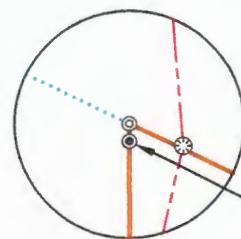


NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (CORS96 ADJUSTMENT). COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE ZONE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

(CM)
Concrete monument at
Highway Station No. 681+24',
Right 70', Right 70'

$N 25^{\circ}47'33'' E$

$N 64^{\circ}13'10'' W$ 2676.70'



(CM)
Pass a 1" Pipe at
at 2421.44'



Scale 1"=300'



Don Ray and Karen Lynn Murphy
75.35 Acres
Document Number- 2019005761

COUNTY ROAD 4805

Mike Hartley
39.649 Acres
Volume 890, Page 334

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.



STATE HIGHWAY 11

$S 64^{\circ}13'10'' E$
419.78'

Section of old down fence line varies from line

20.066 Acres
Taru and
Khartima Sry
Volume 790,
Page 64

$N 00^{\circ}06'56'' W$ 2423.56

$S 00^{\circ}02'28'' W$ 2242.25'

John Mark Anderson
17.175 Acres
Volume 1156,
Page 50

$N 64^{\circ}13'10'' W$ 1149.08'
(CM)
 $\frac{1}{2}$ " Found Iron Rod Bears
N 00°02'28" E 3.07'

Point of Beginning

(CM)
Commence at concrete
monument at Highway Station
No. 723+69.3, Left 60'

GF No. 20240500477

Effective date: May 15, 2004

10 f. This property is subject to the Order of Adopting Rules of Fannin County On-Sight Sewage Facilities in Volume 1404, Page 463.

10 g. This property is subject to the Order Adopting Recreational Vehicle Park Regulations in Document # 2023007518 and Amended in Doc. # 2024000815.

10 h. This property is subject to Order Adopting the Regulation of Sexual Oriented Businesses in Document # 2023007519.

10 i. This property is subject to the Subdivision Regulations in Document # 2023007829 and Amended in Document # 2024000911.

10 k. The water line easement in Volume 502, Page 173 is a blanket easement that does affect this surveyed property for a 20 foot wide water line easement centered on the installed water line. The water line has not been located and is not platted.

COUNTY ROAD 4815

(CM) 371.50' $N 89^{\circ}48'15'' W$ (CM)

Pass a $\frac{1}{2}$ " Set Iron Rod
Capped "Sanderson"
at 2217.26'

Bill Watson
Called 107.00 Acres

CLARK R. SANDERSON RPLS #4765

SURVEY
SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2969

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.

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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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

