

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

LEGEND	
●	1/2" Found Iron Rod
⊙	3/8" Found Iron Rod
○	1/2" Set Iron Rod w/Cap
⊙	Point for Corner
◆	1" Square Rod
⊙	Fence Corner Post
X	Barbed Wire Fence



Called 184.945 Acres
Shane Wallace and
Shawna Wallace
Volume 1217, Page 135

NOTE: Buried utilities may be located on this property that are not shown on this plat. You must call Dig Toss @ 1-800-344-8377 and have all utilities marked before any digging or construction.

Clark R. Sanderson
Clark R. Sanderson RPLS #4765

Point of Commencement
the inside Southwest corner
of the Parent Tract
Volume 874, Page 176

Remainder of a Called 69.62 Acres
Robert John Fahy
Volume 874, Page 176

S 83°51'47" E 1133.30'
Fence Corner Post
Bears N 83°51'47" W
2.98'

LINE	BEARING	DISTANCE
L1	S 25°36'08" E	31.13'
L2	S 28°18'12" E	32.18'
L3	S 37°20'35" E	33.69'
L4	S 43°47'14" E	16.36'
L5	S 48°16'27" E	47.84'
L6	S 55°48'17" E	40.02'
L7	S 62°23'58" E	49.75'
L8	S 87°52'04" E	91.76'

Pass a 1/2" Set Iron
Rod at 66.76'

32.831 ACRES
Remainder of a Called 69.62 Acres
Robert John Fahy
Volume 874, Page 176
February 27, 1969
R. Bogart Survey, Abstract # 63

REFERENCE BEARING: BEARINGS ARE GRID BEARINGS BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).

Called 33.8 Acres
Tract One
Timothy L. Bratton and wife,
Barbara L. Bratton
Volume 875, Page 252

Paul Denton Medley, Jr.
Volume 1092, 455

Pass a 1" Found
Square Rod at 2.99'

S 02°07'56" W 826.45'
County Road 3715

Scale 1"=200'



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

Being: 32.831 acres of land more or less, a part of the R. Bogart Survey Abstract Number 63, lying and being situated on the West side of County Road 3715 in Fannin County, Texas. The said 32.831 acre tract being part of a remainder of a called 69.62 acre tract described in a Deed to Robert John Fahey, dated May 26, 1998 of record in Volume 874, Page 176 and described in a Texas Veterans Land Program Contract of Sale and Purchase with Robert John Fahey, dated March 12, 1969 of record in Volume 507, Page 553. The said 32.831 acre tract bearings are based on grid bearings of the Texas State Plane Coordinate System, North Central Zone (4202). The said 32.381 acre tract being described more particularly by metes and bounds as follows:

Commencing at a $\frac{1}{2}$ " found iron rod at the inside Southwest corner of the referenced remainder of the parent tract and at a Northeast corner of a called 184.945 acre tract conveyed to Shane Wallace and Shawna Wallace in Volume 1217, Page 135. Go S $01^{\circ}44'13''$ W a distance of 160.34 feet to a $\frac{1}{2}$ " set iron rod for the Point of beginning and the Northwest corner of this tract, in the Southernmost West line of the referenced remainder of the parent tract and in a East line of the referenced Wallace tract, from which a fence corner post bears N $83^{\circ}51'47''$ W a distance of 2.98 feet.

Thence: S $83^{\circ}51'47''$ E a distance of 1133.30 feet to a $\frac{1}{2}$ " set iron rod by a fence post for the Northernmost Northeast corner of this tract.

Thence: along the following 7 calls to $\frac{1}{2}$ " set iron rods along a fence line as follows:

1. S $25^{\circ}36'08''$ E 31.13 feet
2. S $23^{\circ}18'12''$ E 32.18 feet
3. S $37^{\circ}20'35''$ E 33.69 feet
4. S $43^{\circ}47'14''$ E 16.36 feet
5. S $48^{\circ}16'27''$ E 47.84 feet
6. S $55^{\circ}48'17''$ E 40.02 feet
7. S $62^{\circ}23'58''$ E 49.75 feet to a $\frac{1}{2}$ " set iron rod by a metal fence corner post for an inside

Northeast corner of this tract.

Thence: S $87^{\circ}52'04''$ E passing a $\frac{1}{2}$ " set iron rod at a distance of 66.76 feet and continuing a total distance of 91.76 feet to a point in County Road 3715 for the Easternmost Northeast corner of this tract and in the Southernmost East line of the referenced remainder of the parent tract.

Thence: S $02^{\circ}07'56''$ W along County Road 3715 a distance of 826.45 feet to a point near the centerline of County Road 3715 for the Southeast corner of this tract, at the Southernmost Southeast corner of the referenced remainder of the parent tract and at the Northeast corner of a tract as conveyed to Paul Denton Medley, Jr. in Volume 1092, Page 455.

Thence: N $89^{\circ}46'14''$ W passing a 1" square rod at 2.99 feet and continuing a total distance of 1395.00 feet to a $\frac{3}{8}$ " found iron rod for the Southwest corner of this tract, in the Southernmost West line of the referenced remainder of the parent tract, in the Southernmost East line of the referenced 184.945 acre Wallace tract and at the Northwest corner of a called 33.8 acre tract conveyed to Timothy L. Bratton and wife, Barbara L. Bratton in Volume 875, Page 252.

Thence: N $01^{\circ}44'13''$ E with the West line of the referenced remainder of the parent tract a distance of 1117.76 feet to the Point of Beginning containing 32.831 acres more or less.

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 9/25/2013 and are true and correct and there are no visible easements, right-of-ways, encroachments or overlapping of improvements, except as shown on the plat.

Clark R. Sanderson

CLARK R. SANDERSON R.P.L.S. #4765

