

Called 81.578 Acres
Milton W. Glenn and wife,
Diane Glenn
Volume 887, Page 623

Point of Beginning
Tract One

Called 127.196 Acres
David E. Duncan and wife,
Betty S. Duncan
Volume 1701, Page 105



Called 49.233 Acres
Sharon Anderson and,
Kenneth Wright
Volume 862, Page 17

26.583 Acres
Tract 1
Part of a
Called 101.645 Acres
Volume 1690, Page 508

Called 25.883 Acres
Jim Courtney
Volume 699, Page 766

Point of Beginning
Tract Two

Pass a 1/2" Found
Iron Rod at 1442.81'

Pass a 1/2" Found
Iron Rod at 680.73'

S 88°59'21" E 1457.59'

Pass a 1/2" Set Iron
Rod at 541.97'

Pass a 1/2" Found
Iron Rod at 959.74'

24.060 Acres
Tract 2
Part of a
Called 101.645 Acres
Volume 1690, Page 508

Called 104 1/3 Acres
Keith Pearson
Volume 607, Page 539

Pass a 1/2" Set
Iron Rod at 25.00'

N 88°59'21" W 710.12'

S 88°59'21" E 710.12'

N 88°59'21" W 1446.86'

S 88°59'21" E 1446.86'

Pass a 1/2" Set
Iron Rod at 1421.86'

50.642 Acres
Tract 3
Part of a
Called 101.645 Acres
Volume 1690, Page 508

Pass a 1/2" Found
Iron Rod at 15.18'

Point of Beginning
Tract Three

N 85°08'04" W 1228.76'

Pass a 1/2" Found
Iron Rod at 638.76'

N 89°15'03" W 882.07'

Called 14.0 Acres
David Earl Lemke III
Volume 1861, Page 106

Called 14.0 Acres
Stena Dawn Brewer
Volume 1886, Page 464

Called 20.076 Acres
George M. Kerns and,
Diana S. Kerns
Trustees of The Kerns
Family Living Trust
Volume 1437, Page 190

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.

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

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.

All fences vary from line. Areas between fence and
boundary lines may be in possible conflict. Fences are
not shown on this survey.



LEGEND	
Subject Property	
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	○
1/2" Found Iron Rod	●
3/8" Found Iron Rod	⊙
Point for Corner	⊗
Metal Fence Corner Post	⬢
Adjacent Boundary Lines	


CLARK R. SANDERSON RPLS #4765

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

TRACT ONE

Being 26.583 acres of land, a part of the John A. Windell Survey Abstract Number 1147, lying and being situated in Fannin County, Texas about North 31° East a distance of 8.6 miles from Bonham, the county seat. The said 26.583 acre tract being a Northern part of a called 101.645 acre tract conveyed to John Richard Hoelzel, Sr. trustee of the John Richard Hoelzel Revocable Trust in a Warranty Deed of record in Volume 1690, Page 508 in the Official Public Records of Fannin County, Texas. The said 26.583 acre tract being described more particularly by metes and bounds as follows:

Standing at the Northwest corner of the said 101.645 acre parent tract a found 3/8" iron rod at a fence corner post for the Point of Beginning and the Northwest corner of this tract at the Southwest corner of a 81.578 acre tract as conveyed to Milton W. Glenn in Volume 887, Page 623 and at a corner of a 127.196 acre tract as conveyed to David Duncan in Volume 1701, Page 105.

THENCE: S 88°49'50" E near a fence line a distance of 714.45 feet to a found 1/2" slick iron rod at a fence corner post for the a Northeast corner of this tract and at the Northernmost Northeast corner of the 101.645 acre parent tract and at the Northwest corner of a 49.233 acre tract conveyed to Sharon Anderson in Volume 862, Page 17.

THENCE: S 00°52'43" W near a fence line a distance of 758.37 feet to a found 1/2" slick iron rod at a fence corner for a corner of this tract at a corner of the parent tract at the Southwest corner of the Anderson tract and at the Northwest corner of 25.883 acre tract conveyed to Jim Courtney in Volume 699, Page 766.

THENCE: S 01°14'23" W near a fence line passing a found 1/2" slick iron rod at the Southwest corner of the said Courtney tract, the same being the inside Northeast corner of the 101.645 acre parent tract at 680.73 feet and continuing a total distance of 860.44 feet to a set 1/2" iron rod (All set iron rods are yellow capped "Sanderson") for the Southeast corner of this tract.

THENCE: N 88°59'21" W a distance of 710.12 feet to a 1/2" set iron rod in the West line of the parent tract for the Southwest corner of this tract, from which a 1/2" found iron rod at the Southwest corner of the parent tract bears S 00°35'16" W a distance of 1338.62 feet.

THENCE: N 00°35'16" E near a fence line a distance of 459.31 feet to a metal fence corner post for a corner of this tract at the Northeast corner of the 104.33 acre tract conveyed to Keath Pearson in Volume 607, Page 539 and at the Southeast corner of the said 127.196 acre Duncan tract.

THENCE: N 01°02'51" E near a fence line a distance of 1161.49 feet to the Point of Beginning and containing 26.583 acres.

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 11-4-2022 and is true and correct.


Clark R. Sanderson



TRACT TWO

Being 24.060 acres of land, a part of the John A. Windell Survey Abstract Number 1147, lying and being situated in Fannin County, Texas about North 33° East a distance of 8.5 miles from Bonham, the county seat. The said 24.060 acre tract being a part of a called 101.645 acre tract conveyed to John Richard Hoelzel, Sr. trustee of the John Richard Hoelzel Revocable Trust in a Warranty Deed of record in Volume 1690, Page 508 in the Official Public Records of Fannin County, Texas. The said 24.060 acre tract being described more particularly by metes and bounds as follows:

Standing at the Easternmost Northeast corner of the said 101.645 acre parent tract a point in County Road 2620 for the Point of Beginning and the Northeast corner of this tract at the Southeast corner of a 25.883 acre tract as conveyed to Jim Courtney in Volume 699, Page 766.

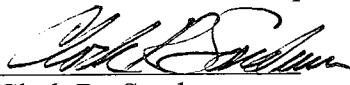
THENCE: S 02°05'29" W along the road and with the an East line of the parent tract a distance of 721.80 feet to a point for the Southeast corner of this tract.

THENCE: N 88°59'21" W passing a ½" set iron rod (All set iron rods are yellow capped "Sanderson") at 25.00 feet and continuing a total distance of 1446.86 feet to a set ½" iron rod for the Southwest corner of this tract.

THENCE: N 01°14'23" E passing a set ½" iron rod at the Southeast corner of a 26.583 acre tract surveyed this same day at 541.97 feet and continuing a total distance of 721.68 feet to a found ½" slick iron rod at a fence corner post for the Northwest corner of this tract at the inside Northeast corner of the parent tract and at the Southwest corner of the said Courtney tract.

THENCE: S 88°59'21" E near a fence line passing a found ½" iron rod at 1442.81 feet and continuing a total distance of 1457.59 feet to the Point of Beginning and containing 24.060 acres.

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 11-4-2022 and is true and correct.


Clark R. Sanderson



TRACT THREE

Being 50.642 acres of land, a part of the John A. Windell Survey Abstract Number 1147, lying and being situated in Fannin County, Texas about North 33° East a distance of 8.4 miles from Bonham, the county seat. The said 50.642 acre tract being a Southern part of a called 101.645 acre tract conveyed to John Richard Hoelzel, Sr. trustee of the John Richard Hoelzel Revocable Trust in a Warranty Deed of record in Volume 1690, Page 508 in the Official Public Records of Fannin County, Texas. The said 50.642 acre tract being described more particularly by metes and bounds as follows:

Standing at the Southeast corner of the said 101.645 acre parent tract a point in County Road 2620 for the Point of Beginning and the Southeast corner of this tract at the Northeast corner of a 20.076 acre tract as conveyed to Kerns Family Living Trust in Volume 1437, Page 190.

THENCE: N 89°15'03" W passing a found ½" iron rod at 15.18 feet and continuing near a fence line a total distance of 882.07 feet to a found 3/8" iron rod for a corner of this tract at a corner of the parent tract at the Northwest corner of the Kerns tract and at the Northeast corner of a 14.0 acre tract as conveyed to Stena Dawn Brewer in Volume 1886, Page 464.

THENCE: N 85°08'04" W near a fence line a distance of 1228.76 feet to a found ½" iron rod at a fence corner for the Southwest corner of this tract at the Southwest corner of the parent tract and at the Northwest corner of a 14.00 acre tract conveyed to David Earl Lemke III in Volume 1861, Page 106.

Thence: N 00°35'16" E near a fence line and with the West line of the parent tract a distance of 1338.62 feet to a ½' set iron rod for the Northwest corner of this tract and at the Southwest corner of a 26.583 acre tract surveyed this same day.

THENCE: S 88°59'21" W a distance of 710.12 feet to a set ½' rod for the Northernmost Northeast corner of this tract and at the Southeast corner of the referenced 26.583 acre tract.

THENCE: S 01°14'23" W a distance of 541.97 feet to a ½" set iron rod for the inside Northeast corner of this tract and at the Southwest corner of a 24.060 acre tract surveyed this same day.

THENCE: S 88°59'21" E passing a ½" set iron rod at 1421.86 feet and continuing a total distance of 1446.86 feet to a point in County Road 2620 and in an East line of the parent tract for the Easternmost Northeast corner of this tract.

THENCE: with the East side of the parent tract and with County Road 2620, along 3 calls as follows:

1. S 02°05'29" W 457.90',
2. S 06°06'31" W 312.73'
3. S 01°15'48" W 105.88 feet to the Point of Beginning and containing 50.642 acres of land.

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 8-27-2022 and is true and correct.


Clark R. Sanderson

