

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
2. SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 1033, PG. 167 & VOLUME 1110, PG. 564, O.P.R.C.C.T.
3. VOLUME 653, PG. 789, VOL. 653, PG. 791, VOL. 655, PG. 24, VOL. 655, PG. 26, VOL. 655, PG. 28, VOL. 655, PG. 351 IS AN ELECTRIC EASEMENT TO BRAZOS ELECTRIC AND DOES NOT AFFECT THE SUBJECT TRACT.
4. VOL. 657, PG. 130 IS AN ELECTRIC EASEMENT TO BRAZOS ELECTRIC AND DOES NOT AFFECT THE SUBJECT TRACT.
5. VOL. 661, PAGES 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, AND 734 IS A 30' ELECTRIC EASEMENT AND DOES AFFECT AS SHOWN.
6. VOL. 663, PG. 159 IS A 30' ELECTRIC EASEMENT AND DOES AFFECT AS SHOWN.
7. VOL. 781, PG. 781 IS AN ELECTRIC EASEMENT TO COOKE COUNTY ELECTRIC COOP. AND IS UNABLE TO BE LOCATED BY DESCRIPTION.
8. VOL. 1118, PAGE 539 IS AN ELECTRIC EASEMENT TO BRAZOS ELECTRIC AND DOES NOT AFFECT.
9. VOL. 2220, PAGE 760 IS A 30' ELECTRIC UTILITY EASEMENT AND DOES AFFECT AS SHOWN WITH RIGHTS OF INGRESS AND EGRESS.
10. VOL. 2241, PAGE 302 IS A 30' ELECTRIC UTILITY EASEMENT (BLANKET TYPE) WITH RIGHTS OF INGRESS AND EGRESS.
11. CAUSE #81-326 DOES AFFECT BY RIGHTS OF INGRESS AND EGRESS.
12. CAUSE #82-044 DOES AFFECT AS SHOWN AND BY RIGHTS OF INGRESS AND EGRESS.
13. GRAVEL DRIVEWAY IS PARTIALLY ON SWAFFORD PROPERTY.

2.635 ACRES
FRANCIS HUKILL SURVEY
ABSTRACT NO. 503
COOKE COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE FRANCIS HUKILL SURVEY, ABSTRACT NO. 503, BEING ALL THAT CERTAIN CALLED 2.635 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAKE KIOWA BUILDING, LLC, AS RECORDED IN VOLUME 2204, PAGE 164 OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK-NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 2.635 ACRE TRACT, IN AN ASPHALT ROADWAY UNDER APPARENT PUBLIC USE AND POSTED AS COUNTY ROAD 211 AT THE INTERSECTION OF COUNTY ROAD 226, FROM WHICH A PK-NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT BEARS NORTH 16 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 31.43 FEET;

THENCE SOUTH 16 DEGREES 30 MINUTES 26 SECONDS WEST WITH THE EAST LINE OF SAID 2.635 ACRE TRACT AND WITH SAID COUNTY ROAD 211, A DISTANCE OF 76.22 FEET TO A PK-NAIL FOUND FOR CORNER;

THENCE SOUTH 28 DEGREES 08 MINUTES 21 SECONDS WEST WITH THE EAST LINE OF SAID 2.635 ACRE TRACT AND WITH SAID COUNTY ROAD 211, A DISTANCE OF 175.30 FEET TO A PK-NAIL FOUND FOR CORNER;

THENCE SOUTH 32 DEGREES 29 MINUTES 40 SECONDS WEST WITH THE EAST LINE OF SAID 2.635 ACRE TRACT AND WITH SAID COUNTY ROAD 211, A DISTANCE OF 19.30 FEET TO A PK-NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID 2.635 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 4.566 ACRE TRACT OF LAND DESCRIBED IN DEED TO JANIE M. LINDSEY AND BRAD G. STEVENS, AS RECORDED IN VOLUME 1028, PAGE 748 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89 DEGREES 09 MINUTES 32 SECONDS WEST WITH THE SOUTH LINE OF SAID 2.635 ACRE TRACT AND THE NORTH LINE OF SAID 4.566 TRACT, A DISTANCE OF 407.71 TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2.635 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 10.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARK H. SWAFFORD, AS RECORDED IN VOLUME 2167, PAGE 321 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH THE NORTHWEST CORNER OF SAID 4.566 ACRE TRACT BEARS SOUTH 89 DEGREES 09 MINUTES 32 SECONDS WEST A DISTANCE OF 86.61 FEET;

THENCE NORTH 00 DEGREES 50 MINUTES 28 SECONDS WEST WITH THE WEST LINE OF SAID 2.635 ACRE TRACT AND THE EAST LINE OF SAID 10.000 ACRE TRACT, WITH OR ALONG A FENCE, A DISTANCE OF 242.23 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 2.635 ACRE TRACT, FROM WHICH THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT BEARS NORTH 89 DEGREES 18 MINUTES 23 SECONDS WEST A DISTANCE OF 1120.10 FEET;

THENCE NORTH 89 DEGREES 09 MINUTES 32 SECONDS EAST WITH THE NORTH LINE OF SAID 2.635 ACRE TRACT AND A SOUTH LINE OF SAID 10.000 ACRE TRACT, WITH OR ALONG A FENCE PART OF THE WAY, A DISTANCE OF 525.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2.635 ACRES OF LAND MORE OR LESS.



NOTE: THIS SURVEY WAS PREPARED IN CONNECTION WITH GF# FT-24411-9001181900234SLK EFFECTIVE DATE APRIL 29, 2019, 8:00 AM, INSURED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN SUCH TITLE INSURANCE COMMITMENT OR ANY EXCEPTIONS THAT HAVE BEEN NOTED HEREIN.

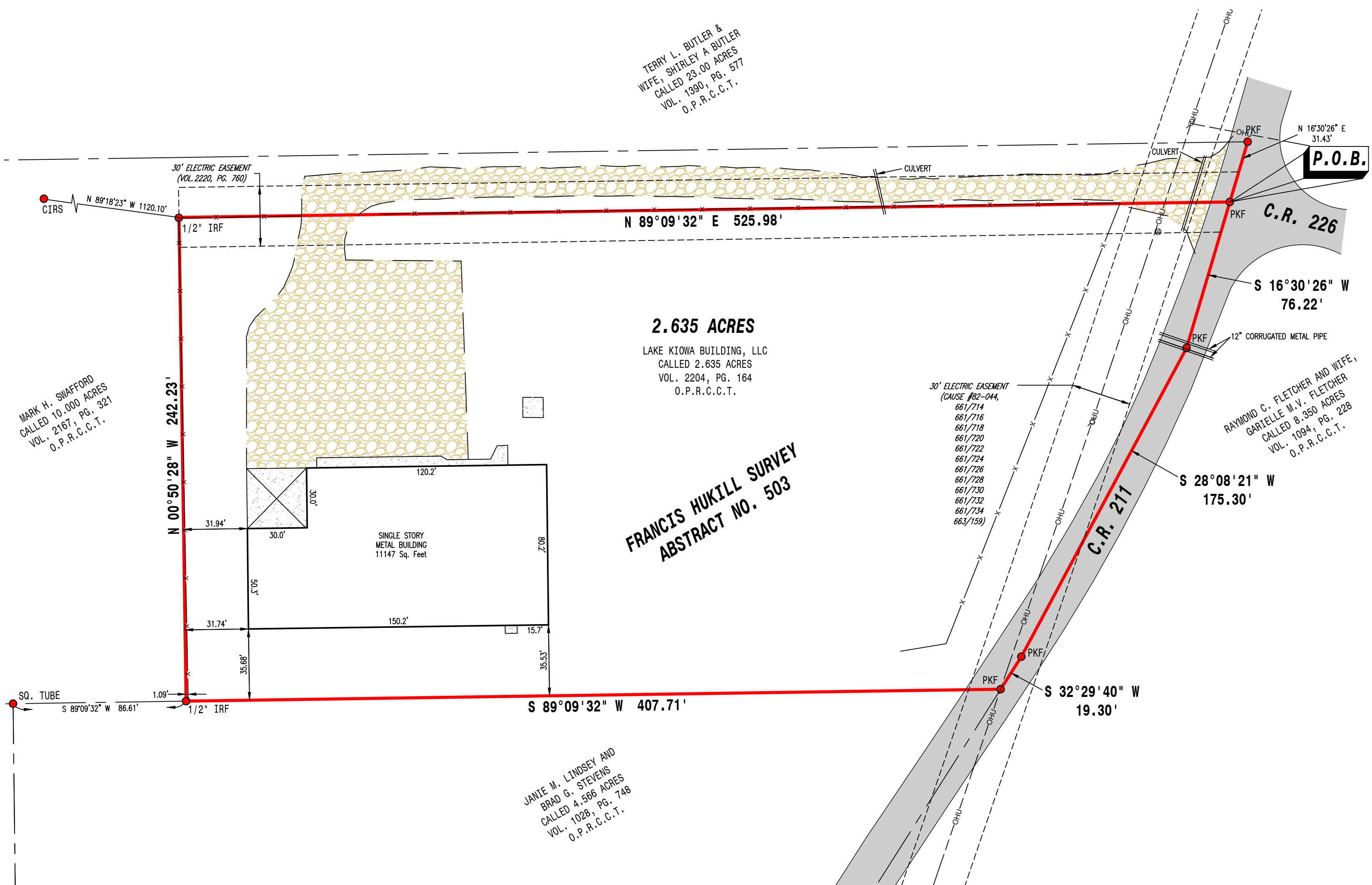
SURVEYOR'S CERTIFICATE

TO THE FIDELITY NATIONAL TITLE INSURANCE COMPANY, FROST BANK, LAKE KIOWA BUILDING, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(1), 8, 9, 10(a), 11 AND 14 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 29, 2019.

DATE OF PLAT OF MAP: MAY 4, 2019

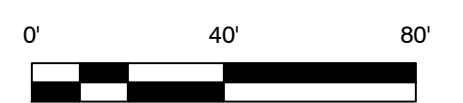
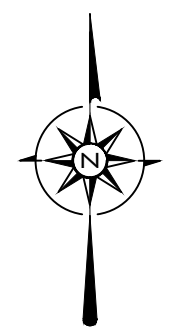
J.E. Thompson
J.E. THOMPSON II R.P.L.S. No 4857



LEGEND	
●	= PROPERTY CORNER
⬆	= BENCHMARK
⊞	= TELEPHONE/UTILITY RISER (TR/UR)
⊞	= BURIED CABLE MARKER (BCM)
⊞	= TELEPHONE MANHOLE (TMH)
⊞	= POWER/UTILITY POLE (PP/UP)
⊞	= LIGHT POLE (LP)
⊞	= GUY WIRE (GUW)
⊞	= ELECTRIC VAULT (ELT)
⊞	= ELECTRIC TRANSFORMER (TRAN)
⊞	= WATER METER (WM)
⊞	= WATER VALVE (WV)
⊞	= FIRE HYDRANT (FH)
⊞	= WATER MANHOLE (WMH)
⊞	= BURIED PIPELINE MARKER (BPM)
⊞	= GAS METER (GM)
⊞	= GAS VALVE/TEST STATION (GV/TS)
⊞	= GAS WELL HEAD (WH)
⊞	= PROPANE TANK (PT)
⊞	= SEPTIC CLEANOUT (C/O)
⊞	= SEPTIC LID (SEPT)
⊞	= SANITARY SEWER MANHOLE (SSMH)
⊞	= STORM DRAIN MANHOLE (SDMH)
⊞	= SIGN
⊞	= FLAGPOLE (FP)
⊞	= MAILBOX (MB)
⊞	= ABSTRACT CORNER
CM	= CONTROL MONUMENT
+	= BEARING BASIS
FF	= FINISHED FLOOR
MFCP	= METAL FENCE CORNER POST
WFPC	= METAL FENCE CORNER POST
()	= PLAT/DEED CALLS
POB	= POINT OF BEGINNING
R.O.W.	= RIGHT-OF-WAY
D.E.	= DRAINAGE EASEMENT
E.E.	= ELECTRIC EASEMENT
U.E.	= UTILITY EASEMENT
W.E.	= WATER EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
B.L.	= BUILDING/SETBACK LINE
A.E.	= ACCESS EASEMENT
F.L.E.	= FIRELANE EASEMENT
S.W.E.	= SIDEWALK EASEMENT
S.S.E.	= SANITARY SEWER EASEMENT
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRES	= CAPPED IRON ROD SET
PKF	= PK NAIL FOUND
PKS	= PK NAIL SET
CONCRETE SURFACE	
ASPHALT SURFACE	
GRAVEL SURFACE	

LINETYPE LEGEND	
---	PROPERTY LINE
---	EASEMENT LINES
---	DEED/LINES
---	ADJOINER LINES
---	OVERHEAD UTILITY
---	ASPHALT ROAD
---	GRAVEL ROAD
---	FENCE LINES

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR COOKE COUNTY, TEXAS, COMMUNITY NUMBER 48097, EFFECTIVE DATE 1-16-08 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0475 C OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



ALTA/LAND TITLE SURVEY
2.635 ACRES
IN THE FRANCIS HUKILL SURVEY,
ABSTRACT NO. 503
4747 COUNTY ROAD 211
COOKE COUNTY, TEXAS



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

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.

DRAWN BY: RLK	DATE: 05/04/2019	JOB NO. 190127	SCALE: 1" = 40'	PAGE: 1 OF 1
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