



Butcher
Vol. 1520, Pg. 450

Cooke County
County Bern

County Road No. 337

gravel road



424.97

N 00°49'32" E 563.18

Cpd.I.R.F.

Cpd.I.R.F.

POINT OF BEGINNING

Remainder
River Creek Investments LLC
Vol. 2442, Pg. 364

15.1262 Acres
Part of
River Creek Investments LLC
Vol. 2442, Pg. 364

William McClelland Survey
Abstract No. 752

S 88°50'28" E 1157.17

N 88°50'28" W 1182.78

Aaron & Rachel Pickett
Vol. 2177, Pg. 614

410.59

S 01°46'41" E 563.91

Cpd.I.R.F.

Cpd.I.R.F.

Linda Thompson
Family Trust
Vol. 2134, Pg. 286

December 20, 2021

FIELD NOTES

SITUATED in the State of Texas and County of Cooke, being part of the William McClelland Survey, Abstract No. 752, being part of a called 26.1262 acre tract conveyed to River Creek Investments LLC in a deed recorded in Volume 2442, Page 364 of the Deed Records of Cooke County, Texas, said premises being more particularly described as follows:

BEGINNING at a capped iron rod found in County Road 337 marking the southwest corner of said 26.1262 acre tract and the northwest corner of a called 26.122 acre tract conveyed to Aaron and Rachel Pickett in a deed recorded in Vol. 2177, Pg. 614;

THENCE with the west line of said 26.1262 acre tract and said road, North 00°49'32" East, 563.18 feet to a capped iron rod set marking the northwest corner of said premises;

THENCE departing said road and severing said 26.1262 acre tract, South 88°50'28" East, 1157.17 feet to a capped iron rod set marking the northeast corner of said premises;

THENCE with the east line of said 26.1262 acre tract, South 01°46'41" East, 563.91 feet to a capped iron rod found marking the southeast corner of said 26.1262 acre tract;

THENCE with the south line of said 26.1262 acre tract, North 88°50'28" West, 1182.78 feet to the point of beginning and containing 15.1262 acres.

CERTIFICATION

To: Montague County Abstract & Title Co.

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and it shows the location and type of buildings and other visible improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have been informed of by title commitment or survey request, or other source, affecting the subject property.

Joel Wilhite
Registered Professional Land
Surveyor, No. 5190



NOTE: 1) Source bearing is based on GPS coordinates from Topcon Hiper II 2) CM = Controlling Monuments. 3) Surveyors seal will appear in red ink on original survey plats. 4) This Survey was performed utilizing Title Commitment GF No. 21760-N effective December 1, 2021. 5) Property subject to blanket easement recorded in Vol. 2199, Pg. 417. 6) Property subject to regulations contained in Vol. 2263, Pg. 267 and Vol. 2291, Pg. 49. 7) Property not subject to easements contained in Vol. 2199, Pg. 407, Vol. 2210, Pg. 634.

WILHITE LAND SURVEYING, INC.
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 940-726-6150
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 Firm No. 10083800
 JOB NO. 20213431
 FILE NO. 189543 misc 16

Scale 1" = 200'

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