

N 88°06'11"E 3914.75'
Along or near fence

N 13°12'33"E 1323.48'
Along or near fence

N 80°11'00"W 1934.71'
Along or near fence

390.00 Acres

John David Monroe to Donald O. Monroe, THIRD TRACT, 885-712 CCDR

JOHN MCKERLY SURVEY ABSTRACT 639

Along or near fence
S 89°44'36"W 2205.26'

White Bluff Ranch LLC, 2487/631 CCOPR

Timber Creek Real Estate Partners, 1803-761 CCOPR

83.86 Acres

Pipe Line

Oil well

N 57°28'55"W 1922.97'
Along or near fence

COURSE	BEARING	DISTANCE
L-1	S 89°25'52"W	247.95'
L-2	S 22°38'47"W	242.23'
L-3	S 09°44'26"W	86.85'
L-4	S 03°23'56"E	373.28'
L-5	S 20°18'56"E	6.75'
L-6	S 39°07'32"E	63.74'
L-7	S 50°19'16"E	7.21'
L-8	S 61°51'24"E	183.46'
L-9	S 77°07'26"E	15.91'
L-10	S 88°31'03"E	116.77'

4.09 Ac.

557.41'

486.74'

S 00°34'08"E

S 88°40'28"E 18.39'

S 00°34'08"E

485.47'

S 00°34'08"E

S 00°24'12"E 3296.74'

J. MASSINGILL SURVEY ABSTRACT 687

GANN SURVEY ABSTRACT

S 88°40'28"E 18.39'

Trustee of Sivells Bend School 279/214 CCDR
Judge J. P. Hall, County Judge 74/421 CCDR

Timber Creek Real Estate Partners, 1803-761 CCOPR

Cheng Zhongqiang 2405-390 CCOPR

S 00°07'13"W 65.79'
S 01°19'40"W 148.22'

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



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.

This survey done without title work.
Nor all easements shown.
Bearings are referred to the Texas Coord. System, NAD 83.

Preliminary for review

477.95 ACRES IN THREE TRACTS
JOHN MCKERLY SURVEY ABSTRACT 639
COOKE COUNTY, TEXAS

DELBERT W. WEST Registered Professional Land Surveyor		
107 North Dixon St.	Gainesville, Texas 76240	Ph. 940/665-1914
Scale 1" = 500'	Drawn By DWW	Drawing Number
Date 05/01/2024	Job No. 17745/17745-3	3068