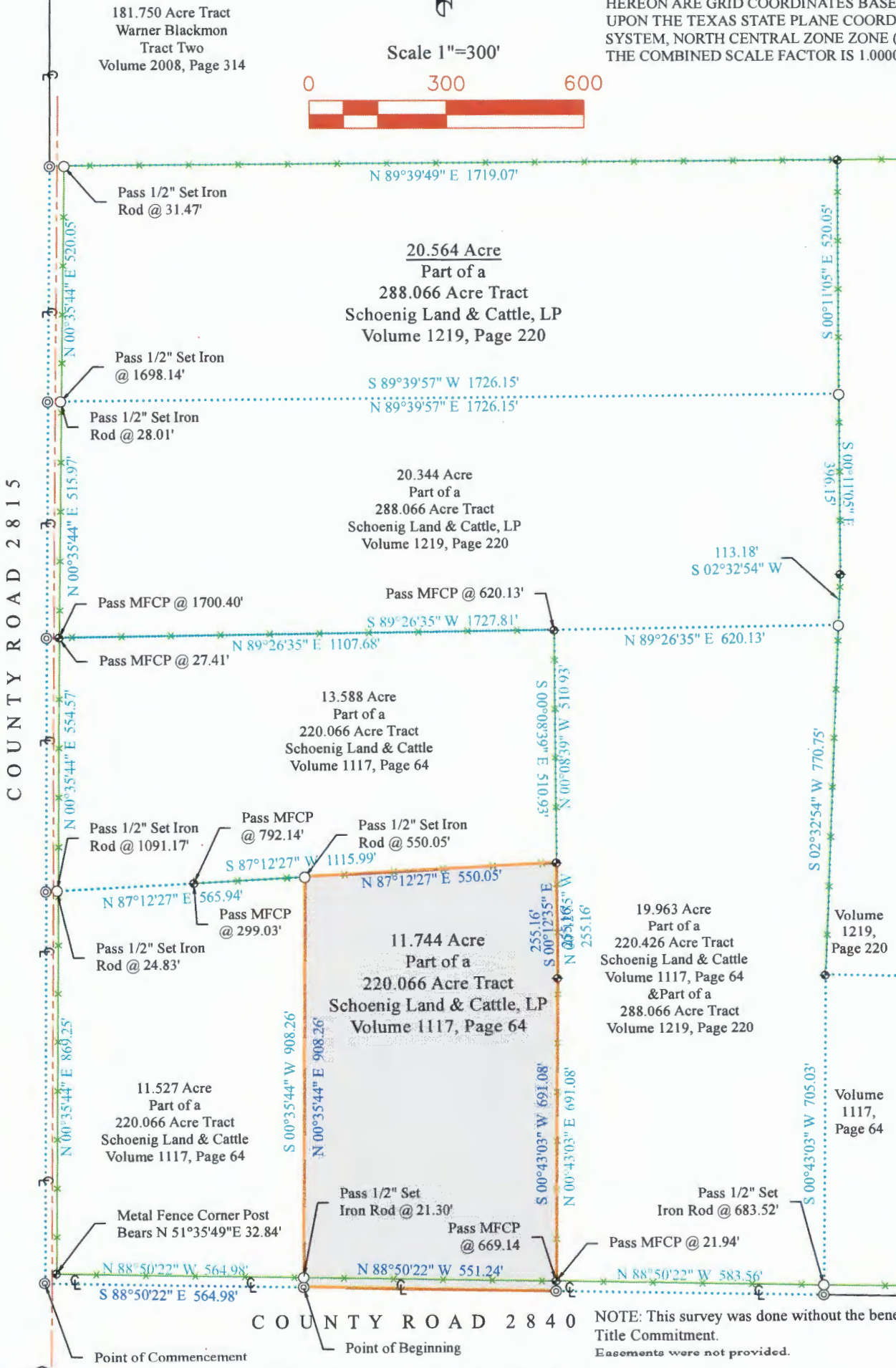




NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (CORS96 ADJUSTMENT). COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (402). THE COMBINED SCALE FACTOR IS 1.0000995.

Scale 1"=300'



COUNTY ROAD 2815

COUNTY ROAD 2840

Point of Commencement

Point of Beginning

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 11.744 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 17.6 miles from Bonham, the county seat. The said 11.744 acre tract contains a Southern 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 11.744 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 11.744 acre tract being described more particularly by metes and bounds as follows:

Commencing at the intersection of the center of County Road 2840 with the center of County Road 2815 a point at the Southwest corner of the 220.426 acre parent tract, Go S 88°50'22" E along County Road 2840 and with the South line of the said parent tract a distance of 564.98 feet to a point for the Point of Beginning and the Southwest corner of this tract and at the Southeast corner of a 11.527 acre tract surveyed this same day.

THENCE: N 00°35'44" E passing a set iron rod at 21.30 feet and continuing a total distance of 908.26 feet to a set iron rod near a fence line for the Northwest corner of this tract and at the Northeast corner of the 11.527 acre tract surveyed this same day.

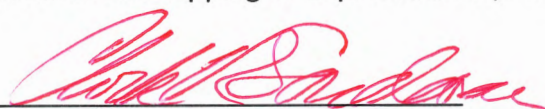
THENCE: N 87°12'27" E near a fence line a distance of 550.05 feet to a metal fence corner post for the Northeast corner of this tract and at a corner of a 19.963 acre tract surveyed this same day.

THENCE: S 00°12'35" W near a fence line a distance of 255.16 feet to a metal fence corner post for a corner of this tract and at a corner of the said 19.963 acre tract.

THENCE: S 00°43'03" W near a fence line passing a metal fence corner post at 669.14 feet and continuing a total distance of 691.08 feet to a point in County Road 2840 and in the South line of the parent tract for the Southeast corner of this tract and at the Southwest corner of the said 19.963 acre tract.

THENCE: N88°50'22" W along County Road 2840 a distance of 551.24 feet to the Point of Beginning and containing 11.744 acres of which about 0.3 of an acre lays in the public roads.

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

