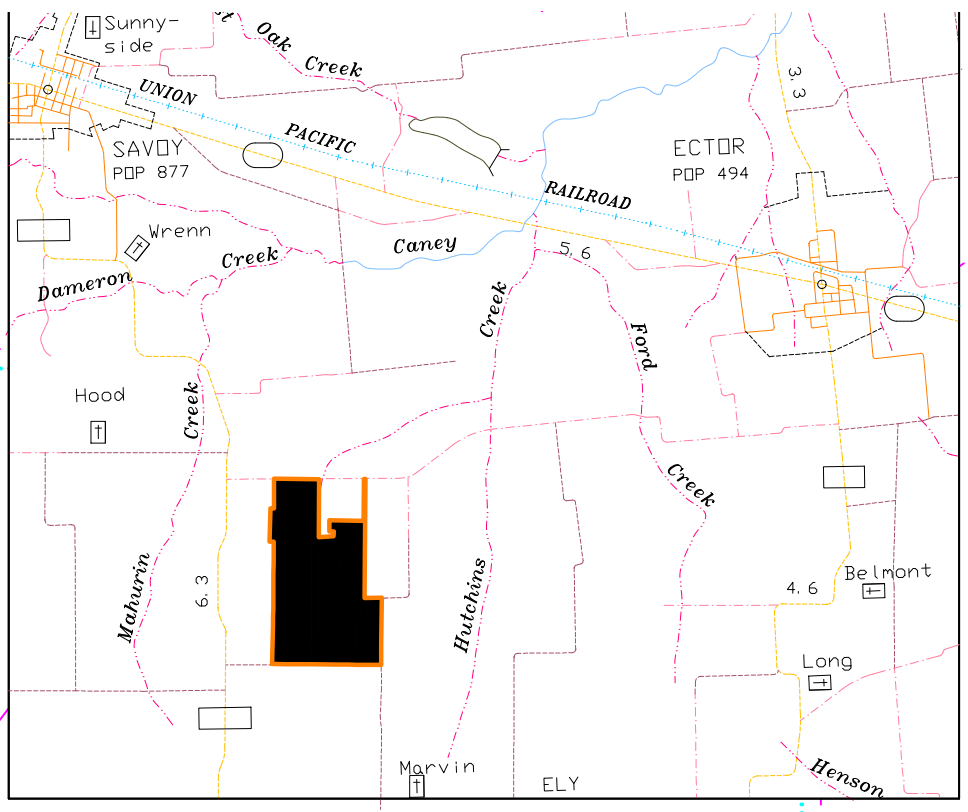
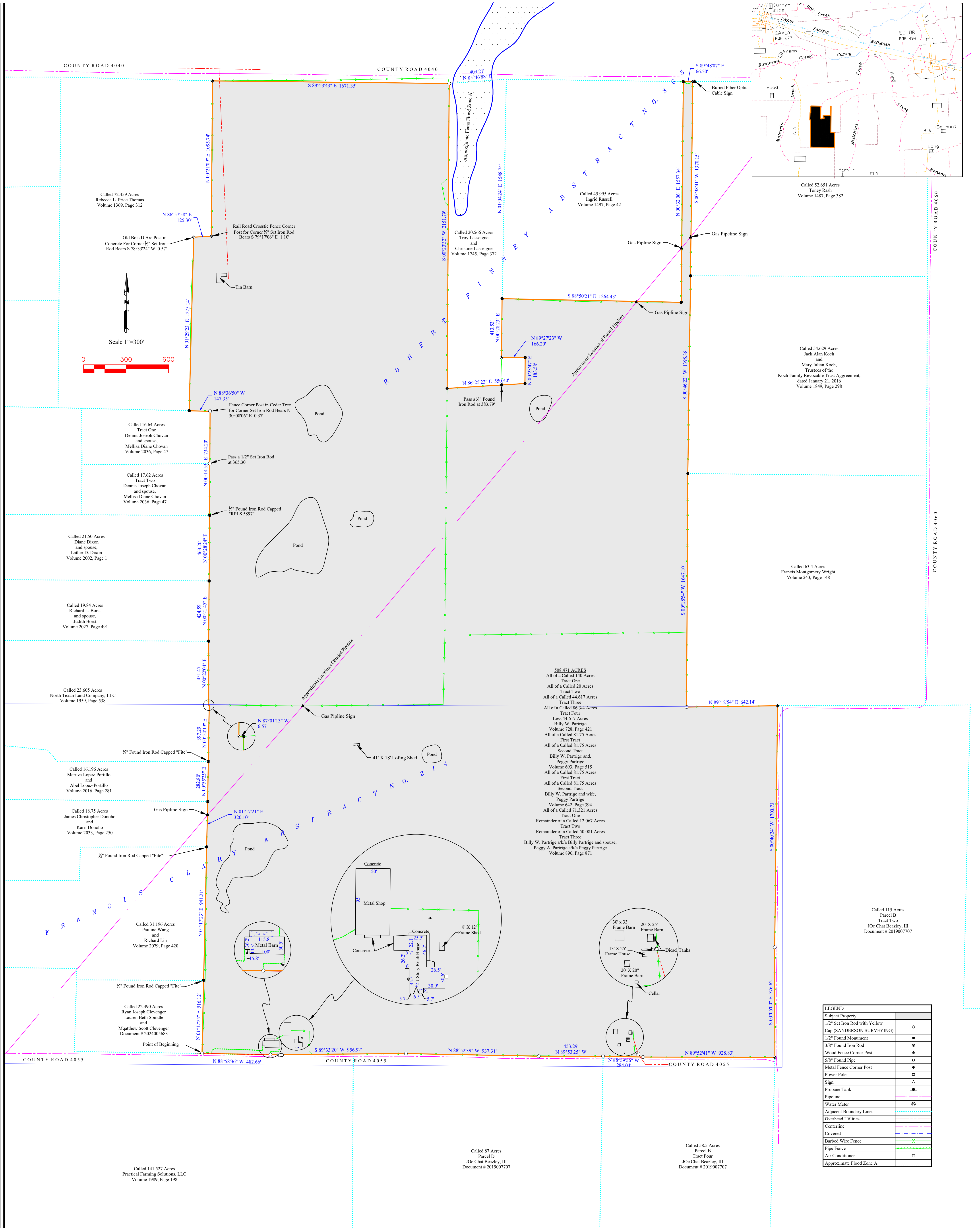
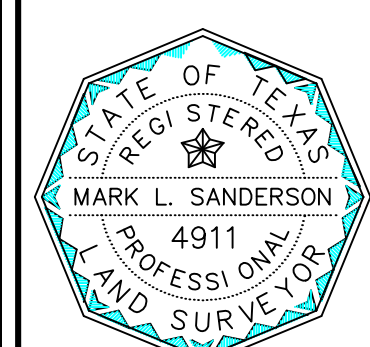




| LEGEND                                                  |     |
|---------------------------------------------------------|-----|
| Subject Property                                        |     |
| 1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING) | ○   |
| 1/2" Found Monument                                     | ●   |
| 3/8" Found Iron Rod                                     | ⦿   |
| Wood Fence Corner Post                                  | ⦿   |
| 5/8" Found Pipe                                         | ⦿   |
| Metal Fence Corner Post                                 | ⦿   |
| Power Pole                                              | ⦿   |
| Sign                                                    | △   |
| Propane Tank                                            | ●   |
| Pipeline                                                | —   |
| Water Meter                                             | ⊗   |
| Adjacent Boundary Lines                                 | --- |
| Overhead Utilities                                      | --- |
| Centerline                                              | --- |
| Covered                                                 | --- |
| Barbed Wire Fence                                       | --- |
| Pipe Fence                                              | --- |
| Air Conditioner                                         | □   |
| Approximate Flood Zone A                                | --- |



*Mark L. Sanderson*  
MARK L. SANDERSON RPLS #4911

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](http://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.

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 (NAD83).  
ADJUSTMENT, COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (ZONE 4202). THE COMBINED SCALE FACTOR IS 1.0000995.

Flood Zone location is approximate. Approximate locations are placed on plat by scaling based on FEMA FIRM map number 48147C0350C with an effective date of February 18, 2011.

LAND TITLE SURVEY  
OF A  
508.471 ACRE TRACT OF LAND  
SITUATED IN THE  
ROBERT FINNEY SURVEY  
ABSTRACT NO. 365  
FRANCIS CLARY SURVEY  
ABSTRACT NO. 214  
FANNIN COUNTY, TEXAS

OWNER: BILLY PARTRIDGE

JOB NO. 2024-227

DATE: APRIL 04, 2025

DRAWN BY: LRS

SHEET 1 OF 2

CHK BY: MLS

G.F. N/A

CAD FILE: 2024-227.DWG

SCALE: 1" = 300'

SANDERSON SURVEYING INC.

FIRM REGISTRATION # 101079-00

1874 SOUTH SH 121

BONHAM, TEXAS 75418

(903) 583-2969 FAX (903) 640-8959