURVEY ABSTRACT 1173

Gainesville L.S.D., 1390/485 CCOPR

Charles L. Carroll  
to  
State of Texas  
2179/762 CCOPR

Tract One  
Laura Jean Carroll  
to  
Charles L. Carroll  
933/805 CCOPR

Tract Two

Tommie Lee Kaps  
Will  
1364/279 CCOPR  
1.403 Ac.

Dale Kaps, et al. to State of Texas  
2320/760 CCOPR  
Parcel 16  
Part 1

Trustees of Charles L. Carroll Trust  
to  
State of Texas  
2209/743 CCOPR  
Parcel 12

INTERSTATE HIGHWAY 35

Julia Kaps et al to State of Texas, 194/484 CCDR

Julia Kaps to State of Texas, 315/583 CCDR

F. M. ROAD 1306

Sampert to State of Texas  
194/482 CCDR



Found THD monument  
8" Sq., 1930  
P.I.  
Sta. 619+00  
Control mon.

Carl Strauss, Jr.

COUNTY ROAD 227

Altigracia Zubieta, 2163/587 CCOPR

Sampert to State of Texas  
428/484 CCDR

Easement from Vera Kaps to Arco Pipe Line Co., recorded in Vol. 737, pg. 36 CCDR, is a blanket easement on the 100 acre parent tract.

Bearings are referred to the Texas Coord. System, NAD 83.

- LEGEND**
- CM - CONTROLLING MONUMENT
  - FSP - FOUND STEEL PIN
  - SSP - SET STEEL PIN
  - PP - POWER POLE
  - PK - PK MASONRY NAIL
  - MH - MANHOLE
  - FC - FENCE CORNER
  - SS - SANITARY SEWER
  - WM - WATER METER
  - WV - WATER VALVE
  - BOUNDARY LINE - ————
  - UTILITY EASEMENT LINE - - - - -
  - BUILDING SETBACK LINE - - - - -
  - FENCE LINE - — x —
  - POWER LINE - — e —
  - SANITARY SEWER LINE - — s —
  - PIPE LINE - — p —

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 Only signs for underground cables located.

**FIELD NOTES TO 1,403 ACRES IN THE ERASTUS YEAMAN SURVEY ABSTRACT 1173, CITY OF GAINESVILLE, COOKE COUNTY, TEXAS**

All that certain tract or parcel of land situated in the Erastus Yeaman Survey Abstract 1173, City of Gainesville, Cooke County, Texas being part of a 100 acres tract of land conveyed to Julia Kaps by deed recorded in Volume 111, page 441 of the Cooke County Deed Records and being more particularly described as follows:

BEGINNING at a set steel pin at the Southwest corner of a tract conveyed by Edwin Kaps, Sr., et ux to Laura Jean Kaps recorded in Volume 477, page 45 of said Deed Records, on the East right-of way line of F. M. Road 1306 as described in a deed from Julia Kaps, et al to the State of Texas recorded in Volume 194, page 484 of said Deed Records, said corner also being South 00 degrees 38 minutes 06 seconds East, a distance of 220.94 feet and South 00 degrees 12 minutes 48 seconds West, a distance of 281.99 feet from the intersection of the North line of said 100 acre tract with the East line of said F. M. Road 1306:

THENCE South 89 degrees 08 minutes 53 seconds East, with the South line of said Laura Kaps tract, along an old fence, a distance of 152.13 feet to a set steel pin at a corner thereof;

THENCE South 03 degrees 37 minutes 34 seconds East, with a line of said Laura Kaps tract, a distance of 90.50 feet to a found capped marker at the Southwest corner of a 0.3814 acre strip described as Parcel 12 in a deed from The Charles Lyndel Carroll Special Needs Trust to the State of Texas recorded in Volume 2209, page 743 of said Public Records, common to the North corner of a 0.3553 acre strip described as Part 1 of Parcel 16 in a deed from Dale Kaps, et al to the State of Texas recorded in Volume 2320, page 760 of said Public Records, on the West line of Interstate Highway 35;

THENCE South 14 degrees 36 minutes 26 seconds West, with said West line, a distance of 514.51 feet to a set steel pin at the Southwest corner of said 0.3553 acre strip, common to a corner of a tract conveyed by Sampert to the State of Texas recorded in Volume 194, page 492 of said Deed Records;

THENCE North 89 degrees 50 minutes 37 seconds West, a distance of 30.28 feet to a set steel pin at a corner on the East line of F. M. Road 1306 as described in said Julia Kaps to State of Texas deed;

THENCE North 00 degrees 12 minutes 48 seconds East, with said East line, a distance of 590.38 feet to the point of beginning containing 1,403 acres of land.

17749.jeg



SCALE	1" = 150'
DATE	3/4/2024
FILE	17749/17749-1
DRAWN	DWW

**DELBERT W. WEST**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
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