

NOTE: The Pipeline as referenced in Volume 476, Page 893 does not currently lay on this 15.983 acre tract.



Scale 1"=200'

NOTE A: Deed line overlap between 7.452 acre tract of Vol. 809, Pg. 915 and 16 acre tract of Vol. 993, Page 540 is 0.035 acres.



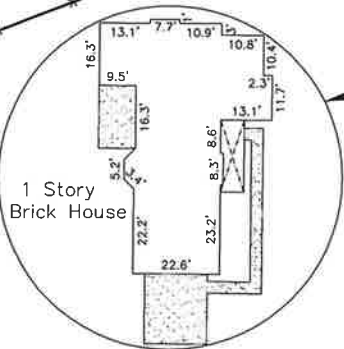
Clark R. Sanderson RPLS #4765

Called 18.173 Acres
Tract Two
Rodger L. Reed
and wife,
Carmen Reed
Volume 1431, Page 424

Called 103.588 Acres
Limestone Creek Ranch
Tract One
Volume 2138, Page 111

Called 31.948 Acres
Tyson Schmidt
and
Karla Schmidt
Volume 1717, Page 142

CREEK MEANDER CALLS		
LINE	BEARING	DISTANCE
L1	N 07°33'53" E	160.15'
L2	N 20°04'00" E	92.38'
L3	N 04°59'23" E	142.60'
L4	N 11°40'20" W	59.11'



15.983 ACRES
Chad A. Stainback
and
Katharine E. Gustafson
Volume 1775, Page 384

742 County Road 5060
Fannin County, Texas

Called 25.514 Acres
Carroll Alfred Boswell III
Volume 807, Page 457

Called 24.921 Acres
Katherine M. McHale
and
James McHale
Document #2020005956

1/2" Found Iron Rod	●
1/2" Set Iron Rod	○
Point In Creek	⊙
Over/Head Power Line	---

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

Called 15.000 Acres
David P. Flores
and Jennifer G. Flores
Volume 1485, Page 494

NOTE: Buried utilities may be located on this property that are not shown on this plat. You must call Dig Tess @ 1-800-344-8377 and have all utilities marked before any digging or construction.

Being: 15.983 acres of land, a part of the John Roberts Survey Abstract Number 924, lying and being situated at 742 County Road 5060 in Fannin County, Texas. The said 15.983 acre tract being the same land conveyed to Chad A. Stainback and Katharine E. Gustafson in a General Warranty Deed of record in Volume 1775, Page 384 in the Official Public Records of Fannin County, Texas. The said 15.983 acre tract being described more particularly by metes and bounds as follows:

Standing at the Southeast corner a $\frac{1}{2}$ " found iron rod at the intersection of center of County Road 5060 with the center of an Abandon Road, for the Southeast corner of this tract, at the Southwest corner of a called 24.921 acre tract conveyed to Katherine M. McHale in Doc. # 2020005956 and in the Northern most North line of a called 15.000 acre tract conveyed to David P. Flores in Volume 1485, Page 494.

Thence: S89°20'44"W passing a $\frac{1}{2}$ " found iron rod on the East bank of a creek at 1098.41 feet and continuing a total distance of 1128.43 feet to a point in a creek, for the Southwest corner of this tract and at the Southeast corner of a called 18.173 acre tract conveyed to Rodger L. Reed in Volume 1431, Page 424.

Thence: With the general meanders of a creek along 4 calls as follows:

1. N07°33'53"E a distance of 160.15 feet for a corner.
2. N20°04'00"E a distance of 92.38 feet for a corner.
3. N04°59'23"E a distance of 142.60 feet for a corner.
4. N11°40'20"W a distance of 59.11 feet to a point, for the Northwest corner of this tract, at the Southwest corner of a called 31.948 acre tract conveyed Tyson Schmidt in Volume 1717, Page 142.

Thence: N69°10'21"E passing a $\frac{1}{2}$ " found iron rod at 18.24 feet and continuing near a fence line a distance of 1144.29 feet to a $\frac{1}{2}$ " found iron rod near the center of County Road 5060, for the Northeast corner of this tract, at the Southeast corner of the referenced 31.948 acre Schmidt tract.

Thence: S00°23'00"E near the center of County Road 5060 a distance of 839.47 feet to the Point of Beginning and containing 15.983 acres of which about 0.5 of an acre lays in County Road 5060.

I, Clark R. Sanderson Registered Professional Land Surveyor #4765, State of Texas, do hereby certify the above was taken from measurements made upon the ground on 12/23/2020 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.


CLARK R. SANDERSON R.P.L.S. #4765

