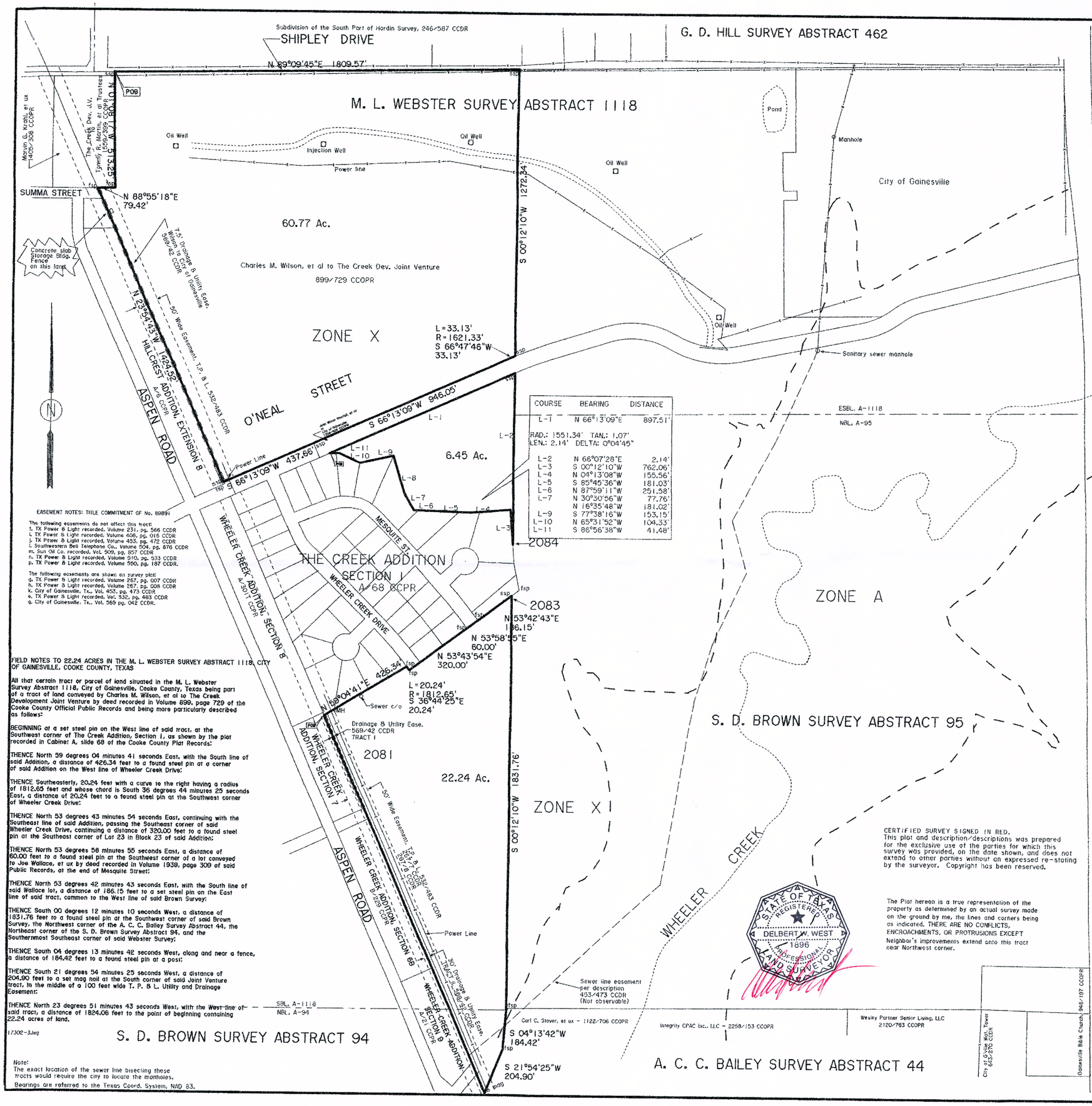

COURSE	BEARING	DISTANCE
L-1	N 66°13'09"E	897.51'
RAD.: 1551.34' TAN.: 1.07' LEN.: 2.14' DELTA: 0°04'45"		
L-2	N 66°07'28"E	2.14'
L-3	S 00°12'10"W	762.06'
L-4	N 04°13'08"W	155.56'
L-5	S 85°45'36"W	181.03'
L-6	N 87°59'11"W	251.58'
L-7	N 30°30'56"W	77.76'
	N 16°35'48"W	181.02'
L-9	S 77°38'16"W	153.15'
L-10	N 65°31'52"W	104.33'
L-11	S 86°56'38"W	41.48'

EASEMENT NOTES: TITLE COMMITMENT GF No. 89891

The following easements do not affect this tract:
i. TX Power & Light recorded, Volume 231, pg. 566 CCDR
k. TX Power & Light recorded, Volume 408, pg. 016 CCDR
j. TX Power & Light recorded, Volume 453, pg. 472 CCDR
l. Southwestern Bell Telephone Co., Volume 504, pg. 876 CCDR
m. Sun Oil Co. recorded, Vol. 909, pg. 857 CCDR
n. TX Power & Light recorded, Volume 510, pg. 533 CCDR
p. TX Power & Light recorded, Volume 550, pg. 187 CCDR.

The following easements are shown on survey plat:
g. TX Power & Light recorded, Volume 267, pg. 007 CCDR
h. TX Power & Light recorded, Volume 267, pg. 008 CCDR
k. City of Gainesville, Tx., Vol. 453, pg. 473 CCDR
e. TX Power & Light recorded, Vol. 532, pg. 483 CCDR
q. City of Gainesville, Tx., Vol. 569 pg. 042 CCDR.

FIELD NOTES TO 22.24 ACRES IN THE M. L. WEBSTER SURVEY ABSTRACT 1118, CITY OF GAINESVILLE, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the M. L. Webster Survey Abstract 1118, City of Gainesville, Cooke County, Texas being part of a tract of land conveyed by Charles M. Wilson, et al to The Creek Development Joint Venture by deed recorded in Volume 899, page 729 of the Cooke County Official Public Records and being more particularly described as follows:

BEGINNING at a set steel pin on the West line of said tract, at the Southwest corner of The Creek Addition, Section 1, as shown by the plat recorded in Cabinet A, slide 68 of the Cooke County Plat Records;

THENCE North 59 degrees 04 minutes 41 seconds East, with the South line of said Addition, a distance of 426.34 feet to a found steel pin at a corner of said Addition on the West line of Wheeler Creek Drive;

THENCE Southeasterly, 20.24 feet with a curve to the right having a radius of 1812.65 feet and whose chord is South 36 degrees 44 minutes 25 seconds East, a distance of 20.24 feet to a found steel pin at the Southwest corner of Wheeler Creek Drive;

THENCE North 53 degrees 43 minutes 54 seconds East, continuing with the Southeast line of said Addition, passing the Southeast corner of said Wheeler Creek Drive, continuing a distance of 320.00 feet to a found steel pin at the Southeast corner of Lot 23 in Block 23 of said Addition;

THENCE North 53 degrees 58 minutes 55 seconds East, a distance of 60.00 feet to a found steel pin at the Southwest corner of a lot conveyed to Joe Wallace, et ux by deed recorded in Volume 1939, page 309 of said Public Records, at the end of Mesquite Street;

THENCE North 53 degrees 42 minutes 43 seconds East, with the South line of said Wallace lot, a distance of 196.15 feet to a set steel pin on the East line of said tract, common to the West line of said Brown Survey;

THENCE South 00 degrees 12 minutes 10 seconds West, a distance of 1831.76 feet to a found steel pin at the Southwest corner of said Brown Survey, the Northwest corner of the A. C. C. Bailey Survey Abstract 44, the Northeast corner of the S. D. Brown Survey Abstract 94, and the Southernmost Southeast corner of said Webster Survey;

THENCE South 04 degrees 13 minutes 42 seconds West, along and near a fence, a distance of 184.42 feet to a found steel pin at a post;

THENCE South 21 degrees 54 minutes 25 seconds West, a distance of 204.90 feet to a set mag nail at the South corner of said Joint Venture tract, in the middle of a 100 feet wide T. P. & L. Utility and Drainage Easement;

THENCE North 23 degrees 51 minutes 43 seconds West, with the West line of said tract, a distance of 1824.06 feet to the point of beginning containing 22.24 acres of land.

17302-3Jeg

Note:
The exact location of the sewer line bisecting these tracts would require the city to locate the manholes.

Bearings are referred to the Texas Coord. System, NAD 83.

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-stating by the surveyor. Copyright has been reserved.

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 Neighbor's improvements extend onto this tract near Northwest corner.

STATE OF TEXAS REGISTERED DELBERT W. WEST 1896 PROFESSIONAL LAND SURVEYOR

FIELD NOTES TO 6.45 ACRES IN THE M. L. WEBSTER SURVEY ABSTRACT 1118 CITY OF GAINESVILLE, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the M. L. Webster Survey Abstract 1118, in the City of Gainesville, Cooke County, Texas being part of a tract of land conveyed by Charles M. Wilson, et al to The Creek Development Joint Venture by deed recorded in Volume 899, page 729 of the Cooke County Official Public Records and being more particularly described as follows:

BEGINNING at a set steel pin on the North line of The Creek Addition, Section 1, shown by plat recorded in Cabinet A, slide 68 of the Cooke County Plat Records, at its intersection with the South line of O'Neal Street as described in a deed from Jean Wilson Westfall, et vir to the City of Gainesville, Cooke County, Texas recorded in Volume 1358, page 464 of said Public Records;

THENCE North 66 degrees 13 minutes 09 seconds East, with said South line of O'Neal Street, a distance of 897.51 feet to a set steel pin at the beginning of a curve to the right;

THENCE Northeasterly, 2.14 feet along a curve to the right, having a radius of 1551.34 feet and a chord of North 66 degrees 07 minutes 28 seconds East, a distance of 2.14 feet to a set steel pin on the East line of said The Creek Development tract;

THENCE South 00 degrees 12 minutes 10 seconds West, with said East line, passing the Northwest corner of the S.D. Brown Survey Abstract 95, continuing a total distance of 762.06 feet to a corner on the East line of said The Creek Addition;

THENCE North 04 degrees 13 minutes 08 seconds West, a distance of 155.56 feet to a corner of said Addition;
2222
THENCE South 85 degrees 45 minutes 36 seconds West, a distance of 181.03 feet to a corner of said Addition;

THENCE North 87 degrees 59 minutes 11 seconds West, a distance of 251.58 feet to a found steel pin at a corner of said Addition;

THENCE North 30 degrees 30 minutes 56 seconds West, a distance of 77.76 feet to a corner of said Addition;

THENCE North 16 degrees 35 minutes 48 seconds West, a distance of 181.02 feet to a corner of said Addition;

THENCE South 77 degrees 38 minutes 16 seconds West, a distance of 153.15 feet to a corner of said Addition;

THENCE North 65 degrees 31 minutes 52 seconds West, a distance of 104.33 feet to a corner of said Addition;

THENCE South 86 degrees 56 minutes 38 seconds West, a distance of 41.48 feet to the point of beginning containing 6.45 acres of land.

17302-2Jeg

FIELD NOTES TO 60.77 ACRES IN THE M. L. WEBSTER SURVEY ABSTRACT 1118, CITY OF GAINESVILLE, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the M. L. Webster Survey Abstract 1118, City of Gainesville, Cooke County, Texas, being a part of a tract described in a deed from Charles M. Wilson, et al to The Creek Development Joint Venture recorded in Volume 899, page 729 of the Cooke County Official Public Records and being more particularly described as follows:

BEGINNING at a set steel pin on the North line of said The Creek Development tract, common to the North line of said Webster Survey, in Shipley Drive, at a point located South 89 degrees 09 minutes 45 seconds East, a distance of 295.62 feet from the Northwest corner of said tract;

THENCE North 89 degrees 09 minutes 45 seconds East, with said North line, in said Shipley Drive, a distance of 1809.57 feet to a set steel pin at the Northeast corner of said The Creek Development tract;

THENCE South 00 degrees 12 minutes 10 seconds West, with the East line of said The Creek Development tract, passing a set steel pin on the South line of Shipley Drive, continuing a total distance of 1272.34 feet to a set steel pin on the North line of O'Neal Street as described in a deed from Joan Wilson Westfall, et vir to City of Gainesville recorded in Volume 1358, page 464 of said Public Records;

THENCE Southwesterly, with said North line of O'Neal Street, 33.13 feet along a curve to the left having a radius of 1621.33 feet and a chord of South 66 degrees 47 minutes 46 seconds West, a distance of 33.13 feet to a set steel pin at the end of said curve;

THENCE South 66 degrees 13 minutes 09 seconds West, with said North line, a distance of 1383.71 feet to a set steel pin on the East line of the Hillcrest Addition Extension 8 as shown by the Corrected Plat recorded in Cabinet A, slide 6 of said Plat Records, said point also being on the center line of a 100 feet wide T.P. 8 L. Co. utility easement;

THENCE North 23 degrees 54 minutes 43 seconds West, with said East line and said center line, continuing and passing the Northeast corner of Lot 1 in Block 29 of said Extension 8, continuing a total distance of 1424.52 feet to a found steel pin at the Southwest corner of a tract conveyed to Tommy R. Martin, et al as Trustee's of the Jehovah's Witness Church;

THENCE North 88 degrees 55 minutes 18 seconds East, a distance of 79.42 feet to a found steel pin at the Southeast corner of said church tract;

THENCE North 01 degree 08 minutes 17 seconds West, along and near a fence, passing the Northeast corner of said church tract on the South line of said Shipley Drive, continuing a total distance of 513.25 feet to the point of beginning containing 60.77 acres of land.

17302-1Jeg

89.46 ACRES IN THREE TRACTS IN THE M. L. WEBSTER SURVEY ABSTRACT 1118, ET AL COOKE COUNTY, TEXAS

DELBERT W. WEST
Registered Professional Land Surveyor
107 North Dixon St. Gainesville, Texas 76240 Ph. 940/665-1914

Scale	1" = 300'	Drawn By	DWW
Date	5/02/2022	Job No.	7492-R/7492-12

Drawing Number 3026