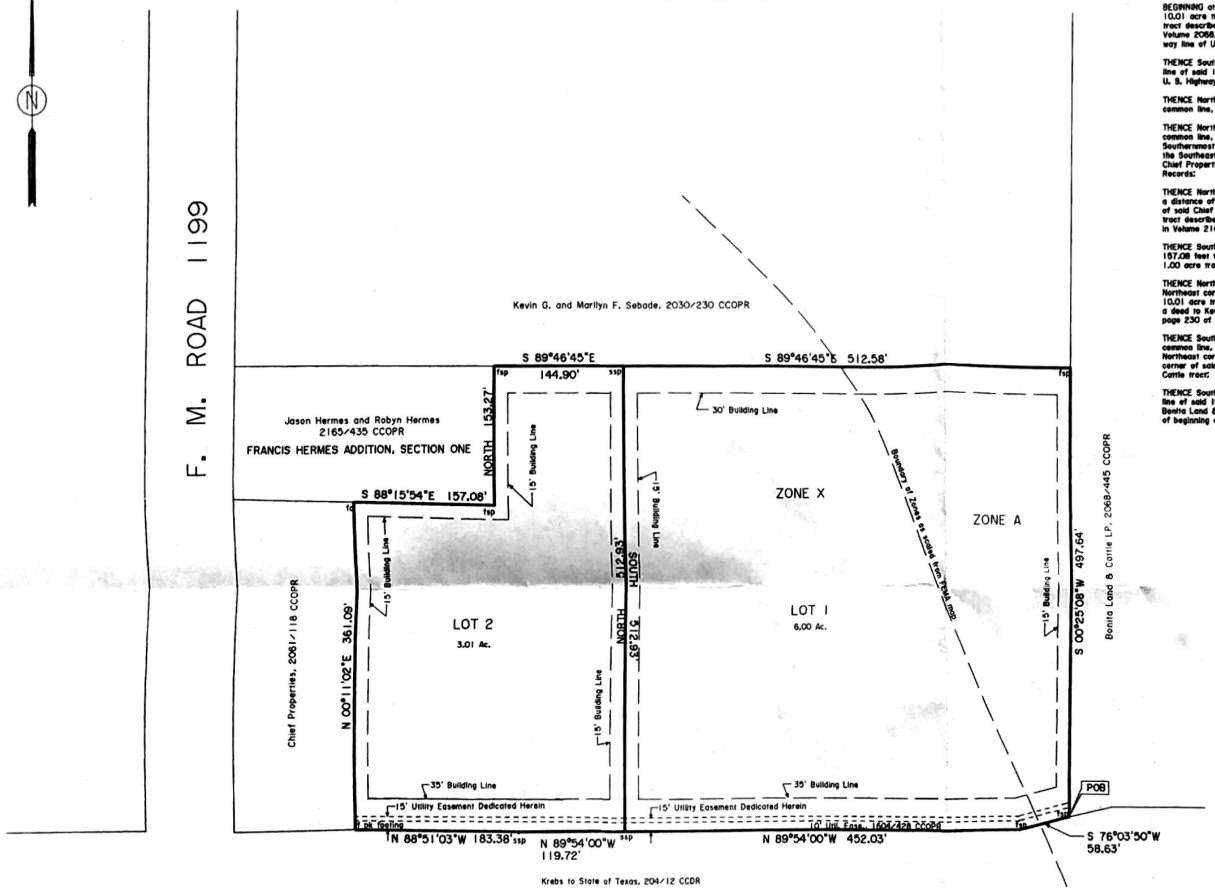
HENRY WILKER SURVEY ABSTRACT 1190



FIELD NOTES TO 9.01 ACRES IN THE HENRY WILKEY SURVEY ABSTRACT 1090, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the Henry Wilkey Survey Abstract 1090, Cooke County, Texas, being a part of a 10.01 acre tract conveyed by Theresa Hermes, Trustee to Francis J. Hermes by deed recorded in Volume 1766, page 690 of the Cooke County Official Public Records, and being more particularly described as follows:

BEGINNING at a found steel pin at the Southeast corner of said 10.01 acre tract, common to the Southwest corner of a 31.97 acre tract described in a deed to Bonita Land & Cattle LP recorded in Volume 2068, page 445 of said Public Records, on the North right of way line of U. S. Highway 82;

THENCE South 76 degrees 03 minutes 50 seconds West, with the South line of said 10.01 acre tract, common to said North line of U. S. Highway 82, a distance of 58.63 feet to a found steel pin;

THENCE North 89 degrees 54 minutes 00 seconds West, with said common line, a distance of 571.75 feet to a set steel pin;

THENCE North 88 degrees 51 minutes 03 seconds West, with said common line, a distance of 183.38 feet to a set PK nail at the Southernmost Southeast corner of said 10.01 acre tract, common to the Southeast corner of a tract described in a deed to Chief Properties recorded in Volume 2081, page 118 of said Public Records;

THENCE North 00 degrees 11 minutes 02 seconds East, along a fence, a distance of 361.09 feet to a fence corner at the Northeast corner of said Chief Properties tract, on the South line of a 1.00 acre tract described in a deed to Jason Hermes and Robyn Hermes recorded in Volume 2165, page 435 of said Public Records;

THENCE South 88 degrees 15 minutes 54 seconds East, a distance of 157.08 feet to a found steel pin at the Southeast corner of said 1.00 acre tract;

THENCE North, a distance of 153.27 feet to a found steel pin at the Northeast corner of said 1.00 acre tract, on the North line of said 10.01 acre tract, common to the South line of a tract described in a deed to Kevin G. and Marilyn F. Sebade recorded in Volume 2030, page 230 of said Public Records;

THENCE South 89 degrees 46 minutes 45 seconds East, with said common line, a distance of 657.48 feet to a found steel pin at the Northeast corner of said 10.01 acre tract, common to the Southeast corner of said Sebade tract, on the West line of said Bonita Land & Cattle tract;

THENCE South 00 degrees 25 minutes 08 seconds West, with the East line of said 10.01 acre tract, common to said West line of said Bonita Land & Cattle tract, a distance of 497.64 feet to the point of beginning containing 9.01 acres of land.

16025.leg

APPROVAL

APPROVED this 11 day of November, 2018 by the City Council of the City of Lindsay, Texas.

Mayor — City Secretary (Monica Laux)

APPROVED this 11 day of November, 2018 by the Planning and Zoning Commission of the City of Lindsay, Texas.

DEDICATION

I, Francis Hermes, as owner of the property shown hereon, do hereby make subdivision of said property and designate the same as the FRANCIS HERMES ADDITION, SECTION TWO in the City of Lindsay, Cooke County, Texas and dedicate to public use all easements shown inside said subdivision forever.

By: Francis Hermes
Francis Hermes
313 W. J.M. Lindsay Boulevard
Gainesville, TX 76240

STATE OF TEXAS
COUNTY OF COOKE

Before me, the undersigned authority, on this day personally appeared Francis Hermes, known to me to be the person who signed the foregoing dedication and acknowledged to me that he executed the same for the use and purpose therein expressed.

Given under my hand and seal of office this 11 day of November, 2018.

Monica Laux
Notary Public in and for
Cooke County, Texas

My Commission Expires: 9/25/22

MONICA LAUX
Notary Public, State of Texas
Comm. Expires 09-25-2022
Notary ID 131736950

100 0 100 200 300
GRAPHIC SCALE – FEET

FLOOD STATEMENT:
This subdivision lies in both Zone A and Zone X per FEMA Map 480660300C dated 1/16/2008.
Zone A is areas within the 1% annual chance floodplain.
Zone X is area outside the 0.2% annual chance floodplain.

All easements shown that are not of record are "Dedicated Herein".

City of Lindsay Zone SF-E (Single Family Residential – Estate District)

All corners are marked with steel pins.

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

LEGEND

CM	•	CONTROLLING MONUMENT
FSP	•	FOUND STEEL PIN
SSP	•	SET STEEL PIN
PP	•	POWER POLE
PK	•	PK MASONRY NAIL
MH	•	MANHOLE
FC	•	FENCE CORNER
SS	•	SANITARY SEWER
WM	•	WATER METER
WV	•	WATER VALVE
BOUNDARY LINE		
UTILITY EASEMENT LINE		
BUILDING SETBACK LINE		
FENCE LINE		—x—
POWER LINE		—OH—
SANITARY SEWER LINE		—S—
PIPE LINE		—P—

Vesting Deed
Theresa Hermes, Trustee to Francis J. Hermes, 1766/690 CCOPR

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

SURVEYOR'S CERTIFICATE

I, Delbert W. West, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my supervision.

Delbert W. West, Registered Professional Land Surveyor
107 N. Dixon St., Gainesville, Texas 76240
Phone No. (940) 665-1914

Filed For Record
Dec 21, 2018 at 08:25A
Rebecca Lawson
County Clerk, Cooke CO., TX
By _____ Deputy Clerk

20088423

PRELIMINARY/FINAL PLAT

FRANCIS HERMES ADDITION, SECTION TWO
HENRY WILKEY SURVEY ABSTRACT 1090
CITY OF LINDSAY
COOKE COUNTY, TEXAS

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

Scale	1" = 100'	Drawn By	bb/DWW
Date	12/05/2018	Job No.	5200-S/5200-67

Drawing Number 576