

NOTE: This survey was done without the benefit of a Title Commitment.

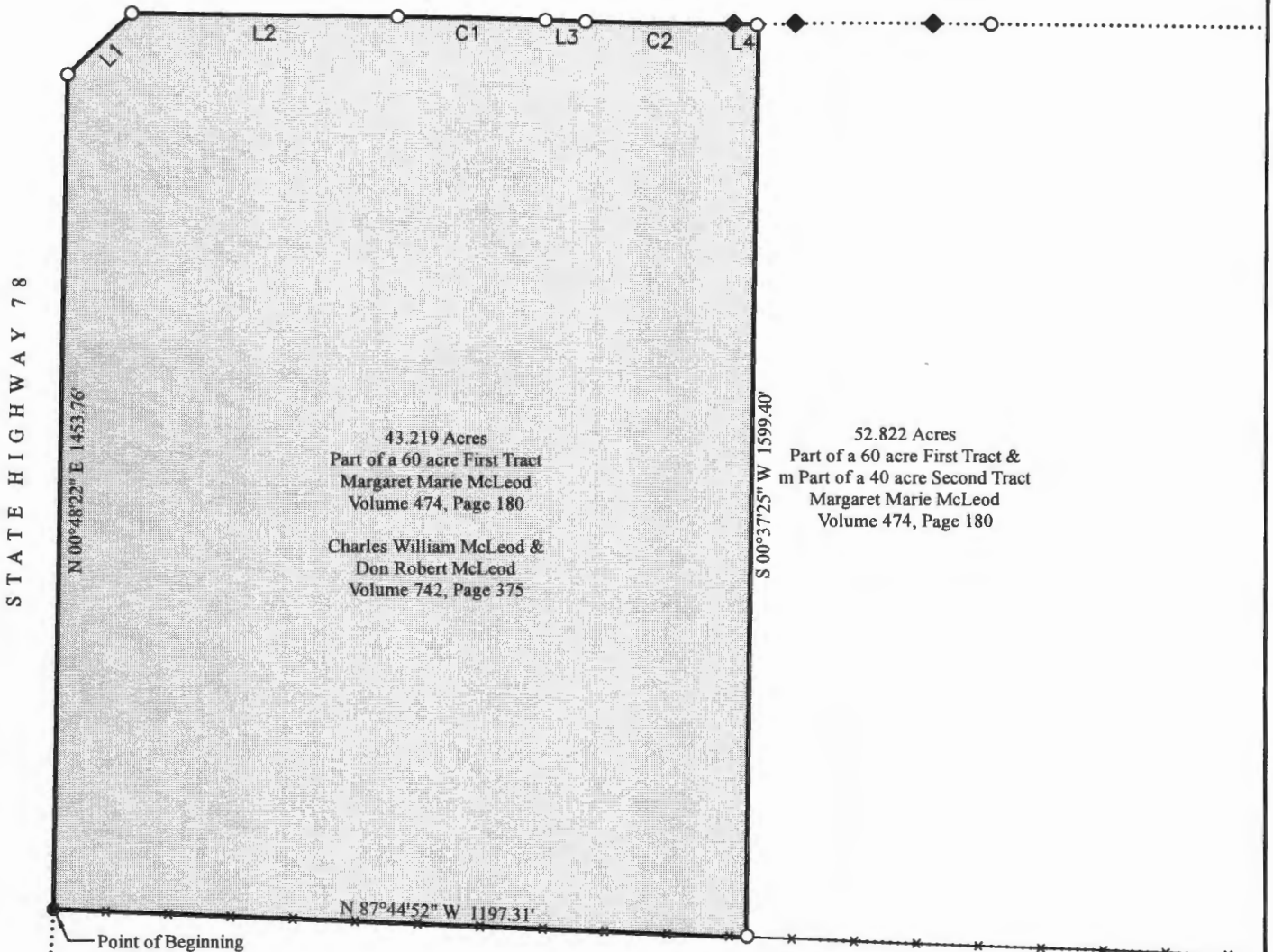
Easements were not provided.

Buried utilities may be located on this property that are not shown on this plat. You must contact Texas811 by dialing 811 or at texas811.org and have all utilities marked before any digging or construction.

All fences vary from line. Areas between fence and boundary lines may be in possible conflict.

LEGEND	
Subject Property	
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	○
1/2" Found Iron Rod	●
Found Concrete Monument	◆
Adjacent Boundary Lines
Barbed Wire Fence	×

F . M . 1 5 5 2



Janet Halter
88.649 Acres
Volume 1611, Page 112

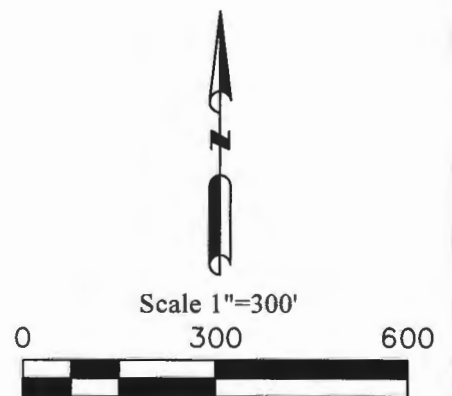
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11419.16'	255.79'	255.79'	S 89°01'16" E	1°17'00"
C2	5770.15'	256.79'	256.81'	S 89°39'16" E	2°33'00"

LINE	BEARING	DISTANCE
L1	N 45°35'14" E	155.17'
L2	S 89°39'46" E	460.25'
L3	S 88°22'46" E	70.01'
L4	N 89°04'14" E	39.76'

NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (CORS96 ADJUSTMENT). COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4022). THE COMBINED SCALE FACTOR IS 1.0000995.



Clark R. Sanderson
CLARK R. SANDERSON RPLS #4765



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

Being 43.219 acres of land, a part of the William Stephens Survey Abstract Number 1101 lying and being situated in Fannin County, Texas just North of the Community of Bailey. The said 43.219 acre tract being a part of a 60 acre First Tract as conveyed to Margaret Marie McLeod in a Warranty Deed of record in Volume 474, Page 180 in the Official Public Records of Fannin County Texas. The said 43.219 acre tract bearings were based on grid bearing of the Texas State Plane Coordinate System (4202). The Combined Scale Factor is 1.0000995. The said 43.219 acre tract being described more particularly by metes and bounds as follows:

Standing at the intersection of the South line of the said 60 acre First Tract with the East right-of-way of State Highway 78 a found $\frac{1}{2}$ " iron rod for the Point of Beginning and the Southwest corner of this tract and at the Northwest corner of a 88.649 acre tract as conveyed to Janet Halter in Volume 1611, Page 112.

THENCE: N $00^{\circ}48'22''$ E with the East highway right-of-way of State Highway 78 a distance of 1453.76 feet to a set iron rod (all set iron rods are yellow capped "Sanderson" $\frac{1}{2}$ inch rebar) at a disturbed concrete right-of-way monument for the Westernmost Northwest corner of this tract and at the intersection with the South right-of-way of F. M. Highway 1552.

THENCE: N $45^{\circ}35'14''$ E with the South right-of-way of F. M. Highway 1552 a distance of 155.17 feet to a set iron rod for the Northernmost Northwest corner of this tract.

THENCE: S $89^{\circ}39'46''$ E with the South highway right-of-way of F. M. Highway 1552 a distance of 460.25 feet to a set iron rod for a corner of this tract.

THENCE: with a curve to the right along the South highway right-of-way as follows: R = 11419.16', AL = 255.79', CL = 255.79', Delta = $1^{\circ}17'00''$ and bearing S $89^{\circ}01'16''$ E to a set iron rod for a corner of this tract.

THENCE: S $88^{\circ}22'46''$ E with the South highway right-of-way of F. M. Highway 1552 a distance of 70.01 feet to a set iron rod for a corner of this tract.

THENCE: with a curve to the left along the South highway right-of-way as follows: R = 5770.15', AL = 256.79', CL = 256.81', Delta = $2^{\circ}33'00''$ and bearing S $89^{\circ}39'16''$ E to a found concrete monument for a corner of this tract.

THENCE: N $89^{\circ}04'14''$ E with the South highway right-of-way of F. M. Highway 1552 a distance of 39.76 feet to a set iron rod for the Northeast corner of this tract.

THENCE: S $00^{\circ}37'25''$ W crossing the parent tract a distance of 1599.40 feet to a set iron rod in the South line of the 60 are parent tract and in the North line of the Janet Halter tract for the Southeast corner of this tract.

THENCE: N $87^{\circ}44'52''$ W with the South line of the parent tract a distance of 1197.31 feet to the Point of Beginning and containing 43.219 acres.

I, Clark R. Sanderson Registered Professional Land Surveyor State of Texas # 4765, do hereby certify the above was taken from measurements made upon the ground on 3-12-2023 and there are no visible easements, right-of-ways, encroachments or overlapping of improvements, except as shown on the plat.

Clark R. Sanderson RPLS #4765

