

COOKE COUNTY, TEXAS

LOT 38A
RIVER RIDGE ESTATES
CALLED 21.40 ACRES
CAB. A, SL. 124
P.R.C.T.

(N 89°48'51" E 1896.25' PER PLAT)
N 89°16'48" E 1896.24'

LOT 39
RIVER RIDGE ESTATES
CALLED 10.0036 ACRES
CAB. A, SL. 46
P.R.C.T.

(N 05°08'42" E 348.97'
BY DEED)
N 04°30'28" E 349.28'
4" SFP
62.75'

J.C. BAILEY SURVEY
ABSTRACT NO. 83

SUSAN CHANDLER
CALLED 30.38 ACRES
VOL. 2463, PG. 345
O.P.R.C.T.

30.375 ACRES
1,323,147 SQ. FEET

LOT 37,
RIVER RIDGE ESTATES
CALLED 30.0006 ACRES
CAB. A, SL. 46
P.R.C.T.

(N 61°49'41" W 1627.22' BY DEED)
N 62°21'55" W 1626.08'

LOT 36,
RIVER RIDGE ESTATES
CALLED 31.9511 ACRES
CAB. A, SL. 46
P.R.C.T.

J. HARRIS SURVEY
ABSTRACT NO. 502

POWER POLE
(TYP.)

APPROX. SURVEY LINE

SEE
DETAIL
"A"

PROPANE
TANK

GRAVEL
DRIVE

F.M. 2338
(28' ASPHALT ROAD)

S 23°12'38" W 1225.44'
S 23°43'29" W 1225.52' BY DEED)

1,194'± TO
DENNISON LANE

PROPERTY DESCRIPTION

Being a tract of land situated in the J.C. Bailey Survey, Abstract No. 83 and the J. Harris Survey, Abstract No. 502, Cooke County, Texas and being called Lot 37, of River Ridge Estates, an Addition to Cooke County, Texas, according to the Map or Plat thereof recorded in/Under Cabinet A, Slide 46, of the Plat Records of Cooke County, Texas, and being more particularly described herein as follows:

BEGINNING at a 1/2 inch iron rod found on the West side of F.M. Road 2382 (a public road) for the Northeast corner of said Lot 37 and the Southeast corner of a called Lot 38A of River Ridge Estates, according to the Map or Plat thereof recorded in/Under Cabinet A, Slide 124, of said Plat Records;

THENCE South 23 degrees 12 minutes 38 seconds West, with the East line of said Lot 37 and the West line of said F.M. Road 2382, along or near a fence, a distance of 1225.44 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 37 and the Northeast corner of a called Lot 36, said River Ridge Estates (said Cabinet A, Slide 46);

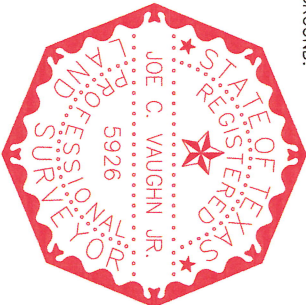
THENCE North 62 degrees 21 minutes 55 seconds West, with the South line said Lot 37 and the North line said Lot 36, a distance of 1626.08 feet to a 1/2 inch iron rod found for the Southwest corner said Lot 37, the Northwest corner said Lot 36, the Northeast corner of a called Lot 40, said River Ridge Estates (said Cabinet A, Slide 46) and the Southeast corner of a called Lot 39, said River Ridge Estates (said Cabinet A, Slide 46);

THENCE North 04 degrees 30 minutes 28 seconds East, with the West line said Lot 37 and the East line said Lot 39, passing at a distance of 62.75 feet a 4 inch steel fence post for reference, and continuing along said course, along or near a fence for a total distance of 349.28 feet to a 1/2 inch iron rod found near a 4 inch steel fence post in the South line said Lot 38A for the Northwest corner of said Lot 37 and the Northeast corner said Lot 39, THENCE North 89 degrees 16 minutes 48 seconds East, with the North line said Lot 37 and the South line said 38A, a distance of 1896.24 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 30.375 acres of land, more or less.

SURVEYORS CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
SEPTEMBER 27, 2022

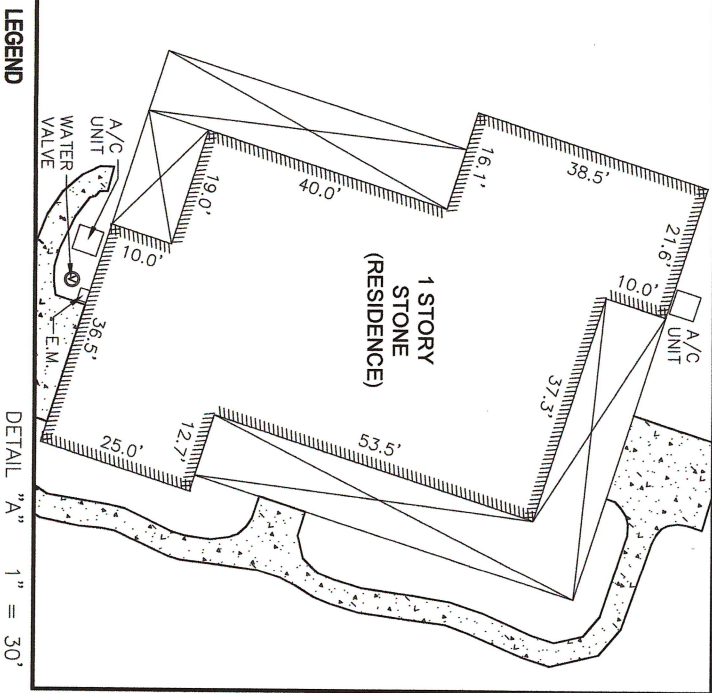


FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480765 0250 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF JANUARY 16, 2008.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON SEPTEMBER 15, 2022.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

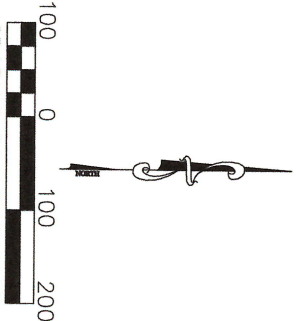


DETAIL "A"

1" = 30'

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - ADJOINING PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - PIPE FENCE
 - OVERHEAD UTILITIES
 - IRON ROD FOUND
 - ELECTRIC METER
 - WATER METER
 - CAPPED IRON ROD SET

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

LAND TITLE SURVEY

2525 F.M. 2382

LOT 37,

RIVER RIDGE ESTATES

J.C. BAILEY SURVEY, A-83 AND

J. HARRIS SURVEY, A-502

COOKE COUNTY, TEXAS

DRAWN BY:	WDJ
CHECKED BY:	JCV
DATE:	9/27/22
SHEET:	1 OF 1
SCALE:	AS SHOWN

VAUGHN'S SURVEY CO.
1228 S. U.S. HIGHWAY 377
PILOT POINT, TX. 76258
PHONE 940-781-5334