

LEGEND

- 1/2" STEEL ROD SET
- CONCRETE MONUMENT FOUND
- PP POWER POLE
- BOUNDARY LINE
- - - PROPERTY LINE
- x BARB WIRE FENCE
- GAS — GAS — GAS LINE
- OHE — OHE — OVERHEAD ELECTRIC LINE

LEGAL DESCRIPTION

Situated in the County of Fannin, State of Texas, being a part of the John Weeks Survey, Abstract No. 1149, and being a part of that same tract of land described as 89.138 acres conveyed to James Hibler by deed recorded in Volume 2103, Page 219, Official Public Records, Fannin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the southeast corner of a 15.00 acre tract of land conveyed to Charles Theophine M. Cannon by deed recorded in Doc No. 2021002878, Official Public Records, Fannin County, Texas in the west Right-of-Way of F.M. 1752;

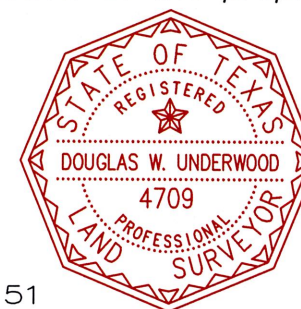
Thence with the west Right-of-way of said F.M. 1752 the following calls and distances:

South 00°53'59" West, a distance of 90.68 feet to a set 1/2" steel rod;
 with a non-tangent curve to the right having a radius of 359.37 feet, (chord bears South 45°41'49" West, a distance of 506.82 feet) an arc length of 562.51 feet to a set 1/2" steel rod;

Thence with the north Right-of-Way of said F.M. 1752 the following calls and distances:

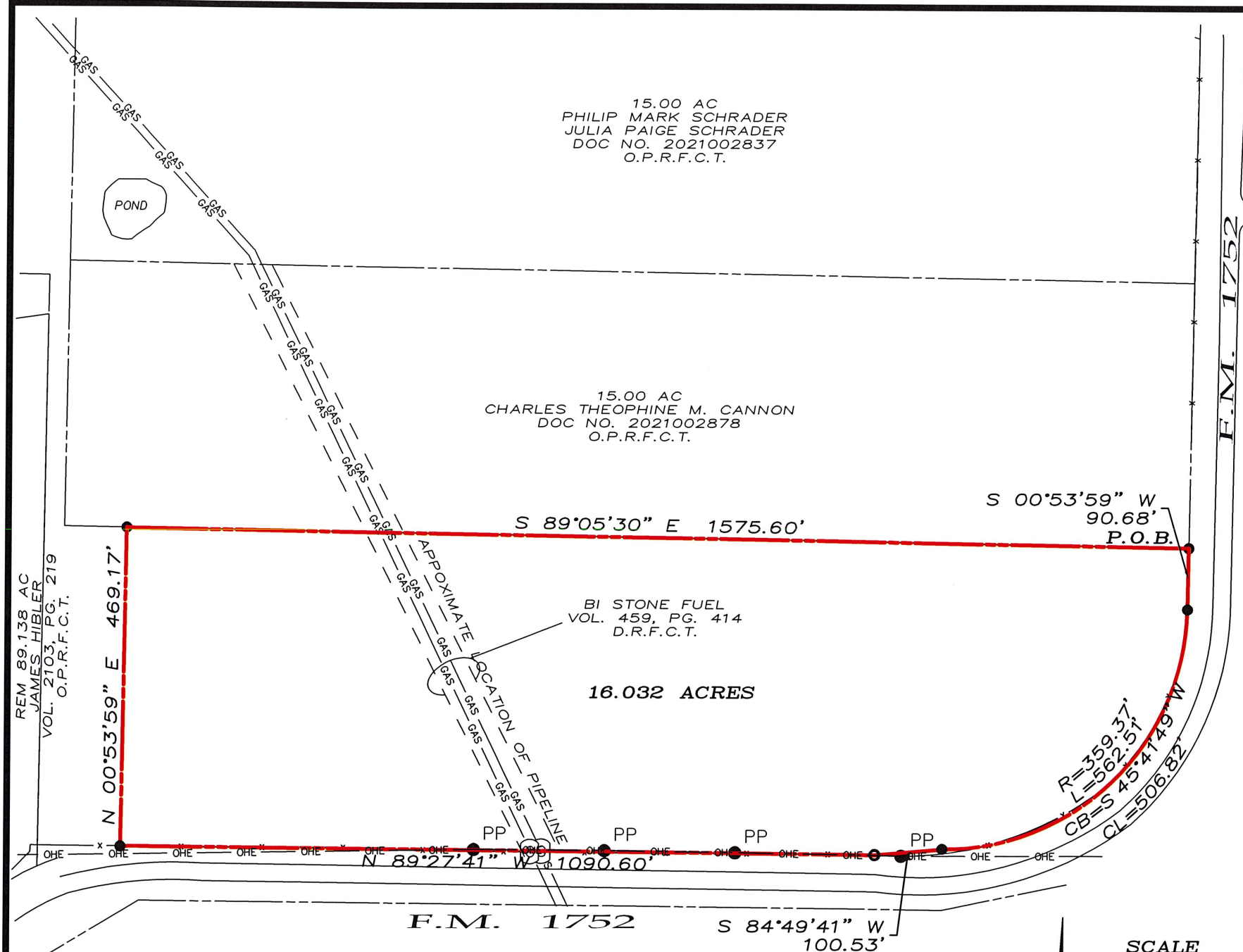
South 84°49'41" West, a distance of 100.53 feet to a found concrete monument;
 North 89°27'41" West, a distance of 1090.60 feet to a set 1/2" steel rod;
 Thence with a non-tangent curve to the left having a radius of 358.29 feet, (chord bears South 88°37'18" West, a distance of 27.97 feet) an arc length of 27.98 feet to a point;
 Thence North 00°53'59" East, a distance of 469.17 feet to a set 1/2" steel rod;
 Thence South 89°05'30" East, with the south line of said 15.00 acre tract a distance of 1575.60 feet to the Point-of-Beginning and containing 16.032 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



Douglas W. Underwood

Douglas W. Underwood
 Registered Professional
 Land Surveyor No. 4709
 Firm No. 10006300
 DATE OF SURVEY: 6/4/2021



SCALE
 1" = 200'

SCHEDULE "B" ITEMS

- e. EASEMENTS TO BI-STONE FUEL COMPANY OF RECORD IN VOL. 459, PG. 414, AND VOL. 547, PG. 227, LAND RECORDS, FANNIN COUNTY, TEXAS. AFFECTS THE SUBJECT TRACT AS SHOWN.
- f. EASEMENTS TO TEXAS POWER & LIGHT COMPANY OF RECORD IN VOL. 304, PG. 373, VOL. 388, PG. 115, AND VOL. 691, PG. 666, LAND RECORDS, FANNIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT.
- g. EASEMENT TO THE STATE OF TEXAS OF RECORD IN VOL. 337, PG. 282, LAND RECORDS, FANNIN COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT

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~ BASIS OF BEARINGS ~
 GRID NORTH, NAD 83
 TEXAS STATE PLANE COORDINATE SYSTEM
 NORTH CENTRAL ZONE

