

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  
Volume 2008, Page 314

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

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

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

Pass MFCP @ 946.21'

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

Volume 1219, Page 220

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

Volume 1117, Page 64

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

COUNTY ROAD 2815

COUNTY ROAD 2840

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

Point of Beginning



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	—x—

*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 11.527 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 11.527 acre tract contains a Southwest 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 11.527 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 11.527 acre tract being described more particularly by metes and bounds as follows:

Standing 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 for the Point of Beginning and the Southwest corner of this tract, from which a metal fence corner post bears N 51°35'49" E a distance of 32.84 feet.

THENCE: N 00°35'44" E along County Road 2815 and with the Westernmost West line of the 220.426 acre parent tract a distance of 869.25 feet to a point for the Northwest corner of this tract and at the Southwest corner of a 13.588 acre tract surveyed this same day.

THENCE: N 87°12'27" E passing a set iron rod at 24.83 feet and continuing and passing a metal fence corner post at a subtotal distance of 299.03 feet and continuing near a fence line a total distance of 565.94 feet to a set iron rod for the Northeast corner of this tract and at the Northwest corner of a 11.744 acre tract surveyed this same day.

THENCE: S 00°35'44" W passing a set iron rod at 886.96 feet and continuing a total distance of 908.26 feet to a point in County Road 2840 and in the South line of the said parent tract for the Southeast corner of this tract and at the Southwest corner of the said 11.744 acre tract.

THENCE: N88°50'22" W along County Road 2840 a distance of 564.98 feet to the Point of Beginning and containing 11.527 acres of which about 0.7 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

