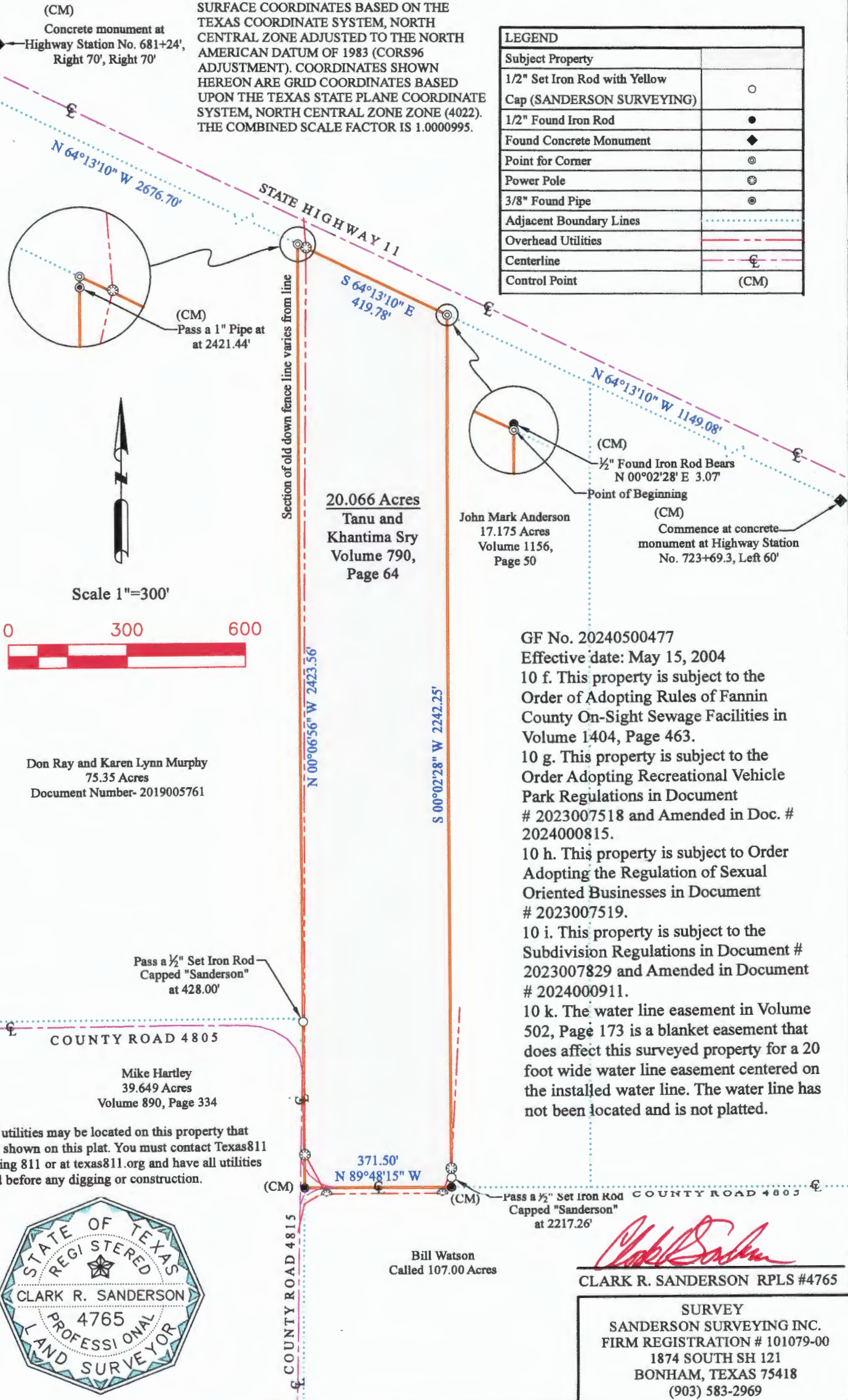


Buried utilities may be located on this property that are not shown on this plat. You must contact Texas811 by dialing 811 or at texas811.org and have all utilities marked before any digging or construction.

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.

| LEGEND | |
|---|------|
| Subject Property | |
| 1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING) | ○ |
| 1/2" Found Iron Rod | ● |
| Found Concrete Monument | ◆ |
| Point for Corner | ⊙ |
| Power Pole | ⊗ |
| 3/8" Found Pipe | ⊗ |
| Adjacent Boundary Lines | --- |
| Overhead Utilities | --- |
| Centerline | --- |
| Control Point | (CM) |



Being 20.066 acres of land, a part of the G. B. Tefteller Survey Abstract Number 1260, lying and being situated in Fannin County, Texas about South 02° East a distance of 10 miles from Bonham, the county seat. The said 20.066 acre tract being the same land conveyed to Tanu Sry and wife, Khantima Sry in a Warranty Deed of record in Volume 790, Page 64 in the Official Public Records of Fannin County, Texas. The said 20.066 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 20.066 acre tract being described more particularly by metes and bounds as follows:

Commencing at a found concrete monument located in the South right-of-way of State Highway 11 at Station Number 723+69.3', Left 60', Go N 64°13'10" W with the South highway right-of-way a distance of 1149.08 feet to a point at the Northeast corner of the referenced 20.666 acre parent tract and at the Northwest corner of a 17.175 acre tract as conveyed to John Mark Anderson in Volume 1156, Page 50 for the Point of Beginning and the Northeast corner of this tract, from which a found ½" iron rod bears N 00°02'28"E a distance of 3.07 feet.

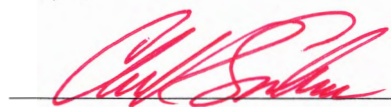
THENCE: S 00°02'28" W passing a set iron rod at 2217.26 feet and continuing a total distance of 2242.25 feet to a found ½" iron rod near the center of County Road 4805 for the Southeast corner of this tract and at the Southwest corner of the said 17.175 acre Anderson tract.

THENCE: N 89°48'15" W along the road a distance of 371.50 feet to a found ½" iron rod at the intersection with County Road 4815 for the Southwest corner of this tract and at the Northwest corner of a called 107 acre tract as conveyed to Bill Watson and in the East line of a 39.619 acre tract as conveyed to Mike Hartley in Volume 890, Page 334.

THENCE: N 00°06'56" W along County Road 4805 with the East line of the said Hartley tract and with the East line of a called 75.35 acre tract conveyed to Don Ray Murphy in Document # 2019005761 passing a set iron rod on the East side of a bend in the road to the West at 428.00 feet and continuing with the West line of the parent tract passing a found 1 inch pipe at subtotal distance of 2421.44 feet and continuing a total distance of 2423.56 feet to a point in the South highway right-of-way for the Northwest corner of this tract and at the Northeast corner of the Murphy tract for the Northwest corner of this tract, from which a found concrete monument at Highway Station No. 681+24', Right 70' bears N 64°13'10" W a distance of 2676.70 feet and then N 25°47'53" E a distance of 130.00 feet.

THENCE: S 64°13'10" E with the South highway right-of-way a distance of 419.78 feet to the Point of Beginning and containing 20.066 acres of which about 0.4 of an acre lays in the public road.

I, Clark R. Sanderson Registered Professional Land Surveyor State of Texas # 4765, do hereby certify the above was taken from measurements made upon the ground on 6-9-2024 and there are no visible easements, right-of-ways, encroachments or overlapping of improvements, except as shown on the plat.



Clark R. Sanderson RPLS #4765

