

1529 E. I-30, STE. 103
CARLAND, TEXAS 75043

PLM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. _____ in the city of _____ Valley View, Texas.

SURVEY PLAT



Being a tract of land situated in the P.J. Wells Survey, Abstract No. 1147, located in the City of Valley View, Cooke County, Texas, same being a portion of that tract of land described in deed conveyed to Sean Ashley and Hayley Jill Lotfice, recorded in Volume 2474, Page 715, Deed Records, Cooke County, Texas, and being more particularly described by metes & bounds as follows:

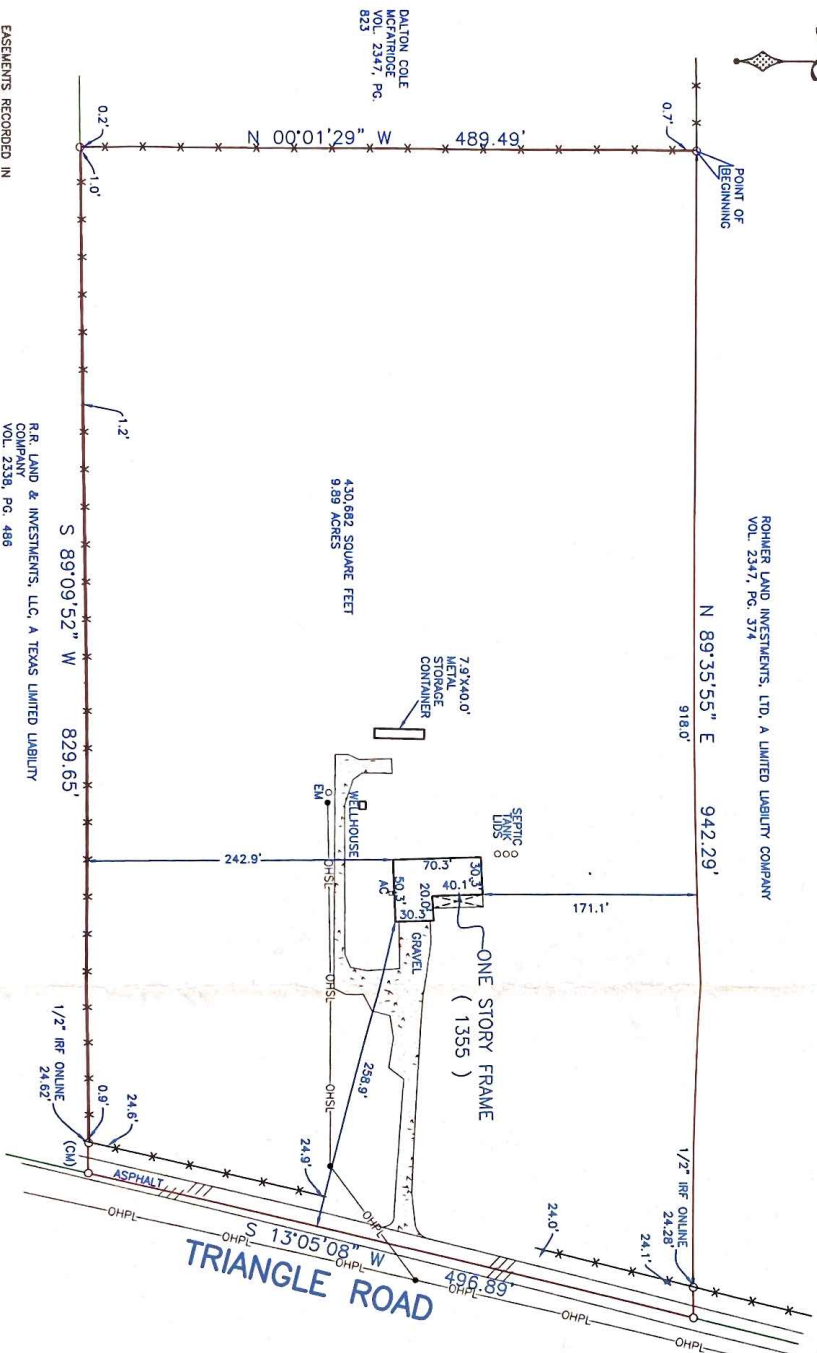
BEGINNING at a 1/2 inch orange capped iron rod stamped "RPLS 1896" found for corner, said corner lying along the South line of a tract of land described in deed conveyed to Rohmer Land Investments, LTD, recorded in Volume 2347, Page 374, Deed Records, Cooke County, Texas, also being the Northeast corner of a tract of land described in deed conveyed to Dalton Cole McFartridge, recorded in Volume 2347, Page 823, Deed Records, Cooke County, Texas, and being the Northwest corner of said Ashley/Lotfice tract;

THENCE North 89 degrees 35 minutes 55 seconds East along the South line of said Rohmer Land Investments tract a distance of 918.00 feet to a 1/2 inch orange capped iron rod stamped "RPLS 1896" found online and continuing a total distance of 942.29 feet to a 1/2 inch yellow capped iron rod found for corner, said corner lying along the Northwest line of Triangle Road;

THENCE South 13 degrees 05 minutes 08 seconds West along the Northwest line of said Triangle Road a distance of 496.89 feet to a 1/2 inch orange capped iron rod found for corner, said corner being the Northeast corner of a tract of land described in deed conveyed to R.R. Land & Investments, LLC, recorded in Volume 2338, Page 486, Deed Records, Cooke County, Texas;

THENCE South 89 degrees 09 minutes 52 seconds West along the North line of said R.R. Land & Investments tract a distance of 24.62 feet to a 1/2 inch orange capped iron rod stamped "RPLS 1896" found online and continuing a total distance of 829.65 feet to a 1/2 inch orange capped iron rod stamped "RPLS 1896" found for corner, said corner being the Southwest corner of said Ashley/Lotfice tract;

THENCE North 00 degrees 01 minutes 29 seconds West along the East line of said McFartridge tract a distance of 489.49 feet to the POINT OF BEGINNING and containing 430,682 square feet or 9.89 acres of land.



ROMER LAND INVESTMENTS, LTD, A LIMITED LIABILITY COMPANY
VOL. 2347, PG. 374

DALTON COLE
MCFARTRIDGE
VOL. 2347, PG.
823

R.R. LAND & INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY
COMPANY
VOL. 2338, PG. 486

EASEMENTS RECORDED IN
THE FOLLOWING VOLUME &
PAGE NUMBERS:
VOL. 510, PG. 247
VOL. 516, PG. 788
VOL. 502, PG. 511
VOL. 710, PG. 517
VOL. 1894, PG. 395
VOL. 2171, PG. 804

BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH
CENTRAL ZONE



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ACCEPTED BY:

The plat hereon is true, correct, and accurate representation of the property

as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements, TITLE AND ABSTRACTING WORK FURNISHED BY One Nation Title

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROVISIONS EXCEPT AS SHOWN.

Scale: 1" = 100'

Date: 03/11/2022
G. F. No.: 202020-0018
Job no.: 202202068
Drawn by: MR

MODE	THICKNESS	LENGTH	MARKING
IRON LANK	1/2"	36"	ORANGE CAP
IRON FLICK	1/2"	36"	RED CAP
WIRE FLICK	1/2"	36"	BLACK CAP
CL	CONCRETE LANK	36"	RED CAP
WIR	WIRE LANK	36"	RED CAP
1/2"	IRON ROD	36"	RED CAP
1/2"	YELLOW-CAPED IRON ROD	36"	RED CAP
1/2"	IRON ROD	36"	RED CAP
1/2"	IRON ROD	36"	RED CAP
1/2"	IRON ROD	36"	RED CAP
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