



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 (4022). THE COMBINED SCALE FACTOR IS 1.0000995.

Scale 1"=300'



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

Point of Commencement

Pass 1/2" Set Iron Rod @ 31.47'

N 89°39'49" E 1719.07'

20.564 Acre
Part of a
288.066 Acre Tract
Schoenig Land & Cattle, LP
Volume 1219, Page 220

S 00°35'44" W 520.05'

N 00°35'44" E 520.05'

N 00°35'44" E 515.97'

N 00°35'44" E 554.57'

N 00°35'44" E 869.25'

N 00°35'44" E 908.26'

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Point of Beginning

Pass 1/2" Set Iron Rod @ 1698.14'

S 89°39'57" W 1726.15'

N 89°39'57" E 1726.15'

Pass 1/2" Set Iron Rod @ 28.01'

20.344 Acre
Part of a
288.066 Acre Tract
Schoenig Land & Cattle, LP
Volume 1219, Page 220

S 00°11'05" E 520.05'

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COUNTY ROAD 2815

COUNTY ROAD 2840

COUNTY ROAD 2840

13.588 Acre
Part of a
220.066 Acre Tract
Schoenig Land & Cattle
Volume 1117, Page 64

19.963 Acre
Part of a
220.426 Acre Tract
Schoenig Land & Cattle
Volume 1117, Page 64
& Part of a
288.066 Acre Tract
Volume 1219, Page 220

11.527 Acre
Part of a
220.066 Acre Tract
Schoenig Land & Cattle
Volume 1117, Page 64

11.744 Acre
Part of a
220.066 Acre Tract
Schoenig Land & Cattle
Volume 1117, Page 64

Volume 1117, Page 64

Metal Fence Corner Post Bears N 51°35'49" E 32.84'

Pass 1/2" Set Iron Rod @ 21.30'
Pass MFCP @ 669.14'

Pass 1/2" Set Iron Rod @ 683.52'
Pass MFCP @ 21.94'

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



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	—
Barbed Wire Fence	✕

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 20.344 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 20.344 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 20.344 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 20.344 acre tract being described more particularly by metes and bounds as follows:

Commencing 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, Go S 00°35'44" W along the road and with the West line of the parent tract a distance of 520.05 feet to a point for the Point of Beginning and the Northwest corner of this tract and at the Southwest corner of a 20.564 acre tract surveyed this same day.

THENCE: N 89°39'57" E passing a ½" set iron rod at 28.01 feet and continuing a total distance of 1726.15 feet to a set iron rod in a fence line for the Northeast corner of this tract and at the Southeast corner of the said 20.564 acre tract.

THENCE: S 00°11'05" E near a fence line a distance of 396.15 feet to a metal fence corner post for a corner of this tract.

THENCE: S 02°32'54" W near a fence line a distance of 113.18 feet to a set iron rod for the Southeast corner of this tract and at the Northeast corner of a 19.963 acre tract surveyed this same day.

THENCE: S 89°26'35" W passing a metal fence corner post at the Northwest corner of the said 19.963 acre tract at 620.13 feet and continuing near a fence line and passing a ½" set iron rod at a subtotal distance of 1700.40 feet and continuing a total distance of 1727.81 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 a 13.588 acre tract surveyed this same day.

THENCE: N 00°35'44" E along the road a distance of 515.97 feet to the Point of Beginning and containing 20.344 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

