

Being: 508.471 acres of land, a part of the R. Finney Survey Abstract Number 365 and being a part of the F.M. Clay Survey Abstract Number 214, lying South of Fannin County Road 4040, lying West of Fannin County Road 4060, lying North of Fannin County Road 4055 and lying East of F.M. Highway 1752 South and being situated in Fannin County, Texas. The said 508.471-acre tract being all of a called 140 acre tract described in Tract One, being all of a called 20-acre tract described in Tract Two, being all of a called 44.617-acre tract described in Tract Three, and being all of a called 86-3/4- acre tract described in Tract Four, Less 44.617 acres sold in a Warranty Deed from Vaughn Partridge to Billy W. Partridge, dated June 14, 1989, of record in Volume 728, Page 421 of the Official Public Records of Fannin County, Texas. The said 508.471-acre tract being all of a called 81.75 acre tract described in the First Tract, being all of a called 81.75-acre tract described in the Second Tract sold in a Warranty Deed with Vendor's Lien from Billy Radar, Warren Jamieson, David Hembree and Gary Hall to Billy W. Partridge and Peggy Partridge, dated April 15, 1987, of record in Volume 693, Page 515 of the Official Public Records of Fannin County, Texas. The said 508.471-acre tract being all of a called 81.75-acre tract described in the First Tract, being all of a called 81.75-acre tract described in the Second Tract sold in a Warranty Deed with Vendor's Lien from Burlene K. Phillips to Billy W. Partridge and wife, Peggy Partridge, dated March 7, 1984, of record in Volume 642, Page 394 of the Official Public Records of Fannin County, Texas. The said 508.471-acre tract being all of a called 71.321-acre tract described in Tract One, being the remainder of a called 12.067-acre tract described in Tract Two and being the remainder of a called 50.081-acre tract described in Tract Three sold in a Warranty Deed with Vendor's Lien from Walter Harris and wife, Nettie Harris to Billy W. Partridge a/k/a Billy Partridge and spouse, Peggy A. Partridge a/k/a Peggy Partridge, dated May 24, 1999, of record in Volume 896, Page 871 of the Official Public Records of Fannin County, Texas. The said 508.471 tract described more particularly by metes and bounds as follows:

STANDING on the North side of Fannin County Road 4055, from which a ½" iron rod found bears S 01°17'25" W a distance of 15.70 feet, said point being in the East line of a called 22.490 acre tract conveyed to Ryan Joseph Clevenger, Lauren Beth Spindle and Matthew Scott Clevenger, recorded in Document # 2024005683 of the Official Public Records of said County and State. Said point being in the Southwest corner of the referenced 88 3/4-acre Parent Tract Four. Said point being a ½" iron rod with yellow cap stamped "Sanderson Surveying" set for the Point of Beginning and the Southwest corner of the Parent tract and the Southwest corner of this tract.

Thence: N 01°17'25" E near a fence a distance of 516.12 feet to a ½" iron rod with a cap stamped "Fitc" found, said point being the Northeast corner of the referenced Clevenger tract, said point being the Southeast corner of a called 31.196 acre tract conveyed to Pauline Wang and Richard Lin, recorded in Volume 2079, Page 420 of the Official Public Records of said County and State. Said point being a break in the West line of the referenced 88 3/4-acre Parent Tract Four and a break in the West line of this tract.

Thence: N 01°17'23" E near a fence a distance of 941.21 feet to a ½" iron rod with a cap stamped "Fitc" found, said point being the Northeast corner of the referenced Pauline Wang and Richard Lin tract, said point being the Southeast corner of a called 18.75 acre tract conveyed to Christopher Donoho and Karri Donoho, recorded in Volume 2033, Page 250 of the Official Public Records of said County and State. Said point being a break in the West line of the referenced 44.817-acre Parent Tract Three and a break in the West line of this tract.

Thence: N 01°17'21" E near a fence a distance of 320.10 feet to a ½" iron rod found near a 2" galvanized square post at a fence intersection, said point being the Northeast corner of the referenced Donoho tract, said point being the Southeast corner of a called 16.106 acre tract conveyed to Maria Lopez-Portillo and Abel Lopez-Portillo, recorded in Volume 2016, Page 281 of the Official Public Records of said County and State. Said point being a break in the West line of the referenced 44.817-acre Parent Tract Three and a break in the West line of this tract.

Thence: N 00°55'25" E near a fence a distance of 282.80 feet to a ½" iron rod with a cap stamped "Fitc" found, said point being the Northeast corner of the referenced Lopez-Portillo tract, said point being the Southeast corner of the remainder of a called 223.605 acre tract conveyed to North Texan Land Company, LLC, recorded in Volume 1959, Page 538 of the Official Public Records of said County and State. Said point being a break in the West line of the referenced 44.817-acre Parent Tract Three and a break in the West line of this tract.

Thence: N 00°54'19" E near a fence a distance of 397.29 feet to a ½" iron rod found near a 3" metal fence corner post, said point being a Northeast corner of the referenced remainder of the North Texan Land Company, LLC tract, Said point being a Southwest corner of the referenced 44.817-acre Parent Tract Three, said point being an inside Southwest corner of the Parent tract and being an inside Southwest corner of this tract.

Thence: N 87°01'13" E near a fence a distance of 6.57 feet to a 3" metal fence corner post found, said point being an inside Northeast corner of the referenced North Texan Land Company, LLC remainder tract, Said point being a Southwest corner of the referenced 44.817-acre Parent Tract Three and a Southwest corner of this tract.

Thence: N 00°22'04" E near a fence a distance of 451.47 feet to a ½" iron rod with a blue cap found near a fence, said point being the Northeast corner of the referenced North Texan Land Company, LLC remainder tract said point being the Southeast corner of a called 19.84-acre tract conveyed to Richard L. Borst Jr. and spouse Judith Borst, recorded in Volume 2027, Page 491 of the Official Public Records of said County and State. Said point being a break in the West line of the referenced 81.75-acre Parent Second Tract and a break in the West line of this tract.

Thence: N 00°21'45" E near a fence a distance of 424.59 feet to a ½" iron rod found near a 2" square galvanized fence corner post fence intersection, said point being the Northeast corner of the referenced Borst tract, said point being the Southeast corner of a called 21.50-acre tract conveyed to Diane Dixon and spouse, Lather D. Dixon, recorded in Volume 2002, Page 1 of the Official Public Records of said County and State. Said point being a break in the West line of the referenced 81.75-acre Parent Second Tract and a break in the West line of this tract.

Thence: N 00°28'24" E near a fence a distance of 463.20 feet to a ½" iron rod found, stamped # 5897 near a fence, said point being the Northeast corner of the referenced Dixon tract said point being the Southeast corner of a called 17.62 acre Tract Two conveyed to Dennis Joseph Chovan and spouse Melissa Diane Chovan, recorded in Volume 2036, Page 47 of the Official Public Records of said County and State. Said point being a break in the West line of the referenced 81.75-acre Parent Second Tract and a break in the West line of this tract.

Thence: N 00°14'53" E passing a ½" iron rod with yellow cap stamped "Sanderson Surveying" set near a fence, at a distance of 365.30 feet, bear N 30°08'06" E 0.37 feet, said point being the Northeast corner of the referenced Chovan Tract Two, said point being the Southeast corner of a called 16.64 acre Tract One of the referenced Chovan Tract, recorded in Volume 2036, Page 47 of the Official Public Records of said County and State. Continuing a combined total distance of 734.20 feet to a fence corner post in a cedar tree, from said point a ½" iron rod with yellow cap stamped "Sanderson Surveying" set, bears N 30°08'06" E a distance of 0.37 feet, said point being the Northeast corner of the referenced Chovan Tract One, said point being in the South line of the referenced 81.75-acre Parent First Tract said point being the Northwest corner of the referenced 81.75-acre Parent Second Tract and being an inside Southwest corner of this tract.

Thence: N 88°36'50" W near a fence a distance of 147.35 feet a ½" iron rod with red cap found near a 3" metal fence corner post, said point being the North line of the referenced Chovan Tract One, said point being the Southeast corner of a called 72.459 acre tract conveyed to Rebecca L. Price Thomas, recorded in Volume 1349, Page 312 of the Official Public Records of said County and State. said point being the Southwest corner of the referenced 81.75-acre Parent First Tract and being a Southwest corner of this tract.

Thence: N 01°29'23" E to a fence corner post set in concrete, from said point a ½" iron rod with yellow cap stamped "Sanderson Surveying" set, bears S 78°33'24" W a distance of 0.57 feet to a ½" iron rod with yellow cap stamped "Sanderson Surveying" set, said point being an inside Southeast corner of the referenced Thomas tract, said point being a Northwest corner of the referenced 81.75-acre Parent First Tract and being a Northwest corner of this tract.

Thence: N 86°57'58" E a distance of 125.30 feet to a crossitic fence corner post, from said point a ½" iron rod with yellow cap stamped "Sanderson Surveying" set, bears S 79°17'06" E a distance of 1.10 feet, said point being a Southeast corner of the referenced Thomas tract, said point being an inside Northwest corner of the referenced 81.75-acre Parent First Tract and said point being an inside Northwest corner of this tract.

Thence: N 00°21'09" E near a fence a distance of 1,095.74 feet to a 3" metal fence corner post on the South side of Fannin County Road 4040, said point being in the East line of the referenced Thomas tract, said point being the Northwest corner of the referenced 81.75-acre Parent First Tract and said point being the Northwest corner of this tract.

Thence: S 89°23'43" E a distance of 1,671.35 feet to a ½" iron rod with yellow cap stamped "Sanderson Surveying" set on the South side of Fannin County Road 4040, said point being in the East line of a called 20.566-acre tract conveyed to Troy Lasseigne and Christine Lasseigne recorded in Volume 1745, Page 372 of the Official Public Records of Fannin County, Texas and said point being a Northeast corner of this tract.

Thence: S 00°23'32" E near a fence a distance of 2,151.79 feet to a 3" metal fence corner post, said point being the Southwest corner of the referenced Lasseigne tract, said point being in the East line of the referenced 81.75-acre Parent First Tract, said point being the Northwest corner of the referenced 71.321-acre Parent Tract One and said point being an inside Northeast corner of this tract.

Thence: N 86°25'22" E near a fence passing a ½" iron rod found at an old Bois d' arc fence corner post at a distance of 383.79 feet, continuing a total distance of 550.40 feet to a 1/2" iron rod found, said point being the Southeast corner of the referenced Lasseigne tract, said point being an inside Northwest corner of the referenced 71.321-acre Parent Tract One, said point being the Southwest corner of the remainder of the referenced 50.081 acre Parent Tract Three and said point being an inside Northwest corner of this tract.

Thence: N 00°23'47" E near a fence a distance of 183.58 feet to a 1/2" iron rod found, said point being the Northeast corner of the referenced Lasseigne tract, said point being an inside Southwest corner of the referenced 50.081-acre Parent Tract Three and said point being an inside Southwest corner of this tract.

Thence: N 89°27'23" W near a fence a distance of 166.20 feet to a 3/8" iron rod found, said point being an inside the Northeast corner of the referenced Lasseigne tract, said point being a Southwest corner of the referenced 50.081-acre Parent Tract Three and said point being a Southwest corner of this tract.

Thence: N 00°28'23" E near a fence a distance of 413.53 feet to a 1/2" iron rod found, said point being in the East line of the referenced Lasseigne tract, said point being the Southwest 45.995-acre tract conveyed to Ingrid Russell recorded in Volume 1497, Page 42 of the Official Public Records of Fannin County, Texas and said point being a Northwest corner of the referenced 50.081 acre Parent Tract Three and said point being a Northwest corner of this tract.

Thence: S 88°50'21" E a distance of 1,264.43 feet to a 1/2" iron rod found, said point being an inside Northwest corner of the referenced Russell tract, said point being the Southwest corner of the referenced remainder of a called 12.067-acre Parent Tract Two and said point being an inside Northwest corner of this tract.

Thence: N 00°32'06" E near a fence a distance of 1,557.34 feet to a 1/2" iron rod found on the South side of Fannin County Road 4040, said point being in the East line of the referenced Russell tract, said point being the Northwest corner of the referenced remainder of a called 12.067-acre Parent Tract Two and said point being the Northwest corner of this tract.

Thence: S 89°48'07" E a distance of 66.50 feet to a 3" metal pipe found on the South side of Fannin County Road 4040, said point being in the West line of called 22.647-acre tract conveyed to Tony Rash, recorded in Volume 1487, Page 382, Tract One of the Official Public Records of Fannin County, Texas, said point being the Northeast corner of the referenced remainder of a called 12.067-acre Parent Tract Two and said point being the Northeast corner of this tract.

Thence: S 00°38'41" W near a fence a distance of 1,370.15 feet to a 1/2" iron rod found on the North side of 48" Hackberry tree, said point being in the Northwest corner of called 54.629-acre tract conveyed to Jack Alan Koch and Mary Julia Koch Trustees of the Koch Family Revocable Trust Agreement Dated January 21, 2016, recorded in Volume 1849, Page 298 of the Official Public Records of Fannin County, Texas, said point being the Southwest corner of the referenced Rash tract, said point being a break in the East line of the referenced remainder of a called 12.067-acre Parent Tract Two and said point being a break in the East line of this tract.

Thence: S 00°46'22" W near a fence a distance of 1,395.38 feet to a 5/8" iron pipe found, said point being in the Northwest corner of called 63.4-acre tract conveyed to Francis Montgomery Wright, Dated September 9, 1936, recorded in Volume 243, Page 148 of the Official Public Records of Fannin County, Texas, said point being the Southwest corner of the referenced Koch Family Revocable Trust tract, said point being a break in the East line of the referenced 71.321-acre Parent Tract One and said point being a break in the East line of this tract.

Thence: S 00°18'54" W near a fence a distance of 1,647.10 feet a ½" iron rod with yellow cap stamped "Sanderson Surveying" set near an old Bois d' arc fence corner post, said point being the Southwest corner of the referenced Wright tract, said point being the Southeast corner of the referenced Parent 20 acre Tract Two, said point being in the North line of the referenced 140-acre Parent Tract One and said point being an inside Northeast corner of this tract.

Thence: N 89°12'54" E near a fence a distance of 642.14 feet to a 4" metal pipe fence corner post found, said point being in the South line of the referenced Wright tract, said point being on the West side of Fannin County Road 4060, said point being the Northeast corner of the referenced 140-acre Parent Tract One and said point being the Northeast corner of this tract.

Thence: S 00°40'24" W near a fence a distance of 1,703.73 feet to ½" iron rod with yellow cap stamped "Sanderson Surveying" set near a fence corner post, said point being on the West side of Fannin County Road 4060, said point being a break on the East side of the referenced 140-acre Parent Tract One and said point being a break on the East side of this tract.

Thence: S 00°05'00" E near a fence a distance of 776.62 feet to a 4" metal pipe fence corner post found, said point being at the intersection of the West side of Fannin County Road 4060 and the North side of Fannin County Road 4055, said point being the Southeast corner the referenced 140-acre Parent Tract One and said point being the Southeast corner of this tract.

Thence: N 89°52'41" W near a fence a distance of 928.83 feet to ½" iron rod with yellow cap stamped "Sanderson Surveying" set near a fence corner post, said point being in the North side of Fannin County Road 4055, said point being a break in the South line of the referenced 140-acre Parent Tract One and said point being a break in the South line of this tract.

Thence: N 88°59'56" W near a fence a distance of 284.04 feet to ½" iron rod with yellow cap stamped "Sanderson Surveying" set near a fence corner post, said point being in the North side of Fannin County Road 4055, said point being a break in the South line of the referenced 140-acre Parent Tract One and said point being a break in the South line of this tract.

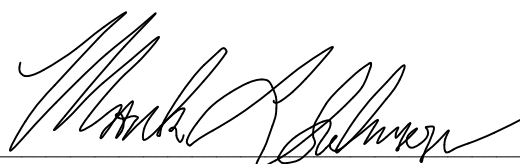
Thence: N 89°53'25" W near a fence a distance of 453.29 feet to ½" iron rod with yellow cap stamped "Sanderson Surveying" set near a fence corner post, said point being in the North side of Fannin County Road 4055, said point being a break in the South line of the referenced 140-acre Parent Tract One and said point being a break in the South line of this tract.

Thence: N 88°52'39" W near a fence a distance of 937.31 feet to ½" iron rod with yellow cap stamped "Sanderson Surveying" set near a fence corner post, said point being in the North side of Fannin County Road 4055, said point being a break in the South line of the referenced 140-acre Parent Tract One and said point being a break in the South line of this tract.

Thence: S 89°33'20" W near a fence a distance of 956.92 feet to ½" iron rod with yellow cap stamped "Sanderson Surveying" set near a fence corner post, said point being in the North side of Fannin County Road 4055, said point being a break in the South line of the referenced 140-acre Parent Tract One and said point being a break in the South line of this tract.

Thence: N 88°58'36" W near a barbed wire fence a distance of 482.66 feet to the Point of Beginning and containing 508.471 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 3/18/2025 and are true and correct and there are no visible easements, right-of-ways, encroachments or overlapping of improvements, except as shown on the plat.


MARK L. SANDERSON R.P.L.S. #4911
4/15/2025



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	DRAWN BY: LRS	CHK BY: MLS	CAD FILE: 2024-227.DWG
DATE: APRIL 04, 2025	Sheet 2 OF 2	G.F. N/A	SCALE: 1" = 300'



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