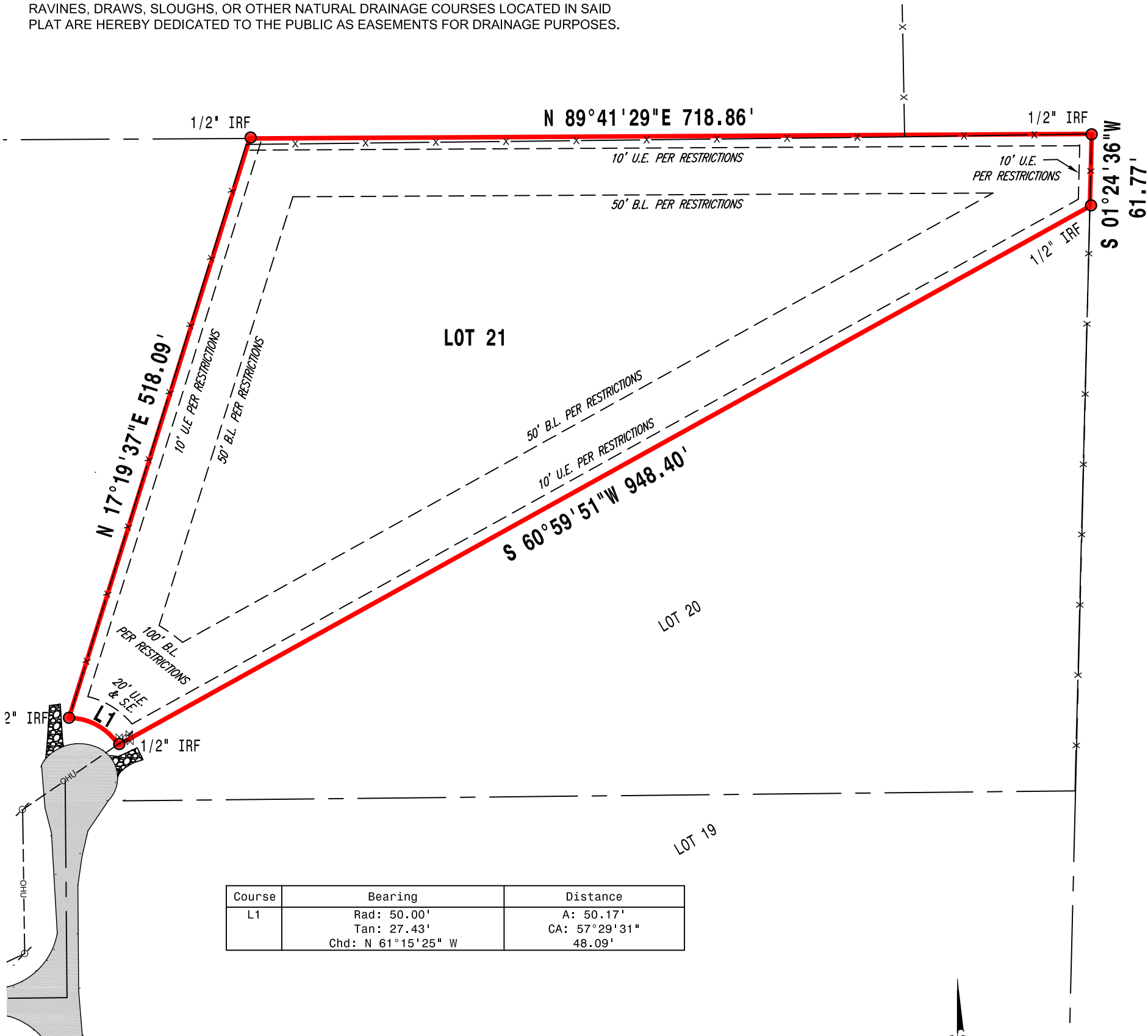


I HAVE DIRECTED A CAREFUL AND ACCURATE SURVEY MADE ON THE GROUND OF THE PROPERTY LOCATED ON COUNTY ROAD 2263, BEING LOT 21, BLOCK 1, THE WOODS AT MOUNTAIN SPRINGS, A SUBDIVISION IN COOKE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, SLIDE 230, PLAT RECORDS, COOKE COUNTY, TEXAS.

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
2. SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN VOLUME 982, PAGE 125, VOLUME 987, PAGE 242, VOLUME 987, PAGE 244, VOLUME 1068, PAGE 597, AND IN VOLUME 1236, PAGE 836, OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS.
3. VOLUME 751, PAGE 84 IS AND EASEMENT TO MOUNTAIN SPRINGS WATER CORPORATION, CENTERED OVER A LINE AS INSTALLED AND IS UNABLE TO BE LOCATED BY DESCRIPTION AND DOES AFFECT THE SUBJECT TRACT BY RIGHTS OF INGRESS AND EGRESS.
4. VOLUME 752, PAGE 712 IS AN EASEMENT TO MOUNTAIN SPRINGS WATER CORPORATION, CENTERED OVER A LINE AS INSTALLED, IS UNABLE TO BE LOCATED BY DESCRIPTION AND DOES AFFECT THE SUBJECT TRACT BY RIGHTS OF INGRESS AND EGRESS.
5. VOLUME 979, PAGE 773 DOES NOT AFFECT THE SUBJECT TRACT.
6. VOLUME 987, PAGE 38 DOES NOT AFFECT THE SUBJECT TRACT.
7. A D.E. FROM 15 FEET ON EITHER SIDE OF THE CENTERLINE OF ANY AND ALL CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC AS EASEMENTS FOR DRAINAGE PURPOSES.

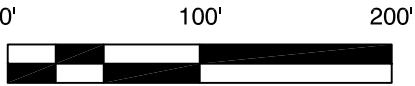
LEGEND			
	= PROPERTY CORNER	CIRF	= CAPPED IRON ROD FOUND
	= BENCHMARK	IRF	= IRON ROD FOUND
	= TELEPHONE/UTILITY RISER (TR/UR)	CIRS	= CAPPED IRON ROD SET
	= BURIED CABLE MARKER (BCM)	MFPCP	= METAL FENCE CORNER POST
	= TELEPHONE MANHOLE (TMH)	WFPCP	= WOOD FENCE CORNER POST
	= POWER/UTILITY POLE (PP/UP)	()	= 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)		



Course	Bearing	Distance
L1	Rad: 50.00' Tan: 27.43' Chd: N 61°15'25\" W	A: 50.17' CA: 57°29'31\" 48.09'



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



CERTIFICATION:

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 03/01/2021 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

LAND TITLE SURVEY
LOT 21, BLOCK 1
THE WOODS AT MOUNTAIN SPRINGS
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 MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

DRAWN BY: K.D.A.	DATE: 03/10/2021	JOB NO. 21048	SCALE: 1" = 100'	PAGE: 1 OF 1
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