

HUNT COUNTY SCHOOL LAND SURVEY ABSTRACT 440

LOT 14

Lucy Strauss, 480/242 CCDR

S 89°32'22"E 494.87'

15.07 Ac.

N 00°02'02"E 1332.49'

S 00°10'37"W 1330.04'

Along or near a fence

Power line, center line only shown, width of easement unknown

Troy Gilbert, et ux to A. F. Argo, 516/656 CCDR

Warren E. Gallowan and Katy Gallowan, 808/209 CCDR

Marvin F. Rauschuber and Josephine E. Rauschuber, 650/731 CCDR

LEGEND

| | | |
|-------|-----------------------|-------|
| CM | CONTROLLING MONUMENT | ----- |
| FSP | FOUND STEEL PIN | ----- |
| SSP | SET STEEL PIN | ----- |
| FP | FINDER PIN | ----- |
| PM | PK MASONRY NAIL | ----- |
| MH | MANHOLE | ----- |
| FC | FENCE CORNER | ----- |
| SS | SANITARY SEWER | ----- |
| WM | WATER METER | ----- |
| WF | WATER VALVE | ----- |
| ----- | BOUNDARY LINE | ----- |
| ----- | UTILITY EASEMENT LINE | ----- |
| ----- | BUILDING SETBACK LINE | ----- |
| ----- | FENCE LINE | ----- |
| ----- | POWER LINE | ----- |
| ----- | SANITARY SEWER LINE | ----- |
| ----- | PIPE LINE | ----- |



FIELD NOTES TO 15.07 ACRES IN LOT 14 OF HUNT COUNTY SCHOOL LAND SURVEY ABSTRACT 440, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in Lot 14 of Hunt County School Land Survey Abstract 440, Cooke County, Texas, being the same tract described in a deed from Troy Gilbert and Carolyn Gilbert to A. F. Argo recorded in Volume 516, page 656 of the Cooke County Deed Records, said tract further being a part of a called 60 acre tract described in a deed from E. E. Sluder to F. E. Farrell recorded in Volume 365, page 460 of said Deed Records and being more particularly described as follows:

BEGINNING at a set steel pin at the common Southwest corner of said Argo tract and said 60 acre tract, common to the Southeast corner of a tract described as FIRST TRACT in a deed to Marvin F. Rauschuber and Josephine E. Rauschuber recorded in Volume 650, page 731 of said Deed Records, on the North line of a 178.66 acre tract described in a deed to Cypress Development, Ltd. recorded in Volume 1330, page 364 of the Cooke County Official Public Records, on the South line of said Lot 14, common to the North line of Lot 8 in said Hunt County School Land Survey, in County Road 2070:

THENCE North 00 degrees 02 minutes 02 seconds East, passing a fence corner on the North line of said road and continuing with the East line of said FIRST TRACT, along or near a fence, a total distance of 1332.49 feet to a fence corner at the common Northwest corner of said Argo tract and said 60 acre tract:

THENCE South 89 degrees 32 minutes 22 seconds East, with the North line of said 60 acre tract, along or near a fence, a distance of 494.87 feet to a set steel pin at the Northeast corner of said Argo tract, common to the Northeast corner of a tract described in a deed to Warren E. Gallowan and Katy Gallowan recorded in Volume 808, page 209 of said Deed Records:

THENCE South 00 degrees 10 minutes 37 seconds West, with the West line of said Gallowan tract, along or near a fence, passing a set steel pin on said North line of said road and continuing, a total distance of 1330.04 feet to a set steel pin at the Southeast corner of said Argo tract, common to the Southwest corner of said Gallowan tract, on the South line of said 60 acre tract, common to the North line of said 178.66 acre tract, on said common lot line, in said County Road 2070:

THENCE North 89 degrees 49 minutes 21 seconds West, with said common line, in said road, a distance of 491.54 feet to the point of beginning containing 15.07 acres of land.

16741.leg

POB

Power line

N 89°49'21"W 491.54'
Reference bearing

COUNTY ROAD 2070

Cypress Development, Ltd., 1330/364 CCOPR

LOT 8

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 extend to other parties without an expressed re-siding by the surveyor. Copyright has been reserved. The survey was done without benefit of title commitment. Other easements may exist that are not shown.

The Plat hereon 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 None

Bearings are referred to record bearing NBL South adjoiner.

| | |
|-------|----------------|
| SCALE | 1" = 200' |
| DATE | 10/19/2020 |
| FILE | 10318/10318-11 |
| DRAWN | bb/DWW |

DELBERT W. WEST
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