

NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (CORS96 ADJUSTMENT). COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE ZONE (4022). THE COMBINED SCALE FACTOR IS 1.0000995.

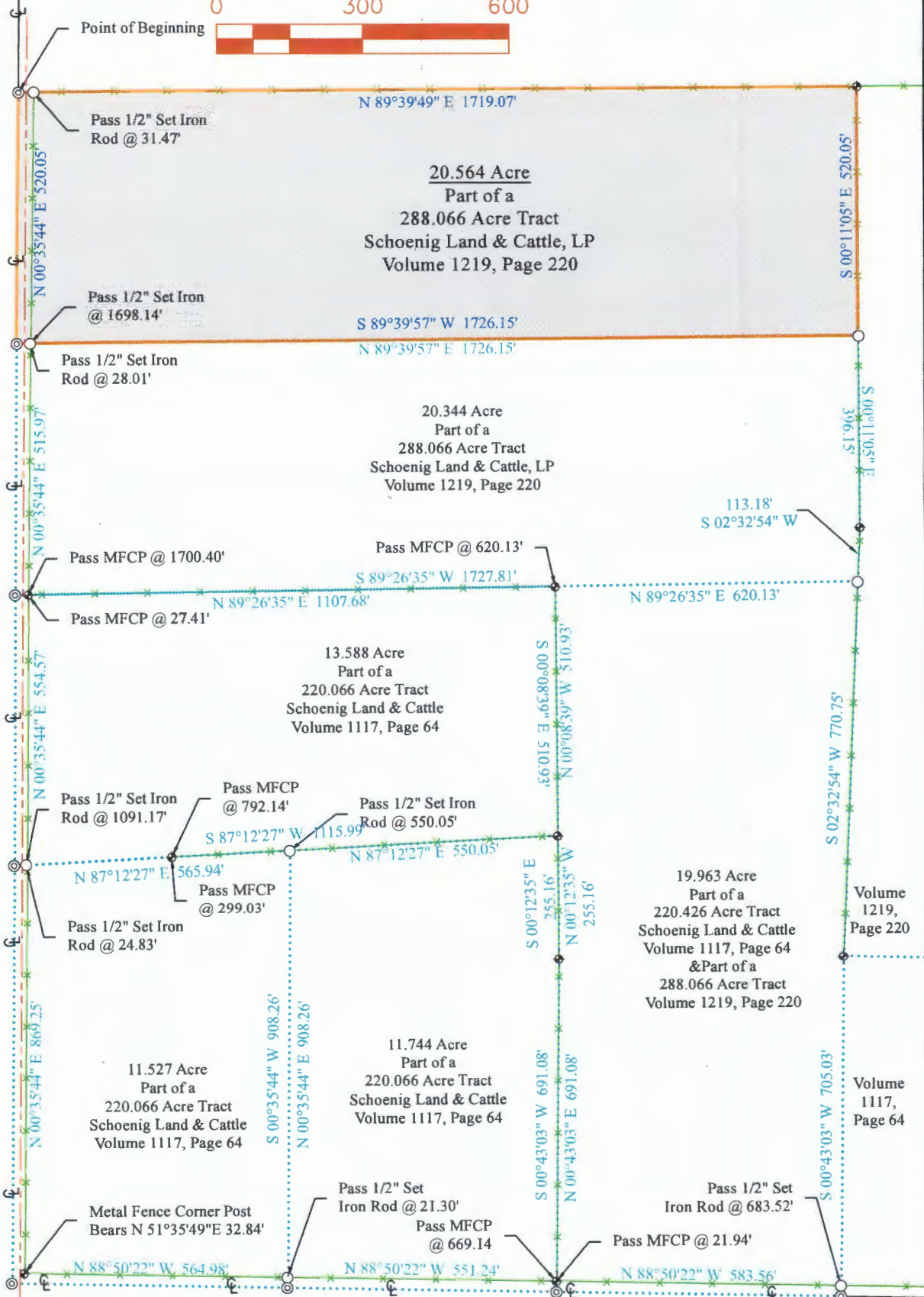


181.750 Acre Tract
Warner Blackmon
Tract Two
Volume 2008, Page 314

Scale 1"=300'



COUNTY ROAD 2815



COUNTY ROAD 2840



LEGEND	
Subject Property	
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	○
Point for Corner	⊙
Metal Fence Corner Post	⊕
Adjacent Boundary Lines	⋯⋯⋯
Centerline	—+—+—+—
Boundary	—
Overhead Utilities	- - - - -
Barbed Wire Fence	× × × × ×

NOTE: This survey was done without the benefit of a Title Commitment. Easements were not provided.

Clark R. Sanderson
CLARK R. SANDERSON RPLS #4765

SURVEY
SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2969

Being 20.564 acres of land, a part of the David Kane Survey Abstract Number 1278, lying and being situated in Fannin County, Texas about North 71° East a distance of 17.8 miles from Bonham, the county seat. The said 20.564 acre tract being a part of a 288.066 acre tract as conveyed to Schoenig Land and Cattle, LP in a General Warranty Deed of record in Volume 1219, Page 220 in the Official Public Records of Fannin County, Texas. The said 20.564 acre tract bearings were based on grid bearing of the Texas State Plane Coordinate System (4202). The Combined Scale Factor is 1.0000995. The said 20.564 acre tract being described more particularly by metes and bounds as follows:

Standing at the Southwest corner of a 181.750 acre tract conveyed to Warner Blackmon in Tract Two of Volume 2000, Page 314 a point in County Road 2815 for the Point of Beginning and the Northwest corner of this tract and in the Westernmost West line of the parent tract.

THENCE: N 89°39'49" E with the Southernmost South line of 181.750 acre Blackmon tract passing a ½" found iron rod at 31.47 feet and continuing near a fence line a total distance of 1719.07 feet to a point against the South side of a metal fence corner post for the Northeast corner of this tract.

THENCE: S 00°11'05" E near a fence line a distance of 520.05 feet to a ½" set iron rod for the Southeast corner of this tract and at the Northeast corner of a 20.344 acre tract surveyed this same day.

THENCE: S 89°39'57" W passing a ½" set iron rod at 1698.14 feet and continuing a total distance of 1726.15 feet to a point in County Road 2815 and in the West line of the parent tract for the Southwest corner of this tract and at the Northwest corner of the said 20.344 acre tract.

THENCE: N 00°35'44" E along the road a distance of 520.05 feet to the Point of Beginning and containing 20.564 acres of which about 0.3 of an acre lays in the public road.

I, Clark R. Sanderson Registered Professional Land Surveyor # 4765, State of Texas, do hereby certify the above was taken from measurements made upon the ground on 9-25-2023 and there are no visible easements, encroachments or overlapping of improvements, except as shown on the plat.



Clark R. Sanderson

