

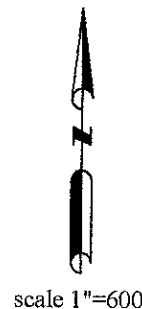
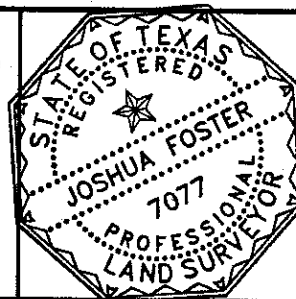
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1137.88'	1135.72'	57°24'18"	N 61°44'50" E	1090.88'

Joshua Foster
Joshua Foster RPLS #7077

04/25/24
date

- = 1/2" capped iron pin found
- = 5/8" iron pin found
- = 1/2" iron pin found
- = 3/8" iron pin found
- = iron pipe found
- ⊙ = bois d'arc post found
- ⊠ = post found
- ⊙ = conc. highway marker found
- ⊙ = 3/8" capped iron pin (JF 7077) set

- = survey line
- = easement/building line
- = overhead power line
- = fence
- ⊙ = water meter
- ⊙ = gas meter
- ⊙ = telephone pedestal
- ⊙ = fire hydrant
- ⊙ = elec. trans. pedestal
- pob = point of beginning



I, Joshua Foster, Registered Professional Land Surveyor, No. 7077 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Insurance Rate Map #48147C0400C for Fannin County, Texas. Reference Bearing = the East boundary line of the 115.864 acres - S 01°01'26" W. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194725.

Field Notes – 111.17 Acres

Situated about 9.3 miles South 71° East from the City of Bonham, in the County of Fannin, State of Texas, a part of the H.D. Runnells Survey #934 and Samuel Wall Survey #1213 and being all of a called 55 acre tract conveyed to Jack A. Cobb by deed recorded in Vol. 730, Page 143 of the Deed Records of said County and State and part of a called 55 acre tract conveyed to said Jack A. Cobb by deed recorded in Vol. 838, Page 100 of the Official Public Records of said County and State and being part of a called 5.768 acre tract conveyed to Jack A. Cobb and Jacque J. Cobb by deed recorded in Vol. 590, Page 67 of said Official Public Records.

Beginning at a ½" iron pin found at the Northwest corner of the 55 acre tract recorded in Vol. 730, Page 143 Deed Records and the Northeast corner of a called 115.864 acre Tract Two conveyed to Windom Real Estate Holdings, LLC by deed recorded in Doc.# 2021006783 and being in the most Western South boundary line of a called 447.834 acre tract conveyed to said Windom Real Estate Holdings, LLC by deed recorded in Doc.# 2021006783.

Thence S 01°01'26" W a distance of 2715.77' to a ½" capped iron pin found at the Southwest corner of the residue of the 55 acre tract recorded in Vol. 838, Page 100 of said Official Public Records and the Southeast corner of the 115.864 acre tract and being in the North boundary line of Farm Market Highway 1743;

Thence along the North boundary line of said Farm Market Highway as follows: N 89°29'05" E a distance of 94.90' to a concrete highway marker found; S 88°24'26" E a distance of 751.89' to a concrete highway marker found; with a curve turning to the left with an arc length of 1137.88', with a radius of 1135.72', with a chord bearing of N 61°44'50" E, with a chord length of 1090.88' to a concrete highway marker found; N 31°50'08" E a distance of 94.44' to a 3/8" (JF 7077) capped iron pin set;

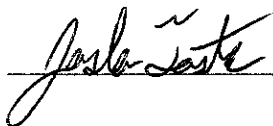
Thence N 01°02'24" E a distance of 666.41' to a ½" iron pin found in the North boundary line of the 5.768 acre tract and the Southeast corner of the 55 acre tract recorded in Vol. 730, Page 143 Deed Records and being the Southerly Southwest corner of the 447.834 acre tract;

Thence N 01°02'24" E a distance of 1439.82' to a 3/8" (JF 7077) capped iron pin set at the Northeast corner of the 55 acre tract and an inside corner of the 447.834 acre tract;

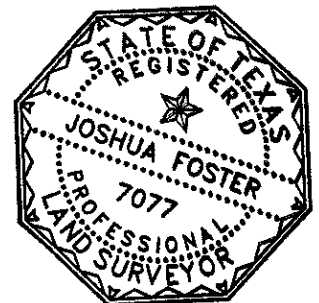
Thence N 88°58'48" W a distance of 1847.22' to the point of beginning and containing 111.17 acres of land.

I, Joshua Foster, Registered Professional Land Surveyor, No. 7077 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Insurance Rate Map #48147C0400C for Fannin County, Texas. Reference Bearing = the East boundary line of the 115.864 acres - S 01°01'26" W. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194725. File #:240407-3

Joshua Foster



date 04/25/24



Part of the Samuel Wall Survey #1213

File #: 240407-2

Jack A. Cobb
55 acres
Vol. 730, Page 143 DR

Windom Real Estate Holdings LLC
Tract Four - 447.834 acres Doc.#2021006783

POB

S 87°58'28" E

463.27'

L2

666.41'

Jack A. Cobb

Jacque J. Cobb

5.768 acres

Vol. 590, Page 67 OPR

4.00 Acres

part of the
5.768 acres

N 01°02'24" E

L3

Farm Market Highway 1743

D. Lagoon Corp.

Tract Six - 127.31 acres

Vol. 759, Page 28 DR

LINE	BEARING	DISTANCE
L1	S 01°52'43" W	40.00'
L2	S 88°07'17" E	194.63'
L3	S 31°50'08" W	135.93'

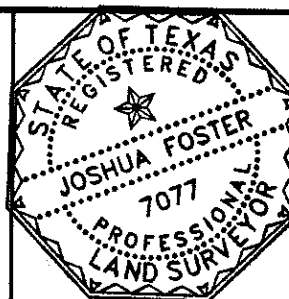
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	784.81'	1195.92'	37°36'00"	S 50°42'46" W	770.81'

Joshua Foster RPLS #7077

05/06/24
date

- = 1/2" capped iron pin found
- = 5/8" iron pin found
- = 1/2" iron pin found
- = 3/8" iron pin found
- = iron pipe found
- = bois d'arc post found
- ⊠ = post found
- ⊠ = conc. highway marker found
- ⊠ = 3/8" capped iron pin (JF 7077) set

- = survey line
- = easement/building line
- OP— = overhead power line
- x— = fence
- ⊙ = water meter
- ⊙ = gas meter
- ⊙ = telephone pedestal
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scale 1"=150'

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Foster Land Surveying - 17325 FM 197 - Arthur City, TX 75411- office 903.739.9166

Field Notes – 4.00 Acres

Situated about 9.5 miles South 71° East from the City of Bonham, in the County of Fannin, State of Texas, a part of the Samuel Wall Survey #1213 and being part of a called 5.768 acre tract conveyed to Jack A. Cobb and Jacque J. Cobb by deed recorded in Vol. 590, Page 67 of the Official Public Records of said County and State.

Beginning at a ½" iron pin found in the North boundary line of the 5.768 acre tract and the Southerly corner of a called 447.834 acre Tract Four conveyed to Windom Real Estate Holdings LLC by deed recorded in Doc.# 2021006783 and being the Southeast corner of a called 55 acre tract conveyed to Jack A. Cobb by deed recorded in Vol. 730, Page 143 of the Deed Records of said County and State.

Thence S 87°58'28" E a distance of 463.27' to a 3/8" (JF 7077) capped iron pin set in the Westerly boundary line of Farm Market Highway 1743;

Thence along the West boundary line of said Farm Market Highway as follows: S 01°52'43" W a distance of 40.00' to a concrete highway marker found; S 88°07'17" E a distance of 194.63' to a concrete highway marker found; with a curve turning to the left with an arc length of 784.81', with a radius of 1195.92', with a chord bearing of S 50°42'46" W, with a chord length of 770.81' to a concrete highway marker found; S 31°50'08" W a distance of 135.93' to a 3/8" (JF 7077) capped iron pin set;

Thence N 01°02'24" E a distance of 666.41' to the point of beginning and containing 4.00 acres of land.

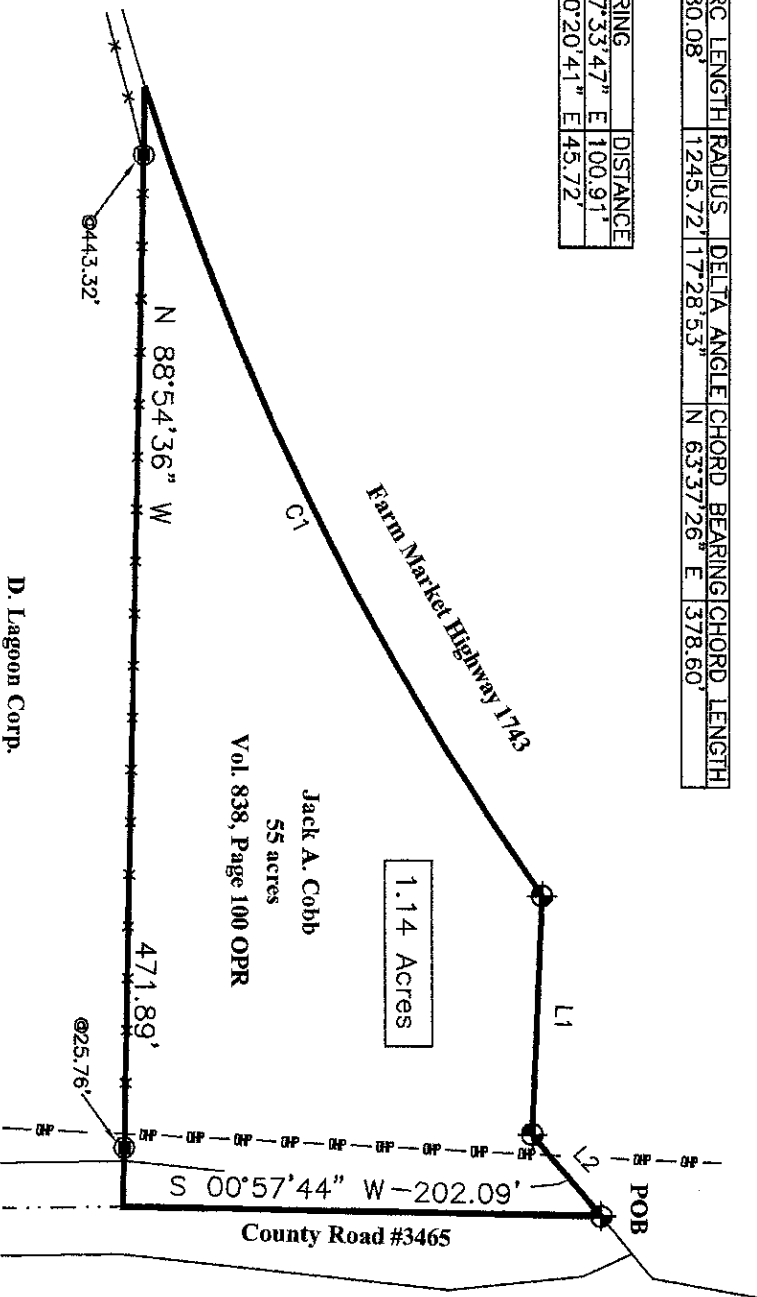
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Joshua Foster *Joshua Foster* date 05/06/24



CURVE ARC	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	380.08'	1245.72'	17°28'53"	N 63°37'26" E	378.60'

LINE	BEARING	DISTANCE
L1	S 87°33'47" E	100.91'
L2	N 50°20'41" E	45.72'



scale 1"=80'

D. Lagoon Corp.
Third Tract - 55 acres
Vol. 759, Page 16 DR

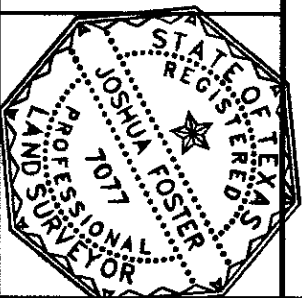
Jack A. Cobb
55 acres
Vol. 838, Page 100 OPR

D. Lagoon Corp.
Tract Six - 127.31 acres
Vol. 759, Page 28 DR

1.14 Acres

- = 1/2" capped iron pin found
- = 5/8" iron pin found
- = 1/2" iron pin found
- = 3/8" iron pin found
- = iron pipe found
- = bois d'arc post found
- = post found
- = conc. highway marker found
- = 3/8" capped iron pin (JF 7077) set

- = survey line
- = easement/building line
- = overhead power line
- = fence
- = water meter
- = gas meter
- = telephone pedestal
- = fire hydrant
- = elec. trans. pedestal
- = point of beginning



Joshua Foster
Joshua Foster RPLS #7077

05/06/24
date

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Field Notes – 1.14 Acres

Situated about 9.5 miles South 69° East from the City of Bonham, in the County of Fannin, State of Texas, a part of the H.D. Runnells Survey #934 and being part of a called 55 acre tract conveyed to Jack A. Cobb by deed recorded in Vol. 838, Page 100 of the Official Public Records of said County and State.

Beginning at a 3/8" (JF 7077) capped iron pin set in the East boundary line of the 55 acre tract and being in the Westerly boundary of a called 127.31 acre Tract Six conveyed to D. Lagoon Corp. by deed recorded in Vol. 759, Page 28 Deed Records and being in the center of County Road #3465 and the Southerly boundary line of Farm Market Highway 1743.

Thence S 00°57'44" W along said County Road a distance of 202.09' to the Southeast corner of the 55 acre tract and the Northeast corner of a called 55 acre Third Tract conveyed to D. Lagoon Corp. by deed recorded in Vol. 759, Page 16 of said Deed Records;

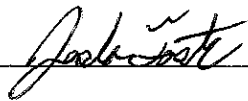
Thence N 88°54'36" W passing a bois d'arc post found at a distance of 25.76' and continuing on along a fence and passing a bois d'arc post found at a distance of 443.32' and continuing on for a total distance of 471.89' to the Southerly boundary line of said Farm Market Highway 1743;

Thence along said Farm Market Highway as follows: with a curve turning to the left with an arc length of 380.08', with a radius of 1245.72', with a chord bearing of N 63°37'26" E, with a chord length of 378.60' to a 3/8" (JF 7077) capped iron pin set; S 87°33'47" E a distance of 100.91' to a 3/8" (JF 7077) capped iron pin set; N 50°20'41" E a distance of 45.72' to the point of beginning and containing 1.14 acres of land.

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Reference Bearing = the North boundary line of the 55 acre tract (D. Lagoon Corp.) - N 88°54'36" W. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194725. File #:240407-1

Joshua Foster



date 05/06/24



Foster Surveying, LLC
17325 FM 197
Arthur City, TX 75411

Invoice

Date	Invoice #
5/16/2024	240407

Bill To
Cobb property

Property Details/Location	Rate	Amount
111.17 acres , 1.14 acres and 4.00 acres - FM 1743	3,000.00	3,000.00
Sales Tax	6.25%	187.50

Total	\$3,187.50
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