

Tract One

Being: 3.000 acres of land, a part of the William Onstott Survey Abstract Number 854, lying and being situated North of Fannin County Road 2904, Fannin County, Texas. The said 3.000 acre tract being the remainder of a called 25.000 acre tract described in a General Warranty Deed from Billie Landers to Laura K. Hartnett and Cynthia Ann Landers Maxwell dated July 2, 2014 of record in Volume 1755, Page 308 of the Official Public Records of said County and State and more particularly by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Sanderson", said point being a Northeast corner of a called 1.172 acre tract conveyed to Adam W. Anderson and wife, Lindsey M. Anderson described in Volume 1643, Page 453 of the Official Public Records of said County and State, said point being an inside Southwest corner of the referenced Parent tract remainder and also being the Southeast corner of this tract for the Point of Beginning and containing 3.000 acres. (Reference Bearing, "South" from the East line of the Parent tract remainder)

Thence: North $89^{\circ}14'07''$ West a distance of 102.31 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Sanderson". Said point being the Southeast corner of a called 1.000 acre Tract Two conveyed to Christopher Lance Hartnett and Shanda Hartnett described in Volume 1965, Page 310 of the Official Public Records of said County and State, said point being in the North line of the referenced Anderson tract, said point being the most Southerly inside Southwest corner of the referenced Parent tract remainder and also being the most Southerly Southwest corner of this tract.

Thence: North $00^{\circ}03'47''$ East a distance of 208.68 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Sanderson". Said point being the Northeast corner of the referenced Hartnett tract, said point being the most Northerly inside Southwest corner of the referenced Parent tract remainder and also being an inside Southwest corner of this tract.

Thence: North $89^{\circ}09'08''$ West a distance of 208.78 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Sanderson". Said point being in the East line of a called 15.194 acre tract conveyed to Robert Anderson and wife Melinda Anderson described in Volume 922, Page 412 of the Land Records of said County and State, Said point being the Northwest corner of the referenced Hartnett tract, said point being the most Northerly Southwest corner of the referenced Parent tract remainder and also being the most Northerly Southwest corner of this tract.

Thence: North $00^{\circ}05'11''$ East a distance of 351.57 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Sanderson". Said point being in the East line of the referenced Robert Anderson tract, said point being in the West line of the referenced Parent tract remainder and also being the Northwest corner of this tract.

Thence: South $89^{\circ}09'08''$ East a distance of 310.95 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Sanderson". Said point being the Northeast corner of this tract.

Thence: South $00^{\circ}03'47''$ West a distance of 560.10 feet to the Point of Beginning and containing 3.000 acres.

Access to the above described 3.000 acre tract to Fannin County Road 2904 through the referenced Tract One and Tract Two conveyed to Christopher Lance Hartnett and Shanda Hartnett described in Volume 1965, Page 311 of the Official Public Records of said County and State.

Tract Two

Being: 18.858 acres of land, a part of the William Onstott Survey Abstract Number 854, lying and being situated at 420 of Fannin County Road 2904, Fannin County, Texas. The said 18.858 acre tract being the remainder of a called 25.000 acre tract described in a General Warranty Deed from Billie Landers to Laura K. Hartnett and Cynthia Ann Landers Maxwell dated July 2, 2014 of record in Volume 1755, Page 308 of the Official Public Records of said County and State and more particularly by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod near the center of Fannin County Road 2904, from said point a found 1/2" iron rod bears North 00°37'33" East a distance of 27.33 feet, said point being a Southwest corner of a called 2.339 acre tract conveyed to Phillips Timmons described in Volume 984, Page 1074 of the Land Records of said County and State, said point being the Southeast corner of the referenced Parent tract remainder and also being the Southeast corner of this tract for the Point of Beginning and containing 18.858 acres.

Thence: North 89°10'39" West near the center of Fannin County Road 2904 a distance of 270.15 feet to a point. Said point being the Southeast corner of a called 1.172 acre tract conveyed to Adam W. Anderson and wife, Lindsey M. Anderson described in Volume 1643, Page 453 of the Official Public Records of said County and State, said point being the Southeast corner of the referenced Anderson tract and also being the most Southerly Southwest corner of this tract.

Thence: North 00°55'30" East passing a set 1/2" iron rod with a yellow cap stamped "Sanderson" on the North side of Fannin County Road 2904 at a distance of 30.00 feet, continuing a total distance of 332.24 feet to a found 1/2" iron rod with a yellow cap stamped "Sanderson". Said point being the Northeast corner of the referenced Anderson tract, said point being the most Southerly inside Southwest corner of the Parent tract remainder and also being a break in the West line of this tract.

Thence: North 00°03'47" East a distance of 560.10 feet to a set 1/2" iron rod with a yellow cap stamped "Sanderson". Said point being an inside Southwest corner of corner of this tract.

Thence: North 89°09'08" West a distance of 310.95 feet. Said point being in the East line of a called 15.194 acre tract conveyed to Robert Anderson and wife Melinda Anderson described in Volume 922, Page 412 of the Land Records of said County and State, said point being in the West line of the Parent tract remainder and also being the most Westerly Southwest corner of this tract.

Thence: North 00°05'11" East near a fence a distance of 984.85 feet to a metal fence corner post. Said point being in the South line of a called 184.851 acre tract conveyed to Billy Don Manhart and Shirley Manhart described in Volume 755, Page 760 of the Land Records of said County and State, said point being the Northwest corner of the Parent tract remainder and also being the Northwest corner of this tract.

Thence: North 88°25'32" East near a fence a distance of 573.79 feet to a 1/2" found iron rod near a fence corner post. Said point being in the South line of a called 20.000 acre tract conveyed to Michael D. Reno and Linda L. Caves described in Volume 1714, Page 26 of the Official Public Records of said County and State, said point being the Northwest corner of a called 2.797 acre tract conveyed Linda H. Hataway, dba B & L Land and Cattle described in Volume 953, Page 481 of the Land Records of said County and State, said point being the Northeast corner of the referenced Parent tract remainder and also being the Northeast corner of this tract.

Thence: South (Reference Bearing) near a fence a distance of 1901.39 feet to the Point of Beginning and containing 18.858 acres.

I, Mark L. Sanderson Registered Professional Land Surveyor # 4911, State of Texas, do hereby certify the above was taken from measurements made upon the ground on 5/13/2019 and there are no visible easements, rights-of-way, encroachments or overlapping of improvements, except as shown on the plat.



Mark L. Sanderson
5/28/2019





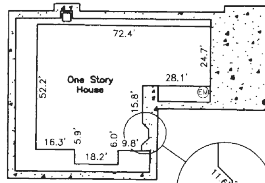
Called 184.851 Acres
Billy Don Manhart
and
Shirley Manhart
Volume 755, Page 760

Called 20.000 Acres
Michael D. Reno
and
Linda L. Caves
Volume 1714, Page 26

Scale 1"=100'

LEGEND	
1/2" Set Iron Rod with yellow cap stamped "Sanderson"	○
Point for Corner	⊙
Metal Fence Corner Post	⊕
1/2" Found Iron Rod	●
3/8" Found Iron Rod	⦿
Electric Meter	Ⓜ
Sewer Cleanout	Ⓢ
O/H Power Line	—
Centerline	—
Adjacent Boundary Lines	---
Water Meter	Ⓦ
Telephone Pedestal	Ⓣ
Water Valve	Ⓥ
Wood Fence	—
10' Utility Easement	—
Building Lines	---
Air Conditioner	□

Propane Tank

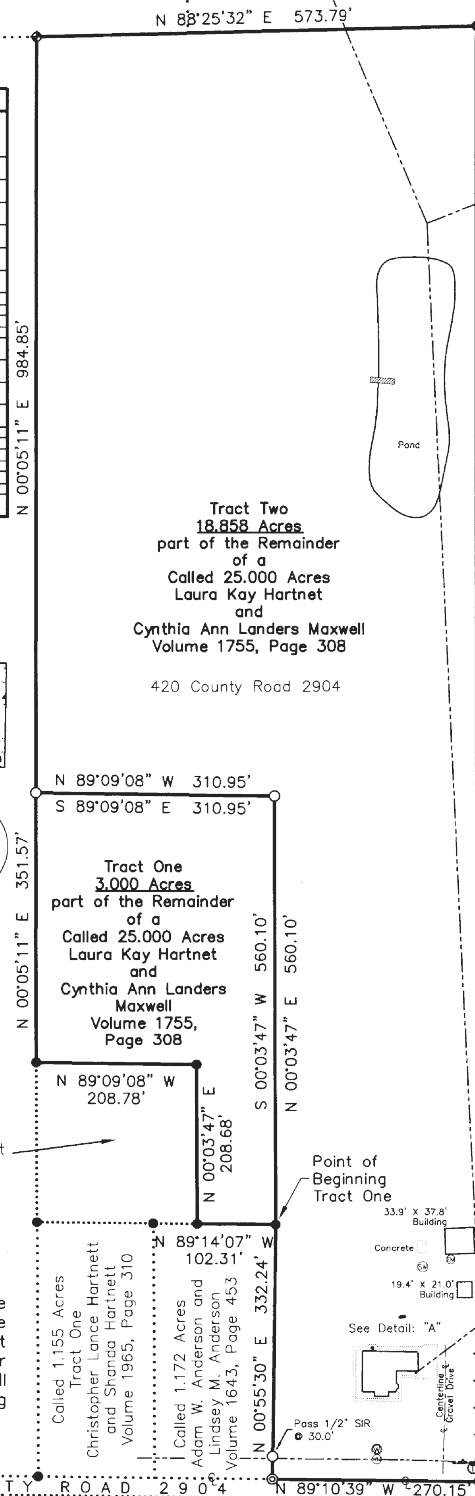


Detail: "A"

Called 15.194 Acres
Robert Anderson
and wife
Melinda Anderson
Volume 922, Page 412

Called 1.000 Acres
Tract Two
Christopher Lance Hartnett
and
Shonda Hartnett
Volume 1965, Page 310

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.



Called 2.797 Acres
Linda H. Hataway
dba B & L Land & Cattle
Volume 953, Page 481

Called 10.298 Acres
Troy Powell
and wife
Angela Powell
Volume 1067, Page 135

Called 6.000 Acres
Betty Ann Brown
Harold Gene Brown
and Amy Brown
Volume 1595, Page 541

Called 3.416 Acres
J. W. Eastham, Jr.
and wife
Nancy Eastham
Volume 1775, Page 260

Called 2.339 Acres
Phillips Timmons
Volume 984, Page 1074

Called 2.586 Acres
Paul Douglas Kirkpatrick
and wife
Rita Kay Kirkpatrick
Volume 745, Page 537

All fences vary from line. Areas between fence and boundary lines may be in possible conflict.



Mark L. Sanderson RPLS #4911

NOTE: Fannin County, Texas requires a 25' from Centerline Right-of-Way for all County Roads. Any fences, structures or improvements located within the Right-of-Way may be in possible conflict.

BOUNDARY SURVEY
SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
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BONHAM, TEXAS 75418
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