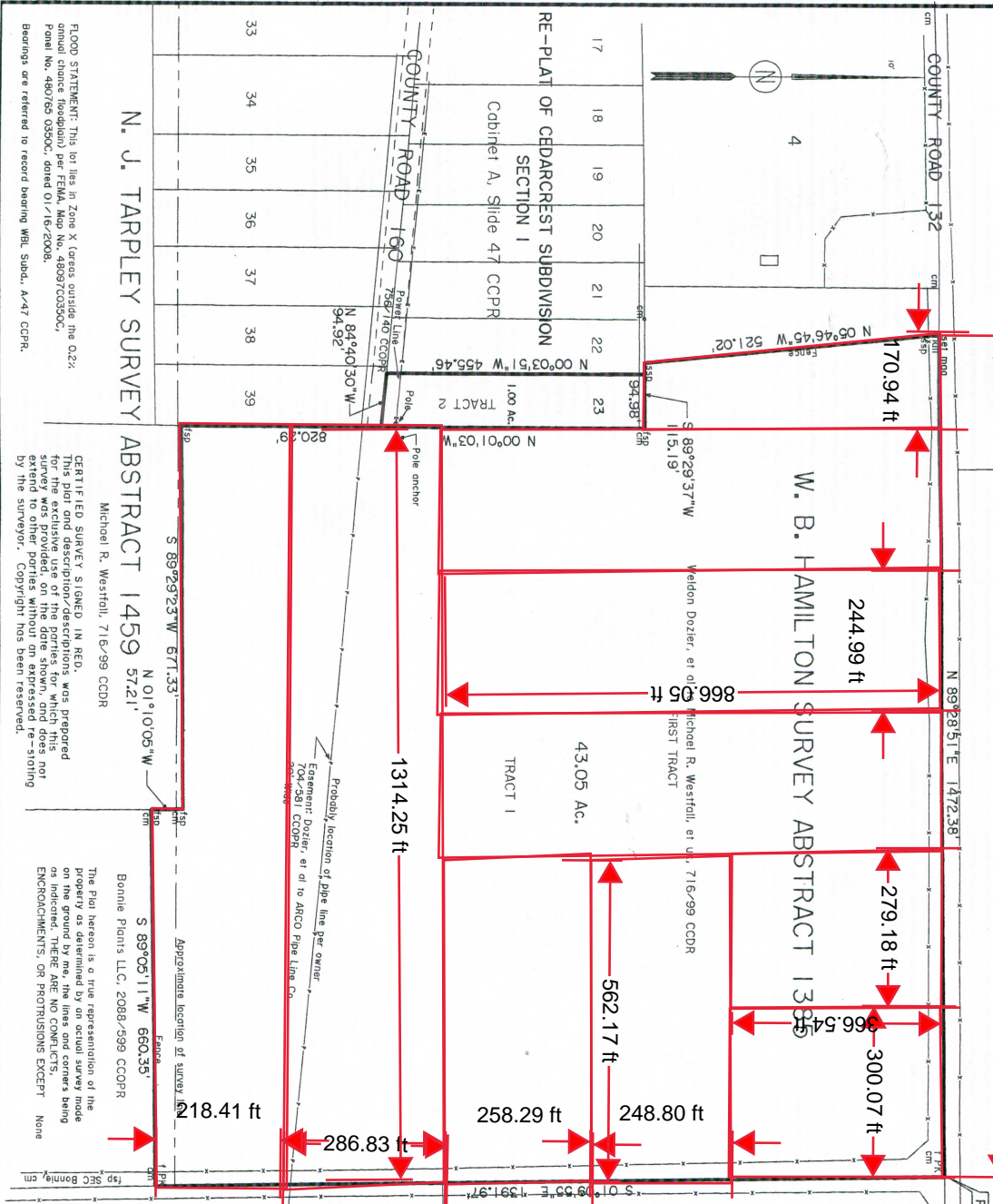


ELIZABETH BARNES SURVEY ABSTRACT 43

Larry Pinion & Ranch of Barnes Chapel LLC
2189/159 CCOPK
Plaza Investments, 899/347 CCOPK

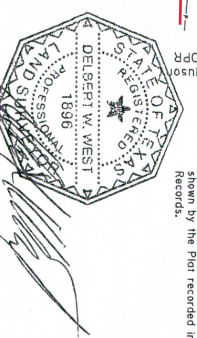
EASEMENTS:
p) Easement from Weldon Dotzer, et al to ARCO Pipe Line Co., recorded in Vol. 704, pp. 581 CDDR, is shown on survey.
q) Easement from M. R. Westfall to Cooke Co. Elec. Coop., recorded in Vol. 741, pp. 736 CDDR, is a slinker easement on this tract.
r) Easement from Mike Westfall to Cooke Co. Elec. Coop., recorded in Vol. 726, pp. 140 CDDR, affects Lot 23 in the Survey of Cedarcrest Subdivision Section 1 and is shown on survey.



FLOOD STATEMENT: This lot lies in Zone X (areas outside the D2X Floodplain) as shown on the Flood Hazard Map No. 48097CC0330C. Panel No. 480769 0350C, dated 01/16/2008.
Bearings are referred to record bearing WBL Subd., A-47 CCPR.

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 constitute a warranty of any kind, and the surveyor's liability is limited to the amount of the fee shown. Copyright has been reserved.

The Plat herein 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 AS INDICATED.



SCALE 1" = 200'
DATE 06/21/2021
FILE 9120/9120-22
DRAWN BR/DJW

DELBERT W. WEST
REGISTERED PROFESSIONAL LAND SURVEYOR
107 NORTH DIXON STREET
GAINESVILLE, TEXAS 76240
940/666-1914

COPYRIGHT 2021 Delbert W. West, RLS

G. AKERS SURVEY ABSTRACT 1318

44.05 ACRES IN TWO TRACTS IN THE W. B. HAMILTON SURVEY ABSTRACT 1385, TRACT 1
ET AL., COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the W. B. Hamilton Survey Abstract 1385 and the N. J. Tarpley Survey Abstract 1459, Cooke County, Texas, as hereinafter described, is a slinker easement on this tract, as recorded in Volume 716, page 99 of the Cooke County Deed Records and being more particularly described as follows:
BEGINNING at a set PK nail at the Northeast corner of said FIRST TRACT, some being the Northeast corner of said Hamilton Survey, common to the Northeast corner of the G. Akers Survey Abstract 1318, on the South line of said FIRST TRACT, 451 feet to the intersection of County Road 132 and County Road 107;
THENCE South 01 degree 09 minutes 55 seconds East, with the East line of said FIRST TRACT and said Hamilton Survey, common to the West line of said Hamilton Survey, common to the Northeast corner of said FIRST TRACT, containing a total distance of 1391.97 feet to a found PK nail at the Southeast corner of said FIRST TRACT, common to the Northeast corner of a Volume 2088, page 899 of the Cooke County Official Public Records;
THENCE South 89 degrees 05 minutes 11 seconds West, passing a fence on the West line of said road and continuing with the South line of said FIRST TRACT, a distance of 660.35 feet to a found steel pin at the Northwest corner of said 2000 acre tract;
THENCE North 01 degree 10 minutes 05 seconds West, re-crossing the common line of said Hamilton Survey, containing a distance of 572.1 feet to a found steel pin at the Northwest corner of an 11.759 acre tract;
THENCE South 89 degrees 29 minutes 23 seconds West, a distance of 671.33 feet to a found steel pin at the Northeast corner of said FIRST TRACT, common to the Northeast corner of said FIRST TRACT, as shown by the plat recorded in Cabinet A, Slide 47 of the Cooke County Plat Records, at the Northeast corner of said 11.759 acre tract;
THENCE North 00 degrees 01 minute 03 seconds West, with said East line, passing the Northeast corner of said Lot 39, common to the Southeast corner of Lot 23 and continuing, a total distance of 820.29 feet to a found steel pin at the Northeast corner of said Lot 23;
THENCE South 89 degrees 29 minutes 37 seconds West, with the North line of said Section 1, passing the Northwest corner of said Lot 23, common to the Northeast corner of Lot 22 and continuing, a total distance of 115.19 feet to a set steel pin at the North line of the North line of said Lot 22;
THENCE North 05 degrees 46 minutes 45 seconds West, along a field fence, passing a set steel pin at a fence corner on the South line of County Road 132 and continuing, a total distance of 521.02 feet to a set mag nail at the Northeast corner of said Hamilton Survey, common to the South line of said Barnes Survey, in said road;
THENCE North 89 degrees 28 minutes 51 seconds East, with said North line of said Section 1, containing a distance of 1472.38 feet to the point of beginning containing 43.09 acres of land.
16948140
TRACT 2
Lot 23 (1.00 acre) in the Re-Plat of Cedarcrest Subdivision Section 1 as recorded in Cabinet A, Slide 47 of the Cooke County Plat Records.