

SURVEY #2010-002-2

SHEET 1 OF 2 SHEETS

LEGEND	
Found Concrete Monument	◆
1" Found Iron Rod	⊙
1/2" Found Iron Rod	●
Fence Corner Post	⊙
O/H Power Line	---
Barbed Wire Fence	---
Adjacent Boundary Line	---

Scale 1"=60'

CURVE TABLE

CURVE	BAWUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	TANGENT	DEGREE OF CURVE	CHORD BEARING
C1	994.93'	180.27'	180.10'	913.47'	80.31'	54.52'	N 01°22'35" E

R-O-W Concrete Monument @ FM 1752 Station No. 148+21.4 Left @ PT of Curve

Pass 1/2" Found Iron Rod Bears S 85°36'50" W at 3.99'

(Reference Bearing Volume 953, Page 315)
N 85°36'50" E 656.76'



Colled 2.564 Acres Mark Bushholder and Mary E. Burkholder Volume 1459, Page 240

0.07 ACRES Northern Part of a Colled 1.76 Acre Tract John McDonald Westbrook and Laverne O. Westbrook Volume 1459, Page 272

Remainder of a Colled 1.76 Acre Tract John McDonald Westbrook and Laverne O. Westbrook Volume 1459, Page 272

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

Clark R. Sanderson
Clark R. Sanderson RPLS #4765

All fences vary from line. Areas between fence and boundary lines may be in possible conflict.

SANDERSON SURVEYING INC.
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2000

EXHIBIT "A"

PS-10F2

1875

1875

HIGHWAY 1752

3085 North FM 1752
Fannin County, Texas

Point of Beginning

1" Found Iron Rod at PC of Curve

S 88°36'59" W 243.35'

N 82°58'41" E 633.24'

S 84°33'25" W 306.23'

Valley Power Comp
Volume 1280, Page 238

EXHIBIT "A"
PS-2012

SHEET 2 OF 2 SHEETS

SURVEY # 2010-002-2

Being 0.07 of an acre of land, a part of the Charles Carson Survey Abstract Number 174, lying and being situated in Fannin County, Texas. The said 0.07 acre tract being off the North side of a 1.76 acre tract as conveyed to John McDonald Westbrook and Laverne O. Westbrook in a Warranty Deed in Volume 1459, Page 272 in the Official Public Records of Fannin County, Texas. The said 0.07 acre tract being described more particularly by metes and bounds as follows:

Beginning at the Northeast corner of the 1.76 acre tract in Volume 1459, Page 272, the same being the Southeast corner of a 2.564 acre tract as conveyed to Mark and Mary Burkhalter in Volume 1469, Page 241, a found $\frac{1}{2}$ iron rod in the West right-of-way of F. M. Highway 1752, for the Point of Beginning and the Easternmost corner of this tract.

THENCE: S 80°36'59" W a distance of 247.35 feet to a fence corner post, for a corner of this tract.

THENCE: S 84°29'25" W near a fence line a distance of 386.23 feet to a found $\frac{3}{8}$ inch iron rod, for the Westernmost corner of this tract, at the Southwest corner of the Burkhalter tract, the same being the Northwest corner of the Westbrook tract.

THENCE: N 82°58'41" E with the North line of the Westbrook tract a distance of 633.24 feet to the Point of Beginning and containing 0.07 of an acre.

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 1-6-2010 and are true and correct.


Clark R. Sanderson



By:  Deputy
Angela Frazier
Fannin County Clerk
Fannin County

AUG 31, 2018
I hereby certify that this instrument was by me
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the public records of Fannin County
as stamped hereon by me.

STATE OF TEXAS
COUNTY OF FANNIN
ANY PROVISION HEREIN WHICH RESTRICTS THE
SALE, REUSE, OR USE OF THE DESCRIBED
REAL PROPERTY BECAUSE OF COLOR OR RACE IS
INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

By: Anselia Frazier, Deputy

Receipt Number - 266067

Amount 38.00

Document Number: 5161

As a Deed

Filed for Record in:
Fannin County
Honorable James B. Brown
County Clerk
On: Aug 31, 2018 at 03:19P

Doc 5161 BK 2070 PG 352