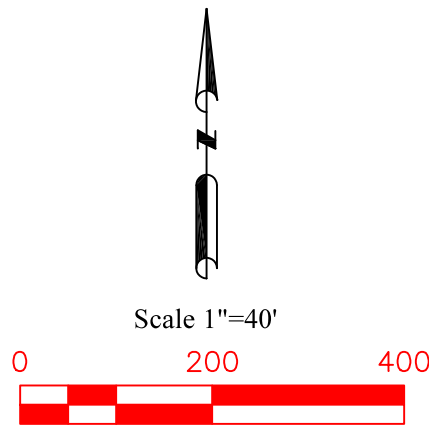


LINE	BEARING	DISTANCE
L1	S 70°07'08" E	40.54'
L2	S 72°50'14" E	115.58'
L3	S 75°19'39" E	99.05'
L4	S 78°25'58" E	97.70'
L5	S 80°55'24" E	121.45'
L6	S 84°37'32" E	70.25'
L7	S 87°44'58" E	112.10'
L8	N 88°01'11" E	74.30'
L9	N 87°05'57" E	88.79'
L10	N 83°42'57" E	89.20'
L11	N 82°04'51" E	82.80'
L12	N 78°10'10" E	185.39'



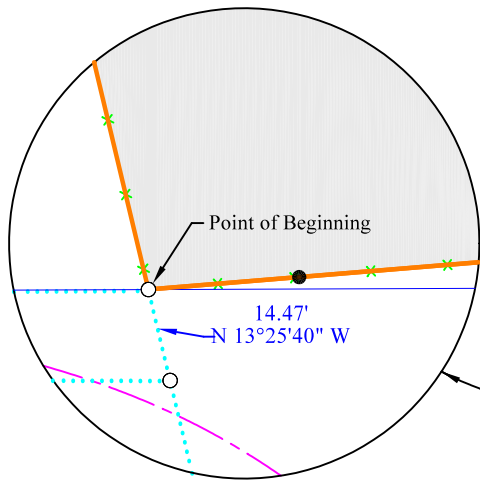
Gary L. and wife, Darla K. Osterhout
Called 45.282 Acres
Tract One
Volume 2002, Page 96

WILLIAM A. PARK SURVEY
ABSTRACT NO. 906

Elvia M. Cruz
Called 21.882 Acres
Volume 1320, Page 139

LEGEND	
Subject Property	
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	○
1/2" Found Monument	●
Point for Corner	⊙
1/2" Pipe Found Monument	⊘
3/8" Found Iron Rod	⊙
Septic Tank	⊙
Sprinklers	⊙
Adjacent Boundary Lines	---
Overhead Utilities	---
Centerline	---
Barbed Wire Fence	---

Juan Cruz Perez
Called 21.958 Acres
Document # 2020001582



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey.

CLARK R. SANDERSON RPLS #4765

Called 79 Acres
Tract 6
John R. Hubbard, Jr.
Trustee of the John R. Hubbard, Jr.
Trust Created under the Hubbard Irrevocable Children's Trust
dated May 12, 2011
Trustee of the Emily Ann Hubbard Trust Created under the Hubbard
Irrevocable Childrens Trust
dated May 12, 2011
Volume 1652, Page 26

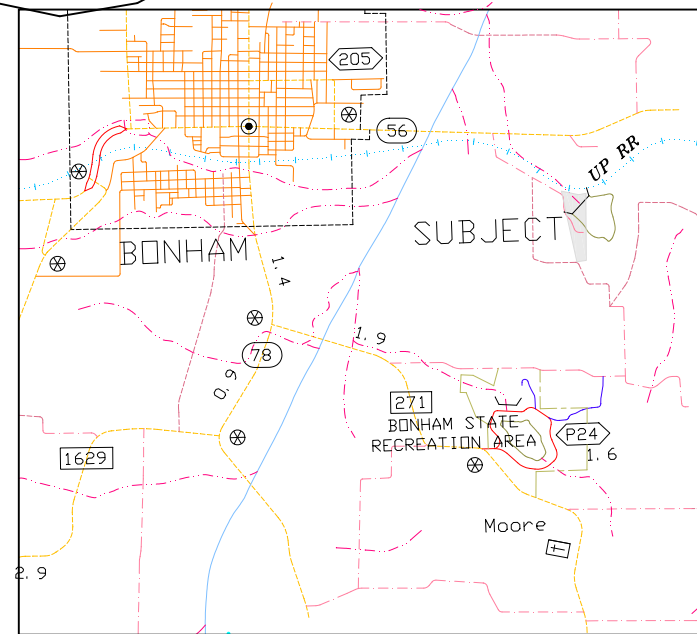
Deed Calls for North Line
1. S 78°00'00" E 244.00'
2. S 87°40'00" E 246.00'
3. N 86°10'30" E 462.98'

50.217 ACRES

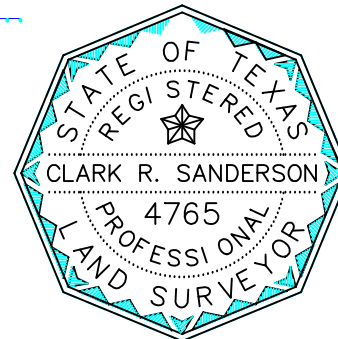
Called 44.33 Acres
The Marshall D. Ware and Mary V. Ware
Revocable Living Trust
Volume 958, Page 669

A 24'x16.5' Frame Storage
B Well House
C Frame House
D Metal Storage Building
E Frame Storage Building
F 12'x 24' Metal Storage Building
G 32'x31.2' Frame House

LOCATIVE MAP



Robert Andrew and Shannon Andre Mott
Called 50.732 Acres
Document # 2021003787



LEGAL DESCRIPTION

Being 50.217 acres of land, a part of the W. A. Parks Survey Abstract Number 906, lying and being situated on the West side of the Old Bonham City Lake in Fannin County, Texas about South 73° East a distance of 2.4 miles from Bonham, the county seat. The said 50.217 acre tract being a called 44.33 acre tract as conveyed to The Marshall D. Ware and Mary V. Ware Revocable Living Trust referenced in a Special Warranty Deed of record in Volume 958, Page 669 in the Official Public Records of Fannin County, Texas (OPRFCT). The said called 44.33 acre tract being described in a Texas Veterans Land Program Contract for Sale and Purchase, with Marshal Denton Ware, dated February 20, 1969 of record in Volume 506, Page 739 in the (OPRFCT). The said called 44.33 acre tract being off the West side of a called 207.729 acre tract as conveyed to the E. Robert Riddle, Jr. Trustee in Volume 506, Page 364 the (OPRFCT). The said 50.217 acre tract bearings were based on grid bearing of the Texas State Plane Coordinate System (4202). The Combined Scale Factor is 1.0000995. The said 50.217 acre tract being described more particularly by metes and bounds as follows:

Commencing at the Southwest corner of a 21.958 acre tract conveyed to Juan Cruz Perez in Document # 2020001582, the same being the Southermost Southwest corner of a called 96.559 acre tract as conveyed to Glendon Womble in Volume 639, Page 824 a found 3/8" iron rod at a fence corner post, Go S 89°52'23" E a distance of 1681.93 feet to a set iron rod at the Southeast corner of the said 21.958 acre tract and at the Southeast corner of the said 96.559 acre tract, then go N 13°25'40" W with the East line of the said 21.958 acre tract a distance of 14.47 feet to a set iron rod for the Point of Beginning and the Southwest corner of this tract, at the Southwest corner of the said 44.33 acre tract at a Southwest corner of the 207.729 parent tract and at the Westernmost corner of a 50.732 acre tract as conveyed to Robert Andrew Mott in Document # 2021003787.

The next 3 calls are with the East line of the said 96.559 acre Womble tract and with the Northernmost West line of the said 207.729 acre parent tract that both surveyed by Fannin County Surveyor T. C. Williams RPLS # 817 that called for along a well established line. (The Deed Call for both tracts is N 09°18' W 2762.60 feet)
THENCE: N 13°25'40" W with a well established fence line and hedge row a distance of 588.27 feet to a found 3/8" iron rod near a fence corner at the Northeast corner of the said 21.958 acre Perez tract and at the Southeast corner of a 21.882 acre tract as conveyed to Elvia M. Cruz in Volume 1320, Page 139 for a corner of this tract.
THENCE: N 13°35'20" W with a well established fence line and hedge row a distance of 683.90 feet to a set 1/2" yellow capped "Sanderson" iron rod near a fence corner at the Northeast corner of the 21.882 acre tract as conveyed to Elvia M. Cruz in Volume 1320, Page 139 and at the Southeast corner of a 45.282 Tract One as conveyed to Gary L. Osterhout in Volume 2002, Page 96 for a corner of this tract.
THENCE: N 13°16'00" W with a well established fence line and hedge row passing a found 3/8 inch iron rod on the South side of County Road 3012 at 1499.87 feet and continuing across the road a total distance of 1561.07 feet to a point in the South right-of-way of the old Texas and Pacific Rail Road conveyed to Texas Department of Transportation in Volume 1188, Page 94 at the Northeast corner of the 45.282 acre Tract One in Volume 2002, Page 96 at the Northeast corner of the said 96.559 acre Womble tract and at the Northwest corner of the called 44.33 acre and 207.729 acre parent tracts.
THENCE: with the general South railroad right-of-way that is 50 feet perpendicular to the center of the rails along 12 calls from point to point as follows:
1. S 70°07'08" E 40.54' 7. S 87°44'58" E 112.10'
2. S 72°50'14" E 115.58' 8. N 88°01'11" E 74.30'
3. S 75°19'39" E 99.05' 9. N 87°05'57" E 88.79'
4. S 78°25'58" E 97.70' 10. N 83°42'57" E 89.20'
5. S 80°55'24" E 121.45' 11. N 82°04'51" E 82.80'
6. S 84°37'32" E 70.25' 12. N 78°16'10" E 185.39 feet to a found 1/2" iron rod capped at the Northeast corner of the said called 44.33 acre parent tract and at the Northwest corner of a called 54.539 acre tract as conveyed to City Lake Properties, LLC in Document # 2024000540.
THENCE: S 00°10'19" E with the East line of the 44.33 acre parent tract a distance of 2658.03 feet to a found 3/4 inch pipe at a fence corner post, at the Southeast corner of the 44.33 acre tract and at the inside Northwest corner of the said 50.732 acre Mott tract for the Southeast corner of this tract.
THENCE: S 85°17'28" W near a fence line passing a found 1/2" iron rod at 487.86 feet and continuing a total distance of 511.28 feet to the Point of Beginning and containing 50.217 acres

I, Clark R. Sanderson Registered Professional Land Surveyor State of Texas # 4765, do hereby certify the above was taken from measurements made upon the ground on 6-27-2024 and there are no visible easements, right-of-ways, encroachments or overlapping of improvements, except as shown on the plat.

LAND SURVEY
OF A
50.217 ACRE TRACT OF LAND
SITUATED IN THE
WILLIAM PARK SURVEY
ABSTRACT NO. 906
FANNIN COUNTY, TEXAS

OWNER: Marshall D. Ware

JOB NO. 2024-090	DRAWN BY: LRS	CHK BY: CRS	CAD FILE: 2024-090.DWG
DATE: JUNE 27, 2024	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