SURVEY #06-004

By Linda Lee, Deputy Fannin County

BIG TIMBER CREEK PROPERTIES

SHEET 1 OF 1 SHEET

AN ADDITION TO THE CITY OF BONHAM

U.S. HIGHWAY 82 Scale 1"=200' 130.564 ACRES -Brass Cap R-O-W Monument S 48'08'54" E 46.09 20°46'26" E 60.45' N 20°46'26" W 80.7 0.221 ACRES Roadway Dedication S 01'06'52" E 219.57' - N 01'06'52" W 219.57' Called 57.578 Acres Myrna B. Malone TRACT TWO 70.564 ACRES Volume 652, Page 327 Part of a Called 113.9 Acres Conveyed to J.C. Martin and R.S. Ingram in Volume 538, Page 417 and Part of a Called 63.55 _N 87"14'14" W 75.75' Acre Tract Conveyed to N 8714'12" W Brenda Biggerstaff Fitzwater TRACT ONE 60.000 ACRES in Tract One of Vol. 320, Pg. 81 Part of a Called 113.9 Acres Volume 826, Page 462 Conveyed to J.C. Martin and R.S. Ingram in Volume 538, Page 417 and Part of a Called 63.55 LAKE Acre Tract Conveyed to Brenda Biggerstaff Fitzwater 1.150 ACRES Roadway Dedication in Tract One of Volume 826, Page 462 Brakebill Family Trust Volume 769, Page 1058 Described in Tract One as 118.59 Acres Set Out to J.W. Brakebill in Volume 320, Page 81 1" SIR @ Point of Beginning -Fence Varies North of Line WEST_1513.56'. WEST 1427.06 Called 152.54 Acres Called 152.54 Acres Donald McLain Donald McLain Volume 750, Page 739 Volume 750, Page 739 NOTE: Buried utilities may be located on Concrete Monument this property that are not shown on this 1/2" Found Iron Rod plat. You must call Dig Tess @ 1/2" Set Iron Rod 1-800-344-8377 and have all utilities 3/8" Found Iron Rod marked before any digging or construction. Cabinet B Slide 72 All fences vary from line. Areas between fence and boundary lines may be in possible conflict.

Being: 130.564 acres of land, a part of the Adolphus Rousette Survey Abstract Number 938, lying and being situated on the South side of U.S. Highway 82 in Fannin County, Texas. The said 130.564 acre tract being part of a called 113.9 acre tract described in a Warranty Deed from Jack Jaggers and Ella Kate Jaggers to J.C. Martin and R.S. Ingram, dated February 16, 1973 of record in Volume 538, Page 417 of the Land Records of Fannin County, Texas, and a Southern part of a called 63.55 acre tract described in Tract One of a Warranty Deed from P.E. Biggerstaff and Juanita Biggerstaff to Brenda Biggerstaff Fitzwater, dated August 30, 1995 of record in Volume 826, Page 462 of the Land Records of Fannin County, Texas. The said 130.564 acre tract being described more particularly by metes and bounds as follows:

Standing at the Southeast corner of the referenced 113.9 acre parent tract, at the Northeast corner of a called 152.54 acre tract conveyed to Donald McLain in Volume 750, Page 739 a point near the center of County Road 1554, Go West with the South line of the referenced 113.9 acre parent tract and with the South line of a 1.150 acre tract to be dedicated for a roadway a distance of 30.00 feet to a ½" set iron rod, for the Point of Beginning and the Southeast corner of this tract.

Thence: WEST (Record Bearing) with the South line of the referenced 113.9 acre parent tract near a fence line that varies North of line a distance of 2940.62 feet to a ½" found iron rod, for the Southernmost Southwest corner of this tract, at the Southernmost Southwest corner of the referenced 113.9 acre parent tract, at the Northwest corner of the referenced 152.54 acre McLain tract, and in the East line of a called 118.59 acre tract conveyed to Brakebill Family Trust in Tract One of Volume 769, Page 1058 and being described in Tract One of Volume 320, Page 81.

Thence: N02°49'01"E with the Southernmost West line of the referenced 113.9 acre parent tract near a fence that varies from line a distance of 1236.17 feet to a ½" set iron rod at a fence corner post, for the inside Southwest corner of this tract, at the inside Southwest corner of the referenced 113.9 acre parent tract, and at the Northeast corner of the referenced 118.59 acre Brakebill tract.

Thence: N87°14'14"W with the Northernmost South line of the referenced 113.9 acre parent tract a distance of 75.75 feet to a ½" set iron rod, for the Northernmost Southwest corner of this tract, at the Southeast corner of a called 57.578 acre tract conveyed to Myrna B. Malone in Volume 652, Page 327.

Thence: N01°30'19"E with the Northernmost West line of the referenced 113.9 acre parent tract and with the West line of the referenced 63.55 acre parent tract a distance of 554.96 feet to a ½" set iron rod in the South right-of-way of U.S. Highway 82, for the Northwest corner of this tract, at the Northeast corner of the South remainder of the referenced 57.578 acre Malone tract.

Thence: With the South right-of-way of U.S. Highway 82 along 3 calls as follows:

1. N84°14'11"E a distance of 2261.13 feet to a concrete monument 2. N87°18'07"E a distance of 280.51 feet to a concrete monument

feet to the Point of Beginning and containing 130.564 acres.

3. S89°06'28"E a distance of 406.05 feet to a concrete monument, for the Northernmost Northeast corner of this tract.

Thence: S48°08'54"E with the South right-of-way of U.S. Highway 82 a distance of 46.09 feet to a ½" set iron rod on the West side of County Road 1554, for the

Southernmost Northeast corner of this tract, at the Northwest corner of the 30 foot area as dedicated for Roadway.. Thence: S00°50'24"W with the West side of County Road 1554 a distance of 1996.50

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 01/25/2005 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.



NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: That James C. Martin does hereby adopt this plat designating the herein described property as Tracts 1 and 2 of the BIG TIMBER CREEK PROPERTIES, an addition to The City Of Bonham of Fannin County, Texas, and do hereby dedicate to the public use forever, the street rights-of-way and public easements as shown hereon.

James C. Martin

STATE OF TEXAS COLORADO BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day did personally appear James C. Martin, know to me to be the person whose name

is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of Egg., A.D. 2006.

CAROLYN LARSEN NOTARY PUBLIC STATE OF COLORADO My Commission Expires 9/14/2009

NOTARY PUBLIC, STATE OF TEXAS

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: That Brenda Biggerstaff Lide does hereby adopt this plat designating the herein described property as Tracts 1 and 2 of the BIG TIMBER CREEK PROPERTIES, an addition to The City Of Bonham of Fannin County, Texas, and do hereby dedicate to the public use forever, the street rights-of-way and public easements as shown hereon.

STATE OF TEXAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day did personally appear Brenda Biggerstaff Lide, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this Actual day of Lelanou, A.D. 2006.

Walleth a Reflect.
NOTARY PUBLIC, STATE OF TEXAS

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS That Richard S. Ingram does hereby adopt this plat designating the herein described property as Tracts 1 and 2 of the BIG TIMBER CREEK PROPERTIES, an addition to The City Of Bonham of Fannin County, Texas, and do hereby dedicate to the public use forever, the street rights-of-way and public easements as shown hereon.

STATE OF TEXAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day did personally appear Richard S. Ingram, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2 Jelinary, A.D. 2006.

KARENWHITE Notary Public STATE OF TEXAS My Comm. Exp. 6-27-2006

NOTARY PUBLIC, STATE OF TEXAS

CLARK R. SANDERSON 4765

On the 21, day of February, 2006, this plat was duly approved by the Planning and Zoning Commission of the City of Bonham. This approval is contingent upon filing this plat with the appropriate county deed records within six months.

Signed Mechael Rwalther
Planning and Zoning Director

Signed Same R. Hinds
City Manager

Signed Jamell Cain
City Secretary

