



CALLED 24.246 ACRES  
MARTY MCCOUSTON AND  
CECELIA MCCOUSTON  
VOL. 1422, PG. 538  
O.P.R.C.C.T.

2.995 ACRES  
W. DENYER SURVEY,  
ABSTRACT NO. 326  
COOKE COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. DENYER SURVEY, ABSTRACT NUMBER 326, COOKE COUNTY, TEXAS BEING A RESURVEY OF ALL OF A CALLED 3.0 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THOMAS LACY AND MONTE LACY AS RECORDED IN VOLUME 1982, PAGE 308, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND FOR CORNER AT THE WEST CORNER OF HEREIN DESCRIBED TRACT AT THE SOUTH CORNER OF A CALLED 3.279 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO 4 GILL INVESTMENTS, L.L.C. AS RECORDED IN VOLUME 2155, PAGE 450, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS IN THE NORTHEAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 902 FROM WHICH A CAPPED IRON ROD FOUND MARKED \*4057\* FOR REFERENCE BEARS NORTH 42 DEGREES 50 MINUTES 29 SECONDS WEST A DISTANCE OF 644.11 FEET.

THENCE NORTH 18 DEGREES 27 MINUTES 08 SECONDS EAST ALONG OR NEAR A FENCE WITH A NORTHWEST LINE OF SAID 3.0 ACRE TRACT AND A SOUTHEAST LINE OF SAID 3.279 ACRE TRACT A DISTANCE OF 504.39 FEET TO A CAPPED IRON ROD FOUND FOR CORNER.

THENCE NORTH 89 DEGREES 12 MINUTES 37 SECONDS EAST ALONG OR NEAR A FENCE WITH A NORTH LINE OF SAID 3.0 ACRE TRACT AND A SOUTH LINE OF A CALLED 24.246 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MARTY MCCOUSTON AND CECELIA MCCOUSTON AS RECORDED IN VOLUME 1422, PAGE 538, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS A DISTANCE OF 107.10 FEET TO A CAPPED IRON ROD SET FOR CORNER.

THENCE SOUTH 00 DEGREES 34 MINUTES 22 SECONDS EAST ALONG OR NEAR A FENCE WITH A EAST LINE OF SAID 3.0 ACRE TRACT AND A WEST LINE OF A CALLED 5.682 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MICHAEL WAYNE CANON AND SUZANNE S. CANON AS RECORDED IN VOLUME 2246, PAGE 543, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS A DISTANCE OF 770.96 FEET TO A CAPPED IRON ROD SET FOR CORNER IN SAID RIGHT-OF-WAY LINE.

THENCE WITH SAID RIGHT-OF-WAY LINE AND A SPIRAL CURVE TO THE LEFT NORTH 44 DEGREES 35 MINUTES 41 SECONDS WEST A DISTANCE OF 71.07 FEET TO A CAPPED IRON ROD SET FOR CORNER.

THENCE NORTH 43 DEGREES 02 MINUTES 53 SECONDS WEST ALONG OR NEAR A FENCE WITH SAID RIGHT-OF-WAY A DISTANCE OF 328.94 FEET TO THE POINT OF BEGINNING AND ENCLOSING 2.995 ACRES OF LAND, MORE OR LESS.

R. D. TURNER SURVEY,  
ABSTRACT NO. 1034,  
COOKE COUNTY, TEXAS

CALLED 3.279 ACRES  
4 GILL INVESTMENTS, L.L.C.  
VOL. 2155, PG. 450  
O.P.R.C.C.T.

2.995 ACRES  
CALLED 3.0 ACRES  
THOMAS LACY AND  
MONTE LACY  
VOL. 1982, PG. 308  
O.P.R.C.C.T.

CALLED 5.682 ACRES  
MICHAEL WAYNE CANON AND  
SUZANNE S. CANON  
VOL. 2246, PG. 543  
O.P.R.C.C.T.

W. DENYER SURVEY,  
ABSTRACT NO. 326,  
COOKE COUNTY, TEXAS

FARM TO MARKET ROAD 902  
(1/2" ASPHALT SURFACE)  
(100' RIGHT-OF-WAY)

- NOTES:**
1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.
  2. VOLUME 454, PAGE 632, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS RIGHT-OF-WAY EASEMENT GRANTED TO THE STATE OF TEXAS IS ADJACENT TO THE TRACT SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT TRACT.
  3. VOLUME 454, PAGE 615, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS RIGHT-OF-WAY EASEMENT GRANTED TO THE STATE OF TEXAS IS ADJACENT TO THE TRACT SHOWN HEREON.
  4. VOLUME 505, PAGE 148, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE CO. IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE SUBJECT TRACT.
  5. VOLUME 727, PAGE 30, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS EASEMENT GRANTED TO LAKE KIDWA VOLUNTEER FIRE DEPARTMENT IS A BLANKET TYPE EASEMENT AND DOES NOT AFFECT THE SUBJECT TRACT.
  6. VOLUME 785, PAGE 734, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS EASEMENT GRANTED TO COOKE COUNTY ELECTRIC COOPERATIVE DOES NOT AFFECT THE SUBJECT TRACT.
  7. VOLUME 1218, PAGE 115, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS EASEMENT GRANTED TO COOKE COUNTY ELECTRIC COOPERATIVE IS A 30-FOOT-WIDE EASEMENT CENTERED ON ALL POWER LINES, POLES, GUY WIRES AND OTHER COOPERATIVE FACILITIES AND DOES AFFECT THE SUBJECT TRACT.
  8. VOLUME 1248, PAGE 54, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS EASEMENT GRANTED TO WOODBINE WATER SUPPLY CORPORATION DOES NOT AFFECT THE SUBJECT TRACT.
  9. VOLUME 1391, PAGE 818, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS EASEMENT GRANTED TO WOODBINE WATER SUPPLY CORPORATION IS A 15-FOOT-WIDE EASEMENT PARALLEL TO THE ROAD AND DOES AFFECT THE SUBJECT TRACT.
  10. VOLUME 1421, PAGE 635, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS EASEMENT GRANTED TO COOKE COUNTY ELECTRIC COOPERATIVE IS A 30-FOOT-WIDE EASEMENT CENTERED ON ALL POWER LINES, POLES, GUY WIRES AND OTHER COOPERATIVE FACILITIES AND DOES AFFECT THE SUBJECT TRACT.
  11. VOLUME 1662, PAGE 262, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS EASEMENT GRANTED TO WOODBINE WATER SUPPLY CORPORATION IS A 30-FOOT-WIDE EASEMENT CENTERED ON PIPE AS LAID IN THE GROUND AND DOES AFFECT THE SUBJECT TRACT.
  12. SUBJECT TO COOKE COUNTY REGULATIONS RECORDED IN VOLUME 2263, PAGE 267, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS.
  13. SUBJECT TO COOKE COUNTY REGULATIONS RECORDED IN VOLUME 2291, PAGE 49, OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS.
  14. THE SUBJECT DEED CALLS FOR THIS TRACT TO BE IN THE R. D. TURNER SURVEY, ACCORDING TO THE COUNTY WEBSITE AND THE TEXAS GENERAL LAND OFFICE IT LIES IN THE W. DENYER SURVEY, ABSTRACT NUMBER 326.

**CERTIFY TO:** GAINESVILLE TITLE COMPANY, VICTOR NORMAN, PATRICIA NORMAN, THOMAS LACY, MONTE LACY, CHICAGO TITLE INSURANCE COMPANY.

**CERTIFICATION:**  
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF # 214029 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 02/20/2021 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



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

**LINE TYPE LEGEND**

---	PROPERTY LINE
---	EASEMENT LINES
---	DEED LOT LINES
---	ADJOINING 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 MAN HOLE (TMH)	WFPC	WOOD FENCE CORNER POST
⊚	POWER/UTILITY POLE (PP/UP)	( )	PLATFOOT CALLS
⊛	LIGHT POLE (LP)	POB	POINT OF BEGINNING
⊜	GUY WIRE (GW)	R.O.W.	RIGHT-OF-WAY
⊝	ELECTRIC VAULT (EV)	---	CONCRETE SURFACE
⊞	ELECTRIC TRANSFORMER (TRN)	---	ASPHALT SURFACE
⊟	WATER METER (WM)	---	GRAVEL SURFACE
⊠	WATER VALVE (WV)		

LAND TITLE SURVEY  
2.995 ACRES  
IN THE W. DENYER SURVEY,  
ABSTRACT NO. 326  
COOKE COUNTY, TEXAS

**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.



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

DRAWN BY: R.S.C. DATE: 05/26/2021 JOB NO: 21167 SCALE: 1" = 50' PAGE: 1 OF 1