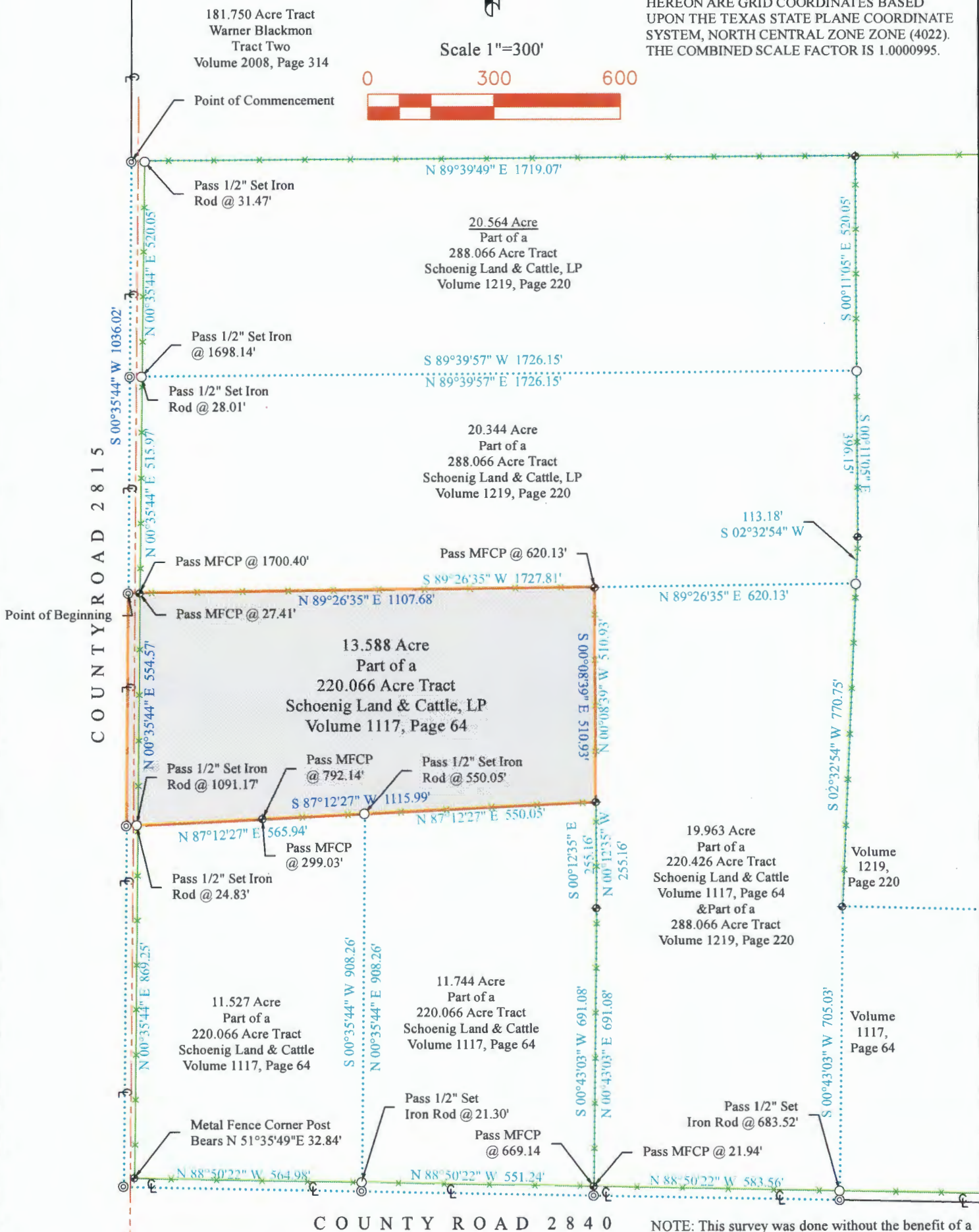


NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (CORS96 ADJUSTMENT). COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4022).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



Scale 1"=300'



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 13.588 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 17.7 miles from Bonham, the county seat. The said 13.588 acre tract contains a part of a 220.426 acre tract conveyed to Schoenig Land and Cattle, LP in a General Warranty Deed of record in Volume 1117, Page 64 in the Official Public Records of Fannin County, Texas. The said 13.588 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 13.588 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 1036.02 feet to a point for the Point of Beginning and the Northwest corner of this tract and at the Southwest corner of a 20.344 acre tract surveyed this same day.

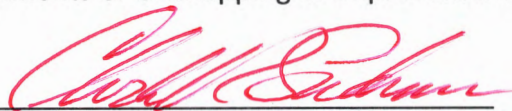
THENCE: N 89°26'35" E with the South line of the said 20.344 acre tract passing a ½" set iron rod at 27.41 feet and continuing near a fence line a total distance of 1107.68 feet to a metal fence corner post for the Northeast corner of this tract and at the Northwest corner of a 19.963 acre tract surveyed this same day.

THENCE: S 00°08'39" E near a fence line a distance of 510.93 feet to a metal fence corner post for the Southeast corner of this tract and at the Northeast corner of an 11.744 acre tract surveyed this same day.

THENCE: S 87°12'27" W passing a set iron rod at the Northwest corner of the said 11.744 acre tract at 550.05 feet and continuing near a fence line and passing a metal fence corner post at a subtotal distance of 792.14 feet and continuing and passing a ½" set iron rod at a subtotal distance of 1091.17 feet and continuing a total distance of 1115.99 feet to a point in County Road 2815 and in the West line of the 220.426 acre parent tract for the Southwest corner of this tract and at the Northwest corner of a 11.527 acre tract surveyed this same day.

THENCE: N 00°35'44" E along the road a distance of 554.57 feet to the Point of Beginning and containing 13.588 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

