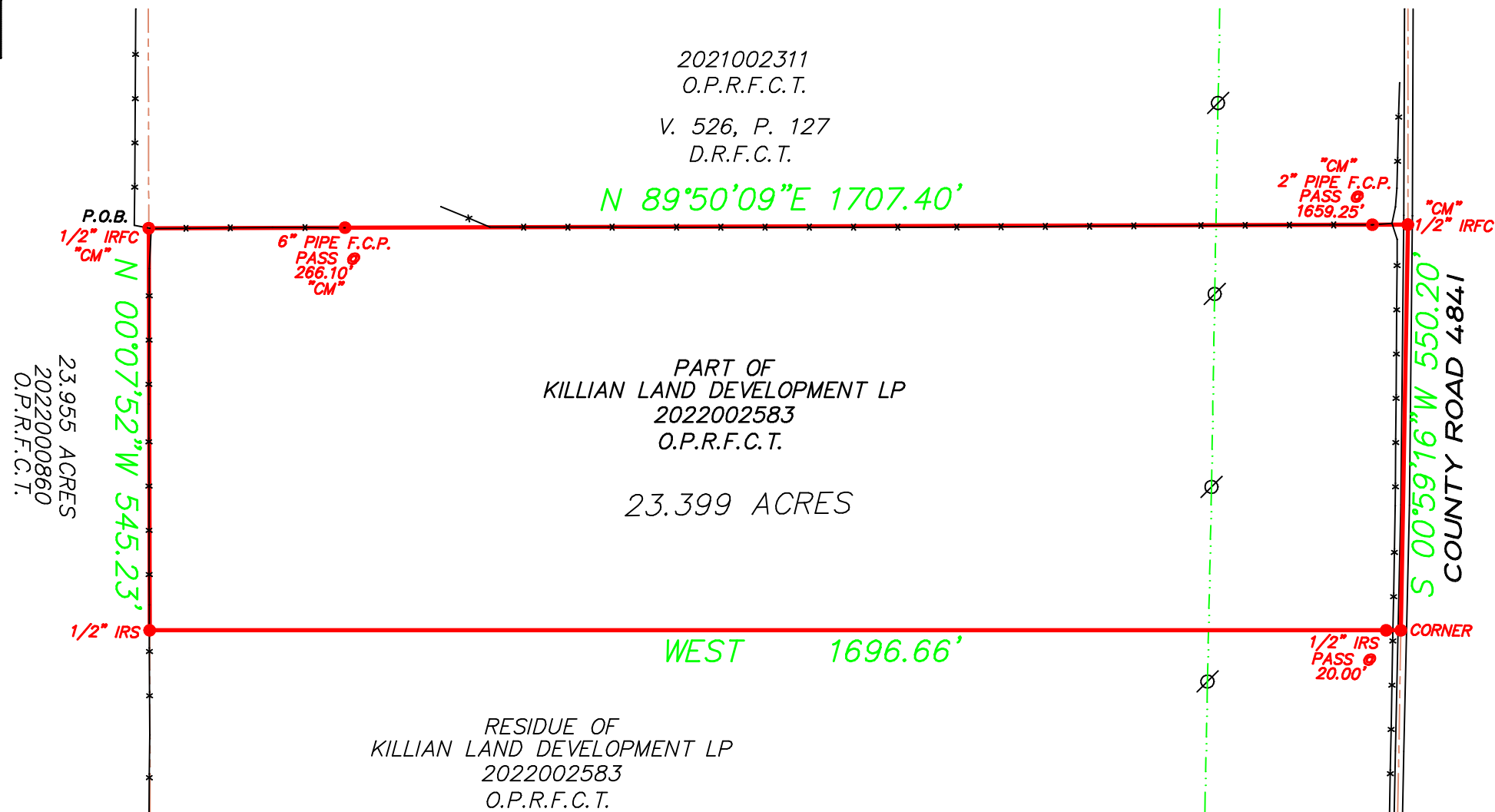




DESCRIPTION

All that certain lot, tract or parcel of land situated in the J. Hoffner Survey, Abstract No. 527, Fannin County, Texas, and being part of that tract of land described in a Deed to Killian Land Development LP as recorded in Doc. No. 2022002583 of the Official Public Records of Fannin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near a fence corner and at the Northwest corner of said Killian tract and being in the East line of a called 23.955 acre tract of land described in a Deed recorded in Doc. No. 2022000860 of the O.P.R.F.C.T.;

THENCE N. 89 deg. 50 min. 09 sec. E. with the North line of said Killian tract and along a fence line, passing a 6" pipe fence post at a distance of 266.10 feet, passing a 2" pipe fence post at a distance of 1659.25 feet and continuing for a total distance of 1707.40 feet to a 1/2" iron rod found for corner in the centerline of County Road 4841 and being at the Northeast corner of said Killian tract;

THENCE S. 00 deg. 59 min. 16 sec. W. along the centerline of said road, a distance of 550.20 feet to a point for corner in the East line of said Killian tract;

THENCE West, passing a 1/2" iron rod set at a distance of 20.00 feet and continuing for a total distance of 1696.66 feet to a 1/2" iron rod set for corner at a fence line and in the East line of said 23.955 acre tract;

THENCE N. 00 deg 07 min. 52 sec. W. along a fence line and with the East line of said 23.955 acre tract, a distance of 545.23 feet to the POINT OF BEGINNING and containing 23.399 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

LEGEND			
IRS	IRON ROD SET W/CAP "FITE"	Ø	POWER POLE
IRFC	IRON ROD FOUND W/CAP	⊙	LIGHT POLE
IRF	IRON ROD FOUND	⊕	ANCHOR
"CM"	CONTROL MONUMENT	⬇	ELEC. METER
---	FENCE LINE	[E]	ELECTRIC TRANSFORMER
---	OVERHEAD POWER LINE	●	GAS METER
---	ADJOINING PROPERTY LINE	⊗	WATER METER
---	EASEMENT BOUNDARY LINE	⊕	WATER VALVE
---	BUILDING SETBACK LINE	⊙	FIRE HYDRANT
		⌚	TELEPHONE PEDESTAL
		⌚	FIBER OPTIC CABLE
		⌚	TELEVISION PEDESTAL
		⌚	SUB SURFACE BOX
		⌚	UTILITY WARNING SIGN
		⌚	GAS PIPELINE SIGN
		⌚	CONCRETE
		⌚	WOOD
		⌚	BRICK

FITE & ASSOCIATES
LAND SURVEYING, LLC

SCALE: 1" = 200' DATE: 6-30-2025
JOB NO. FA250227 GF NO. _____
DRAWN: D.W.F. FIRM NO. 10194651
CHECK: D.W.F.

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

STATE OF TEXAS
REGISTERED
DAVID W. FITE
5837
PROFESSIONAL
LAND SURVEYOR