



MATTHEW SHANE COX  
INST.NO. 2020-00013354  
D.R.H.C.T.

PLACE OF BEGINNING

(CM)  
EAST LINE OF  
DAVID EUGENE BEAN &  
MARGARITA IRENE BEAN  
INST.NO. 2021-00007737  
D.R.H.C.T.

DAN R. YOUNGMAN AND  
LINDA R. YOUNGMAN  
VOL. 1720, PG. 368  
D.R.H.C.T.

DAVID EUGENE BEAN &  
MARGARITA IRENE BEAN  
INST.NO. 2021-00007737  
D.R.H.C.T.

DAVID EUGENE BEAN &  
MARGARITA IRENE BEAN  
INST.NO. 2021-00007737  
D.R.H.C.T.

STATE OF TEXAS:  
COUNTY OF HENDERSON:

BEING all that certain lot, tract or parcel of land situated in the Ole Anderson Survey, Abstract No. 36, Henderson County, Texas, being a tract of land described in deed to Sandra J. Deason and Bill Deason, recorded in Volume 2359, Page 791, Deed Records, Henderson County, Texas (D.R.H.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the North line of County Road 3105, in the South line of a tract of land described in deed to Matthew Shane Cox, recorded under Instrument No. 2020-00013354 (D.R.H.C.T.), at the Northerly Northwest corner of a tract of land described in deed to David Eugene Bean and Margarita Irene Bean, recorded under Instrument No. 2021-00007737 (D.R.H.C.T.), being the Northeast corner of said Deason tract;

THENCE South 01 deg. 18 min. 42 sec. East, a distance of 440.12 feet to a railroad spike found for corner at an ell corner of said Bean tract;

THENCE South 88 deg. 56 min. 49 sec. West, a distance of 325.67 feet to a 1/2 inch iron rod found for corner in the Westerly North line of said Bean tract, at the Southeast corner of a tract of land described in deed to Dan R. Youngman and Linda R. Youngman, recorded in Volume 1720, Page 368 (D.R.H.C.T.);

THENCE North 01 deg. 11 min. 52 sec. West, a distance of 440.14 feet to a 5/8 inch bolt found for corner in the South line of said Cox tract, at the Northeast corner of said Youngman tract;

THENCE North 88 deg. 57 min. 03 sec. East, a distance of 325.00 feet to the PLACE OF BEGINNING and containing 143,233 square feet or 3.288 acres of land.

PROPERTY SUBJECT TO  
ON-SITE SEWAGE FACILITIES  
C.F. NO. 2013-000686

PROPERTY SUBJECT TO  
EASEMENT TO HENDERSON COUNTY LAND COMPANY  
DATED 6-16-1972

PROPERTY SUBJECT TO  
EASEMENTS & RESTRICTIONS  
VOLUME 494, PAGE 614

BEARINGS ARE BASED ON NAD 83  
DATUM, TEXAS STATE PLANE  
COORDINATE SYSTEM, NORTH  
CENTRAL ZONE



ACCEPTED BY: \_\_\_\_\_



TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
FIDELITY NATIONAL TITLE  
USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS  
FOR ANY LOSS RESULTING THEREFROM.

- LEGEND**
- WOOD FENCE — IRON FENCE —
  - CHAIN LINK — WIRE FENCE —
  - BOUNDARY LINE —
  - EASEMENT SETBACK —
  - CM — CONTROLLING MONUMENT
  - MRO — MONUMENTS OF RECORD DIGNITY
  - 1/2" IRON ROD FOUND
  - 1/2" YELLOW-CAPPED IRON ROD SET
  - SET "X" FOUND "X"
  - 3/8" IRON ROD FOUND
  - 5/8" BOLT FOUND
  - RAILROAD SPIKE EM — ELECTRIC METER
  - C — CABLE OUT E — ELECTRIC
  - C — CLEAN OUT PE — ROOF EQUIP
  - G — GAS METER P — POWER POLE
  - F — FIRE HYDRANT T — TELEPHONE
  - L — LIGHT POLE W — WATER METER
  - M — MANHOLE V — WATER VALVE
  - (UNLESS OTHERWISE NOTED)

**SURVEY PLAT**



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 20880 COUNTY ROAD 3105, in the city of CHANDLER, Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat, the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'  
Date: 07-24-2023  
S. F. No. 9000062300712  
Job no.: 202305994  
Drawn by: BM

1529 E I-30, STE. 103  
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

