



Scale 1"=300'

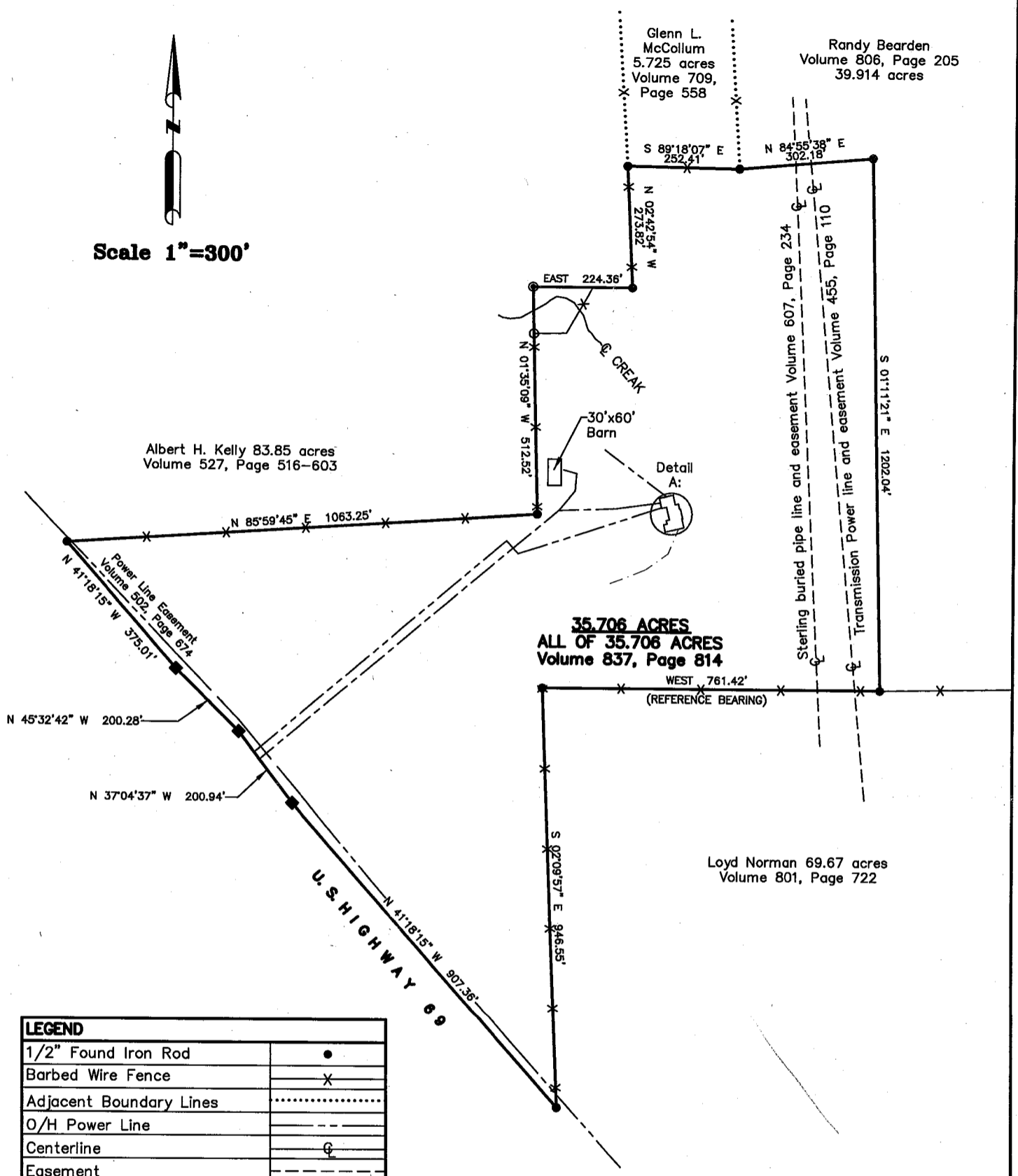
Glenn L. McCollum
5.725 acres
Volume 709, Page 558

Randy Bearden
Volume 806, Page 205
39.914 acres

Albert H. Kelly 83.85 acres
Volume 527, Page 516-603

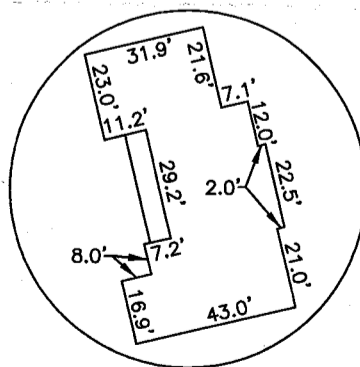
35.706 ACRES
ALL OF 35.706 ACRES
Volume 837, Page 814

Loyd Norman 69.67 acres
Volume 801, Page 722



LEGEND	
1/2" Found Iron Rod	•
Barbed Wire Fence	X
Adjacent Boundary Lines
O/H Power Line	---
Centerline	⊕
Easement	---

Detail A:
One Story Brick House



Clark R. Sanderson RPLS #4765

SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2969

Being 35.706 acres of land, a part of the Calvin Breedin Survey Abstract Number 54, lying and being situated in Fannin County, Texas about South 55° West a distance of 16 miles from Bonham, the county seat. The 35.706 acre tract described in an Assumption Warranty Deed from Jack R. Turner III to Kenneth Wayne Gray and Margaret Louise Gray, dated October 1, 1996 of record in Volume 837, Page 814 of the Land Records of Fannin County, Texas. The said 35.706 acre tract consist of a 17.19 acre tract as described in Volume 554, Page 217 and a Southwest part of a 101.25 acre tract as described in Volume 554, Page 220, both in the Deed Records of Fannin County, Texas. The said 35.706 acre tract being described more particularly by metes and bounds as follows:

Standing at the Northeast corner of the referenced 17.19 acre tract, a found iron rod at a fence corner post at the Southeast corner of a called 83.85 acre tract conveyed to Albert H. Kelly in Volume 527, Page 516 for the point of beginning and the Southernmost inside Northwest corner.

THENCE: N 01°35'09" W along a fence line, passing a set iron rod at a fence corner post at 407.4 feet and continuing a total distance of 512.52 feet to a point for a corner of this tract at the Northernmost outside Southwest corner of the referenced 101.25 acre tract.

THENCE: East a distance of 224.36 feet to a found iron rod at a fence corner post for an inside Northwest corner at the inside Southwest corner of the referenced 101.25 acre tract.

THENCE: N 02°42'54" W along a fence line a distance of 273.82 feet to a found iron rod at a fence corner post for the Northernmost Northwest corner of this tract at the Southwest corner of a called 5.725 acre tract conveyed to Glenn L. McCollum in Volume 709, Page 558.

THENCE: S 89°18'07" E along a fence line a distance of 252.41 feet to a found iron rod at a fence corner post for a corner at the Southeast corner of the referenced 5.725 acre tract and at the Westernmost Southwest corner of a called 39.914 acre tract conveyed to Randy Bearden in Volume 806, Page 205.

THENCE: N 84°55'38" E a distance of 302.18 feet to a found iron rod for the Easternmost Northeast corner of this tract at the Easternmost Southwest corner of the referenced 39.914 acre tract.

THENCE: S 01°11'21" E a distance of 1202.04 feet to found iron rod at a fence corner post for the Easternmost Southeast corner of this tract. in the South line of the referenced 101.25 acre tract and in the North line of a called 69.67 acre tract conveyed to Loyd Norman in Volume 801, Page 722.

THENCE: West (reference bearing) near a fence line a distance of 761.42 feet to a found iron rod at a fence corner post for the inside Southeast corner.

THENCE: S 02°09'57" E along a fence line, crossing a creek and continuing a total distance of 946.55 feet to a found iron rod in the North right-of-way of U. S. Highway 69 for the Southernmost Southeast corner.

THENCE: N 41°18'15" W along the said South right-of-way a distance of 907.36 feet to a concrete monument for a corner.

THENCE: N 37°04'37" W along the said right-of-way a distance of 200.94 feet to a concrete monument for a corner.

THENCE: N 45°32'42" W along the said right-of-way a distance of 200.28 feet to a concrete monument for a corner.

THENCE: N 41°18'15" W along the said right-of-way a distance of 375.01 feet to a found iron rod for a corner.

THENCE: N 85°59'45" E along a fence line a distance of 1063.25 feet to the point of beginning and containing 35.706 acres.

I, Clark R. Sanderson Registered Professional Land Surveyor # 4765, State Of Texas do hereby certify the above is taken from measurements made upon the ground on 11-9-2001 and there are no signs on right-of-ways or easements except as shown the plat.

Clark R. Sanderson Registered Professional Land Surveyor # 4765

