

DESCRIPTION

All that certain lot, tract or parcel of land situated in the T. Donnellan Survey, Abstract No. 306, Fannin County, Texas, and being part tract of land described in a Deed to Joseph David Spiller, et ux, as recorded in Doc. No. 2022004802 and a Correction Affidavit as recorded in Doc. No. 2022004827 of the Official Public Records of Fannin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "TXDOT" found for corner at the intersection of the North line of a called 1.379 acre tract of land described in a Deed recorded in Vol. 2084, Pg. 211 of the O.P.R.F.C.T. with the West line of F.M. Highway No. 897, said point being at the most Southerly Southeast corner of said Spiller tract;

THENCE N. 83 deg. 29 min. 48 sec. W. with the North line of said 1.379 acre tract, a distance of 336.77 feet to a 1/2" iron rod with cap stamped "Fite" found for corner at the Northwest corner of said 1.379 acre tract;

THENCE N. 83 deg. 30 min. 46 sec. W. with the North line of a called 2.448 acre tract of land described in a Deed recorded in Vol. 1741, Pg. 474 of the O.P.R.F.C.T., a distance of 28.11 feet to a 1/2" iron rod set for corner at the Southwest corner of the herein described tract;

THENCE N. 00 deg. 41 min. 22 sec. E. a distance of 360.01 feet to a 1/2" iron rod set for corner at the Northwest corner of the herein described tract;

THENCE S. 83 deg. 29 min. 48 sec. E. a distance of 364.88 feet to a 1/2" iron rod set for corner in the West line of said highway and at the Northeast corner of the herein described tract,

THENCE S. 00 deg. 41 min. 22 sec. W. with the West line of said highway, a distance of 360.00 feet to the POINT OF BEGINNING and containing 3.00 acres of land more or less.

NOTES

- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
- 2) Survey prepared without benefit of Title Commitment, Surveyor DID NOT research for any easements of record or not of record that may affect this tract.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated, except as shown on the plat hereon.

David W. Fite, R.P.L.S. No. 5837

David W. Fite

DRIVE

F.M. HIGHWAY NO. 897



RESIDUE OF
JOSEPH DAVID SPILLER, ET UX
2022004802
O.P.R.F.C.T.
2022004827
O.P.R.F.C.T.

PART OF
JOSEPH DAVID SPILLER, ET UX
2022004802
O.P.R.F.C.T.
2022004827
O.P.R.F.C.T.

3.00 ACRES

N 00°41'22"E 360.01'

S 83°29'48"E 364.88'

S 00°41'22"W 360.00'

N 83°30'46"W
28.11'

N 83°29'48"W 336.77'

RESIDUE OF 2.448 ACRES
JASON WILSON, ET AL
V. 1741, P. 474
O.P.R.F.C.T.

RESIDUE OF 1.379 ACRES
JOHN SCOTT RAMSEY, ET UX
V.2084, P. 211
O.P.R.F.C.T.

5/8" IRFC
"TXDOT"
"CM"

P.O.B.

LEGEND

IRS	IRON ROD SET W/CAP "FITE 5837"	Ø	POWER POLE	⌈	TELEPHONE PEDESTAL
IRFC	IRON ROD FOUND W/CAP	●	LIGHT POLE	⌈	FIBER OPTIC CABLE
IRF	IRON ROD FOUND	⊖	ANCHOR	⌈	TELEVISION PEDESTAL
"CM"	CONTROL MONUMENT	▼	ELEC. METER	⌈	SUB SURFACE PEDESTAL
×	FENCE LINE	⌈	ELECTRIC TRANSFORMER	⌈	UTILITY WARNING SIGN
—	OVERHEAD POWER LINE	⊙	GAS METER	⌈	GAS PIPELINE SIGN
—	ADJOINING PROPERTY LINE	⊗	WATER METER	⌈	CONCRETE
—	EASEMENT BOUNDARY LINE	⊗	WATER VALVE	⌈	WOOD
—	BUILDING SETBACK LINE	⊗	FIRE HYDRANT	⌈	BRICK

FITE & ASSOCIATES
LAND SURVEYING, LLC

SCALE: 1" = 60'
JOB NO. FA230158
DRAWN: D.W.F.
CHECK: D.W.F.

P.O. BOX 1466
GREENVILLE, TX 75403
903-453-8002
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