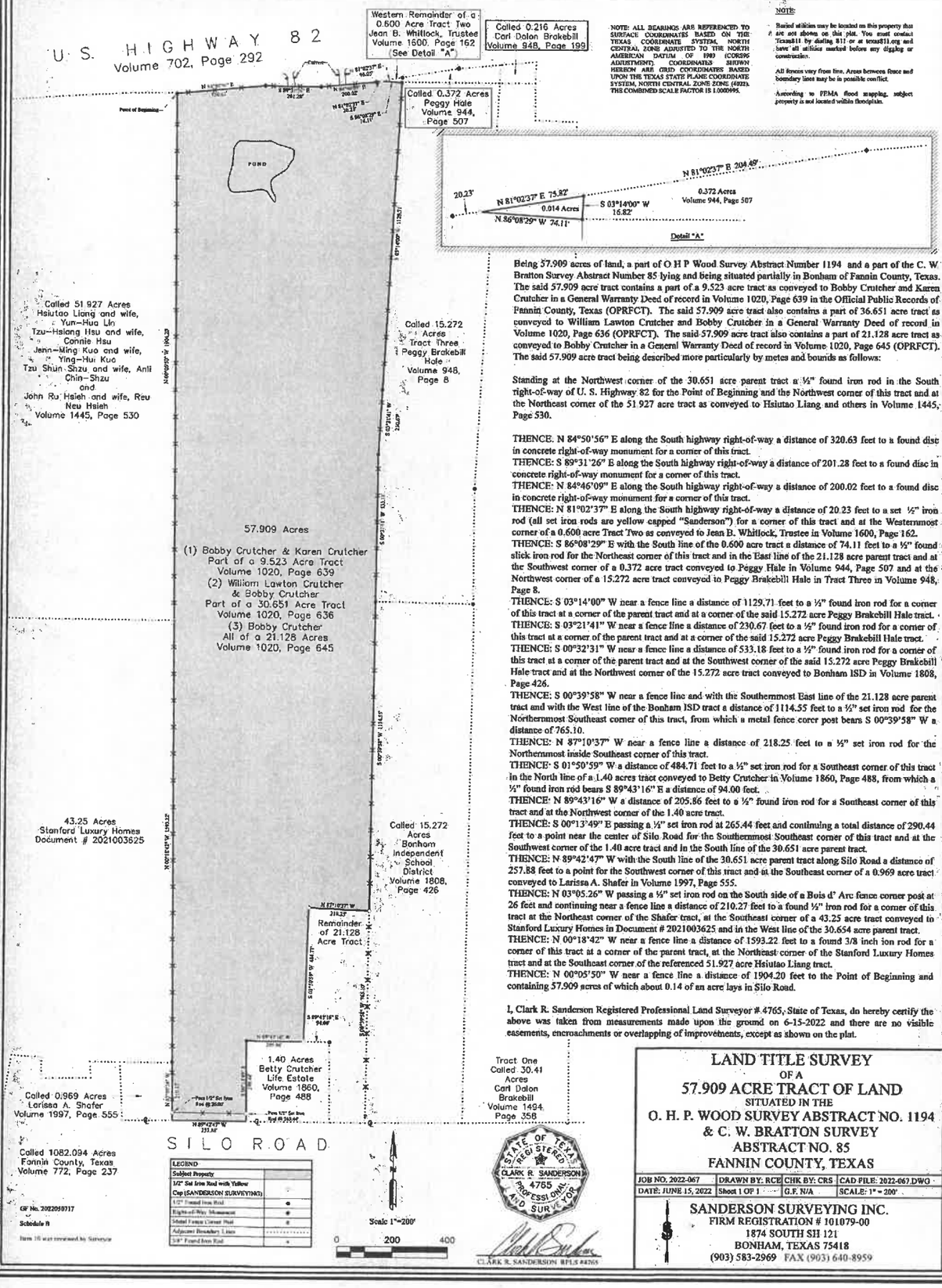

NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (CORS96 ADJUSTMENT). COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). THE COMBINED SCALE FACTOR IS 1.0000995.

NOTE:

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.

According to FEMA flood mapping, subject property is not located within floodplain.

Being 57.909 acres of land, a part of O H P Wood Survey Abstract Number 1194 and a part of the C. W Bratton Survey Abstract Number 85 lying and being situated partially in Bonham of Fannin County, Texas. The said 57.909 acre tract contains a part of a 9.523 acre tract as conveyed to Bobby Crutcher and Karen Crutcher in a General Warranty Deed of record in Volume 1020, Page 639 in the Official Public Records of Fannin County, Texas (OPRFCT). The said 57.909 acre tract also contains a part of 36.651 acre tract as conveyed to William Lawton Crutcher and Bobby Crutcher in a General Warranty Deed of record in Volume 1020, Page 636 (OPRFCT). The said 57.909 acre tract also contains a part of 21.128 acre tract as conveyed to Bobby Crutcher in a General Warranty Deed of record in Volume 1020, Page 645 (OPRFCT). The said 57.909 acre tract being described more particularly by metes and bounds as follows:

Standing at the Northwest corner of the 30.651 acre parent tract a ½" found iron rod in the South right-of-way of U. S. Highway 82 for the Point of Beginning and the Northwest corner of this tract and at the Northeast corner of the 51.927 acre tract as conveyed to Hsiutao Liang and others in Volume 1445, Page 530.

THENCE. N 84°50'56" E along the South highway right-of-way a distance of 320.63 feet to a found disc in concrete right-of-way monument for a corner of this tract.
THENCE: S 89°31'26" E along the South highway right-of-way a distance of 201.28 feet to a found disc in concrete right-of-way monument for a corner of this tract.
THENCE: N 84°46'09" E along the South highway right-of-way a distance of 200.02 feet to a found disc in concrete right-of-way monument for a corner of this tract.
THENCE: N 81°02'37" E along the South highway right-of-way a distance of 20.23 feet to a set ½" iron rod (all set iron rods are yellow capped "Sanderson") for a corner of this tract and at the Westernmost corner of a 0.600 acre Tract Two as conveyed to Jean B. Whitlock, Trustee in Volume 1600, Page 162.
THENCE: S 86°08'29" E with the South line of the 0.600 acre tract a distance of 74.11 feet to a ½" found slick iron rod for the Northeast corner of this tract and in the East line of the 21.128 acre parent tract and at the Southwest corner of a 0.372 acre tract conveyed to Peggy Hale in Volume 944, Page 507 and at the Northwest corner of a 15.272 acre tract conveyed to Peggy Brakebill Hale in Tract Three in Volume 948, Page 8.
THENCE: S 03°14'00" W near a fence line a distance of 1129.71 feet to a ½" found iron rod for a corner of this tract at a corner of the parent tract and at a corner of the said 15.272 acre Peggy Brakebill Hale tract.
THENCE: S 03°21'41" W near a fence line a distance of 230.67 feet to a ½" found iron rod for a corner of this tract at a corner of the parent tract and at a corner of the said 15.272 acre Peggy Brakebill Hale tract.
THENCE: S 00°32'31" W near a fence line a distance of 533.18 feet to a ½" found iron rod for a corner of this tract at a corner of the parent tract and at the Southwest corner of the said 15.272 acre Peggy Brakebill Hale tract and at the Northwest corner of the 15.272 acre tract conveyed to Bonham ISD in Volume 1808, Page 426.
THENCE: S 00°39'58" W near a fence line and with the Southernmost East line of the 21.128 acre parent tract and with the West line of the Bonham ISD tract a distance of 1114.55 feet to a ½" set iron rod for the Northernmost Southeast corner of this tract, from which a metal fence corer post bears S 00°39'58" W a distance of 765.10.
THENCE: N 87°10'37" W near a fence line a distance of 218.25 feet to a ½" set iron rod for the Northernmost inside Southeast corner of this tract.
THENCE: S 01°50'59" W a distance of 484.71 feet to a ½" set iron rod for a Southeast corner of this tract in the North line of a 1.40 acres tract conveyed to Betty Crutcher in Volume 1860, Page 488, from which a ½" found iron rod bears S 89°43'16" E a distance of 94.00 feet.
THENCE: N 89°43'16" W a distance of 205.86 feet to a ½" found iron rod for a Southeast corner of this tract and at the Northwest corner of the 1.40 acre tract.
THENCE: S 00°13'49" E passing a ½" set iron rod at 265.44 feet and continuing a total distance of 290.44 feet to a point near the center of Silo Road for the Southernmost Southeast corner of this tract and at the Southwest corner of the 1.40 acre tract and in the South line of the 30.651 acre parent tract.
THENCE: N 89°42'47" W with the South line of the 30.651 acre parent tract along Silo Road a distance of 257.88 feet to a point for the Southwest corner of this tract and at the Southeast corner of a 0.969 acre tract conveyed to Larissa A. Shafer in Volume 1997, Page 555.
THENCE: N 03°05.26" W passing a ½" set iron rod on the South side of a Bois d' Arc fence corner post at 26 feet and continuing near a fence line a distance of 210.27 feet to a found ½" iron rod for a corner of this tract at the Northeast corner of the Shafer tract, at the Southeast corner of a 43.25 acre tract conveyed to Stanford Luxury Homes in Document # 2021003625 and in the West line of the 30.654 acre parent tract.
THENCE: N 00°18'42" W near a fence line a distance of 1593.22 feet to a found 3/8 inch ion rod for a corner of this tract at a corner of the parent tract, at the Northeast corner of the Stanford Luxury Homes tract and at the Southeast corner of the referenced 51.927 acre Hsiutao Liang tract.
THENCE: N 00°05'50" W near a fence line a distance of 1904.20 feet to the Point of Beginning and containing 57.909 acres of which about 0.14 of an acre lays in Silo Road.

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 6-15-2022 and there are no visible easements, encroachments or overlapping of improvements, except as shown on the plat.

LAND TITLE SURVEY
OF A
57.909 ACRE TRACT OF LAND
SITUATED IN THE
O. H. P. WOOD SURVEY ABSTRACT NO. 1194
& C. W. BRATTON SURVEY
ABSTRACT NO. 85
FANNIN COUNTY, TEXAS

JOB NO. 2022-067	DRAWN BY: RCE	CHK BY: CRS	CAD FILE: 2022-067.DWG
DATE: JUNE 15, 2022	Sheet 1 OF 1	G.F. N/A	SCALE: 1" = 200'

SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2969 FAX (903) 640-8959