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 214-356-6807

SURVEY PLAT

BARRY S. RHODES Registered Professional Land Surveyor (214) 356-6807
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 1601 Kennedy Street, in the City of Bonham, Fannin County, Texas.

STATE OF TEXAS:
 COUNTY OF FANNIN:

BEING a tract of land situated in the H. Burkhardt Survey, Abstract No. 112, Fannin County, Texas, and being conveyed to Iglesia Bautista Camino Real as recorded in Volume 1669, Page 552, of the Deed records of Fannin County, Texas, as shown on survey and being more particularly described by metes and bounds as follows:

COMMENCING from a 3/8 inch iron rod found for corner at the intersection of the south right-of-way line of Lee Street and the West right-of-way line of Kennedy Street, being the Northeast corner of a tract of land conveyed to Kristen Roberto as recorded in Volume 1990, Page 310, of the Deed records of Fannin County, Texas;

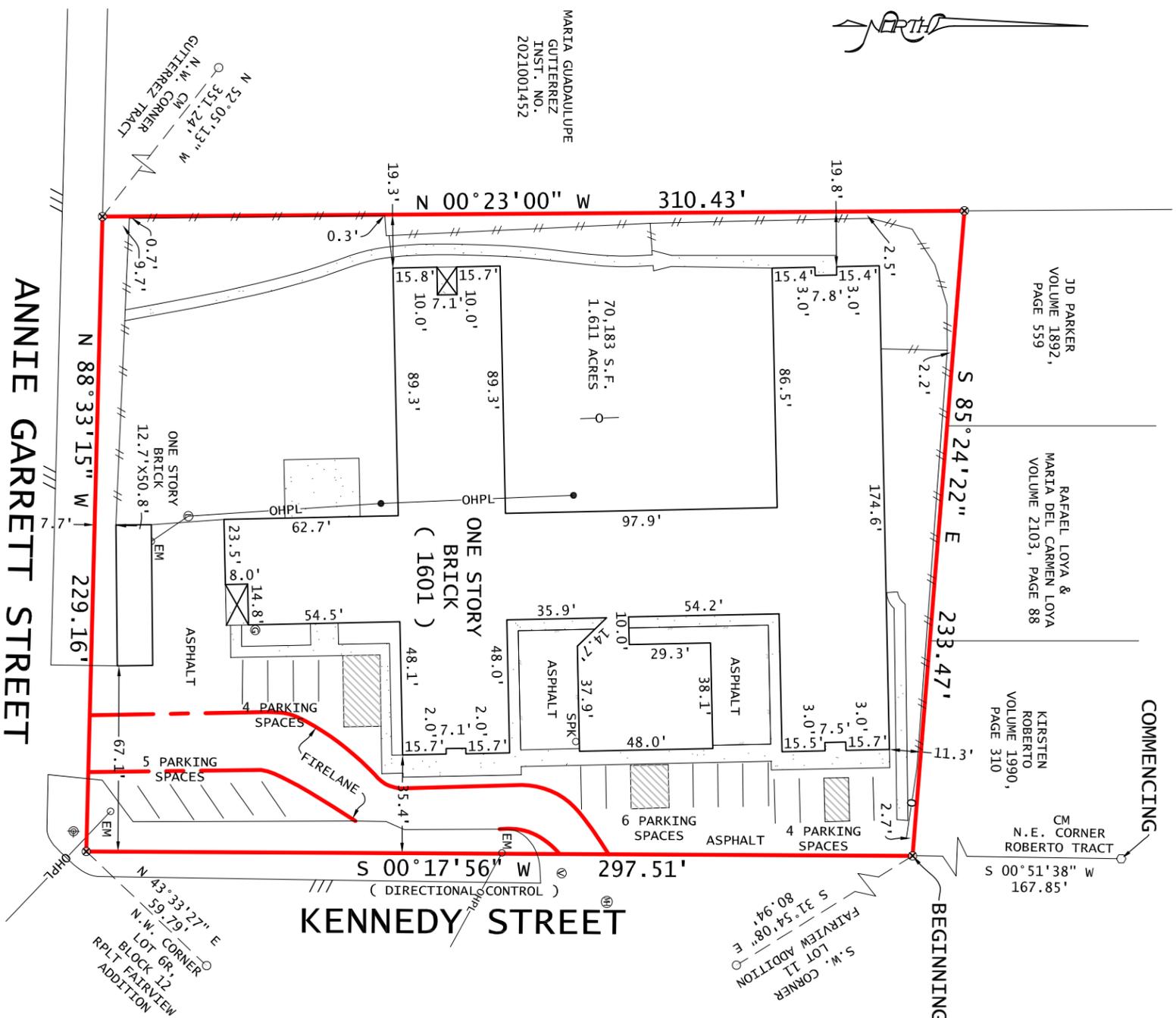
THENCE South 00 degrees 51 minutes 38 seconds West, a distance of 167.85 feet to a 1/2 inch yellow-capped iron rod set for corner, being the PLACE OF BEGINNING, and being the Southeast corner of said Roberto tract and the Northeast corner of said Camino Real tract;

THENCE South 00 degrees 17 minutes 56 seconds West, a distance of 297.51 feet to a 1/2 inch yellow-capped iron rod set for corner at the intersection of the West right-of-way line of said Kennedy Street and the North right-of-way line of Annie Garrett Street;

THENCE North 88 degrees 33 minutes 15 seconds West, a distance of 229.16 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being the Southeast corner of a tract of land conveyed to Maria Guadalupe Gutierrez, as recorded in Instrument No. 2021001452, of the Deed records of Fannin County, Texas;

THENCE North 00 degrees 23 minutes 00 seconds West, a distance of 310.43 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being the Southwest corner of a tract of land conveyed to JD Parker as recorded in Volume 1892, Page 559, of the Deed records of Fannin County, Texas;

THENCE South 85 degrees 24 minutes 22 seconds East, a distance of 233.47 feet to the PLACE OF BEGINNING and containing 70,183 square feet or 1.611 acres of land.



ACCEPTED BY: _____

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:

TITLE AND ABSTRACTING WORK FURNISHED BY DAASNI PROPERTIES, LLC. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'

Date: 6-10-2021

G. F. No.: SH-2021-171

Job no.: 2284GR

Drawn by: KW - 20210209

LEGEND

- WOOD FENCE ---
 - CHAIN LINK ---
 - CONTROL MONUMENT ---
 - 1/2" YELLOW-CAPPED IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - FIRE HYDRANT
 - LIGHT POLE
- (UNLESS OTHERWISE NOTED)

