

E R ROLLING R RANCH PARTNERS LP
VOLUME 1958, PAGE 500
L.R.C.C.T.

POINT OF COMMENCING

POINT OF BEGINNING

GRAVEL ROAD CR 334

S 89°04'46" E 955.40'

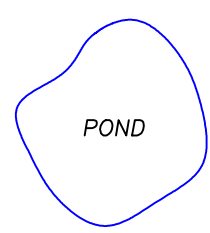
S 89°04'46" E 591.60' GRAVEL ROAD CR 334

S 68°07'44" W 58.27'

S 81°56'52" W 38.10'

OVERHEAD TRANSMISSION LINE

ESMT. TO COOKE COUNTY
ELEC. COOP. ASSOCIATION
VOL. 1914, PG. 732
VOL. 1824, PG. 671



OVERHEAD TRANSMISSION LINE

MOORE HOLDINGS LTD
VOLUME 1079, PAGE 547
L.R.C.C.T.

LEGEND

- C.M. = CONTROLLING MONUMENT
- CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
- CIRF = CAPPED 1/2" IRON ROD FOUND STAMPED (4613)
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- ⊙ = GAS PIN FLAG
- ⊕ = GAS LINE SIGN
- ⊖ = POWER POLE
- ☐ = TELEPHONE BOX

- NOTES:
1. The original copy will have original signatures, stamp seal and an impression seal.
 2. Copyright 2020, Surdukan Surveying, Inc.
 3. This survey is being provided solely for the use of the current parties.
 4. This survey is subject to all easements of record.
 5. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.
 6. The vertical position are derived from Texas ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).

37.035 ACRES
1,613,253 SQUARE FEET
CALLED 307.062 ACRES
RIVER CREEK INVESTMENTS LLC
VOL. 2345, PG. 94
L.R.C.C.T.

CALLED 307.062 ACRES
RIVER CREEK INVESTMENTS LLC
VOL. 2345, PG. 94
L.R.C.C.T.

S. DOOLEY SURVEY
ABSTRACT No. 312

LEGAL DESCRIPTION

BEING a tract of land situated in the S. Dooley Survey, Abstract No. 312 Cooke County, Texas, and also being part of a 307.062 acre tract of land conveyed to River Creek Investment, LLC, a Texas Limited Liability Company, as recorded in Volume 2345, Page 94, Land Records of Cooke County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING in County Road 334 at a capped 1/2" iron rod stamped "4613" found for a corner in the north line of the called 307.062 acre tract of land and said iron rod also being in the south line of an E R Rolling R Ranch Partners LP tract of land as conveyed in Volume 1958, Page 500 of the Land Records of Cooke County, Texas;

THENCE S 68°07'44" W down County Road 334 and the mutual line of the called 307.062 acre tract of land and the said E R Rolling R Ranch Partners LP tract of land a distance of 58.27' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 81°56'52" W down County Road 334 and the mutual line of the called 307.062 acre tract of land and the said E R Rolling R Ranch Partners LP tract of land a distance of 38.10' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE N 89°04'46" W down County Road 334 and the mutual line of the called 307.062 acre tract of land and the said E R Rolling R Ranch Partners LP tract of land a distance of 591.60' to a capped 1/2" iron rod stamped "4613" set for the POINT OF BEGINNING;

THENCE S 03°11'00" W across the called 307.062 acre tract of land, passing a capped 1/2" iron rod stamped "4613" set for a reference point south of a wire fence at a distance of 40.00' and continuing for a total distance of 731.27' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 04°37'52" E passing a capped 1/2" iron rod stamped "4613" set for a reference point at 557.34' and continuing for a total distance of 619.44' to a point in the center line of Dixon Creek;

THENCE in a southwesterly direction with the meanderings of Dixon Creek the following Six (6) calls;

1. THENCE S 60°45'00" W a distance of 175.05' to a point for corner;
2. THENCE N 83°16'21" W a distance of 122.20' to a point for corner;
3. THENCE S 25°02'22" W a distance of 216.22' to a point for corner;
4. THENCE S 55°14'10" W a distance of 133.61' to a point for corner;
5. THENCE S 79°01'47" W a distance of 536.00' to a point for corner;
6. THENCE S 68°40'28" W a distance of 64.21' to a point for corner;

THENCE N 03°01'20" E a departing Dixon Creek and crossing the called 307.062 acre tract of land and passing a series of capped 1/2" iron rods stamped "4613" set for reference points at distances of 40.99', 422.89', 579.20', and at 1814.12', and then continuing for a total distance of 1834.12' to a capped 1/2" iron rod stamped "4613" set for corner in County Road 334 and said iron rod being set in the mutual line of the called 307.062 acre tract of land and the said E R Rolling R Ranch Partners LP tract of land;

THENCE S 89°04'46" E down County Road 334 and with the mutual line of the called 307.062 acre tract of land and the said E R Rolling R Ranch Partners LP tract of land a distance of 955.40' to the POINT OF BEGINNING and containing 1,613,253 Square Feet or 37.035 Acres of land.

CALLED 307.062 ACRES
RIVER CREEK INVESTMENTS LLC
VOL. 2345, PG. 94
L.R.C.C.T.

N 03°01'20" E 1834.12'

S 04°37'52" E 619.44'

S 03°11'00" W 731.27'

SCS LAKE

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2017. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613



S.M. GRIGSBY SURVEY
ABSTRACT No. 406

BOUNDARY SURVEY
37.035 ACRES
S. DOOLEY SURVEY
ABSTRACT NO. 312
COOKE COUNTY, TEXAS
G.F. No.

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

CREEK LINE TABLE

LINE	BEARING	DISTANCE
L1	S 60°45'00" W	175.05
L2	N 83°16'21" W	122.20
L3	S 25°02'22" W	216.22
L4	S 55°14'10" W	133.61
L5	S 79°01'47" W	536.00
L6	S 68°40'28" W	64.21

ZONE A, (GRAPHICALLY LOCATED)
FIRM MAP NO. 48097C0500C
EFFECTIVE DATE JAN. 16, 2008

ESMT. TO UPPER ELM RED SOIL
CONSERVATION DISTRICT
VOL. 429, PG. 288
L.R.C.C.T.

CALLED 750.241 ACRES
DIXON WATER FOUNDATION
VOL. 2024, PG. 243
L.R.C.C.T.

CALLED 230.8 ACRES
DIXON WATER FOUNDATION
VOL. 2229, PG. 826
L.R.C.C.T.