



Scale: 1"=500'
087 Apr 22
Chokey Engr. Inc.
722-19th St.
Paris, TX 75460
Ph: 903-782-6393
Firm 10153700

F.M. HWY. No. 68

Chandandeep Sodhi, et al
F.C.D.C. 20200004267

420 Rd. No. 3700
North 1944.15'

1/2" SIP
20' off
(4057)
Waterline
Estmt.
V. 2096
P. 418
F.C.O.P.R.
Pg. 148 F.C.O.P.R.
1/2" SIP
(4057)
20' off

30' x 42' Frame House
Barn

1/2" SIP
(4057)

South 1946.85'

162.889 Acres

S 89° 27' W 1677.54'

David and Barbara
Darnell
Vol. 1380, Pg. 179
F.C.O.P.R.

End.
3" SH.
FC

N 89° 53' 30" E

3/8" FIP
940.97'
1/2" SIP
(4057)

1888.2'
S 0° 16' 20" W

1/2" FIP
@ 584.73

Gonggui and Yun Xu
V. 1533, P. 487 F.C.O.P.R.

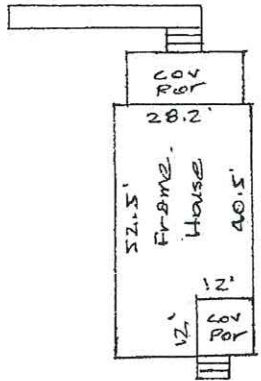
N 0° 52' 50" W 1885.6'

S 89° 32' 50" W

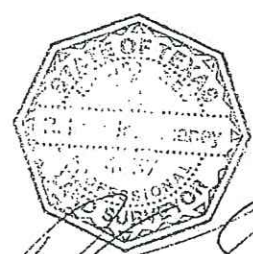
1/2" SIP
(4057)

1446.0'

1/2" SIP
(4057)



House Detail
Scale: 1"=30'



5-13-22

JCM Partners, LP
Vol. 1043, Pg. 256 F.C.O.P.R.

Field Notes

Being all that certain tract of land situated about 7.5 miles South 12° East of the City of Bonham, Fannin County, Texas, a part of the E. M. Eubanks Survey, Abstract No. 343, including a part of the 40 acre and 60 acre tracts and all of the 62.92 acre tract described in Affidavit of Heirship and Conveyance to James Robert Dunn, Jr. recorded in Volume 1216, Page 148 of the Fannin County Official Public Records and being further described as follows:

Beginning at a 120d nail set for corner at the intersection of the South line of F. M. Highway No. 68 with the center of County Road No. 3700, the present Northwest corner of said 40 acres;

Thence North 89°11'40" East with said South line at 20.0 feet passing a 1/2" set iron pin (capped Chaney 4057) continuing in all a distance of 2220.64 feet to a 1/2" iron pin set for corner (capped Chaney 4057), the present Northeast corner of said 60 acres;

Thence South with the East line of said 60 acres and the West line of a tract conveyed to JCM Partners, LP by deed recorded in Volume 1043, Page 256 of the Fannin County Official Public Records a distance of 1946.85 feet to a 3/8" iron pin found for corner, the Southeast corner of said 60 acres;

Thence North 89°53'30" East with the North line of said 62.92 acres and the South line of said JCM Partners Tract a distance of 940.97 feet to a 1/2" iron pin set for corner (capped Chaney 4057), the Northeast corner of said 62.92 acres;

Thence South 0°16'20" West with the East line of said 62.92 acres and the West line of a tract conveyed to JCM Partners, LP by deed recorded in Volume 1043, Page 252 of the Fannin County Official Public Records a distance of 1888.2 feet to a 1/2" iron pin set for corner (capped Chaney 4057), the Southeast corner of said 62.92 acres;

Thence South 89°32'50" West with the South line of said 62.92 acres and the North line of a tract conveyed to Dalan and Stephanie Jones by deed recorded in Volume 1131, Page 146 of the Fannin County Official Public Records a distance of 1446.0 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence North 0°52'50" West with the West line of said 62.92 acres and the East line of a tract conveyed to Gonggui and Jun Xu by deed recorded in Volume 1533, Page 487 of the Fannin County Official Public Records, passing a found 1/2" iron pin set at 584.73 feet, continuing with said West line and the East line of a tract conveyed to David and Barbara Darnell by deed recorded in Volume 1380, Page 179 of the Fannin County Official Public Records a distance of 1885.6 feet to a found 3" steel fence corner, the Northwest corner of said 62.92 acres;

Thence South 89°27' West with the South line of said 60 acre and 40 acre tracts and the North line of said Darnell Tract at 1657.54 feet passing a 1/2" set iron pin (capped Chaney 4057) continuing in all a distance of 1677.54 feet to a point for corner in the center of County Road No. 3700, the Southwest corner of said 40 acres;

Thence North (basis of bearing per West line 40 acres Vol. 1216, Pg. 148 F. C. O. P. R.) with said road a distance of 1944.15 feet to the point of beginning and containing 162.889 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished May 13, 2022.

R. Brandon Chaney R.P.L.S. No. 4057
Chaney Engineering, Inc. 903-784-6393
Firm No. 10153700
Job No. 087Apr22

