

Shepherd of Lourdes, LLC
 F.C. Doc. 2021005475
 E. Co. Rd. No. 2035

JBRV Equities, LLC
 and Old Barn, LLC
 V.1840, P.002
 F.C.O.P.R.

N 89°50'47" E 916.95'
 (Bos's o A Brg. Tr. 1
 F.C. Doc. No. 2019005233)
 1/2" F.I.P.

P.O.B. 23.001 AC.
 1/2" F.I.P.

Scale: 1"=300'
 044 Mar 23
 Chaney Engr. Inc
 722-19th S.E
 Paris, Tx. 75460
 Ph: 903-784-6393
 Firm 10153700



Lourdes Properties LLC
 V.1785, P.456 F.C.O.P.R.

23.001
 Acres

N 0°48' W
 1197.03'

S 1°04'03" E
 980.02'

S 76°33'30" W 944.37'
 N 76°33'30" E 470.0'
 S 76°33'30" E 474.37'
 (1/2" S.I.P. (4057))

Jerry Lynn Hale
 V.1165, P.266 F.C.O.P.R.
 1/2" S.I.P. (4057)

SOLD

SOLD

16.412
 Acres

20.126
 Acres

1146.37'

S 0°48' E
 1713.76'

S 1°33'11" E
 578.17'

1/2" F.I.P.

S 0°19'17" E
 623.87'

1/2" F.I.P.

Able Florida et al
 V.1435, P.539
 F.C.O.P.R.

S 0°58'23" E
 769.60'

Margie McCreey Darling
 V.707, P.416
 F.C.O.P.R.

1/2" F.I.P. P.O.B. 20.126 AC.

1/2" S.I.P. (4057)
 L4
 P.O.B. 16.412 AC.

1/2" S.I.P. (4057)
 L1
 F.N.A. Hwy. 271
 1/2" S.I.P. (4057)
 C3
 1/2" S.I.P. (4057)
 C2

1/2" S.I.P. (4057)
 C1

L1	N 62°09'16" W	306.85'
L2	N 58°03'48" W	18.00'
L3	S 88°57'40" W	309.44'
L4	S 83°29' E	356.06'

F.N.A. Hwy 271

C1	LCN 45°22'51" W	219.35'	L=219.47'	R=1939.87'
C2	LCN 53°21'04" W	319.04'	L=319.39'	R=1939.87'
C3	LCN 60°56' W	316.45'	L=316.51'	R=4613.68'

Field Notes

Being all that certain tract of land situated about 5.5 miles South 40° East of the City of Bonham, Fannin County, Texas a part of the Benjamin F. Cocke Survey, Abstract No. 200, a part of the called 56.471 acre Tract One conveyed to Amanda Workman, et al. by deed recorded as Fannin County Document No. 2019005235 and being further described as follows:

Beginning at a 1/2" iron pin found for corner near the intersection of County Road No. 2025 and County Road No. 2035, the Northeast corner of said 56.471 acres;

Thence South 1°04'05" East with the East line of said 56.471 acres, the East line of a tract conveyed to JBRV Equities, LLC and Old Barn, LLC by deed recorded in Volume 1840, Page 002 of the Fannin County Official Public Records and by Reinstatement of Contract of Sale to Veterans to Jerry Lyn Hale recorded in Volume 1165, Page 266 of the Fannin County Official Public Records a distance of 980.02 feet to a 1/2" iron pin set for corner at a fence intersection (capped Chaney 4057);

Thence South 76°33'30" West with a fence for the North line of the remainder of said 56.471 acre Tract One a distance of 944.37 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence North 0°48' West with the West line of said Tract One and the East line of a tract conveyed to Lourdes Properties, LLC by deed recorded in Volume 1785, Page 456 of the Fannin County Official Public Records at 1157.95 feet passing a 1/2" found iron pin continuing in all a distance of 1197.03 feet to a point for corner near the center of County Road No. 2035;

Thence North 89°50'47" East (basis of bearing per North line 56.471 acre Tract One F.C. Doc. No. 2019005235) with said North line, County Road No. 2035 and the South line of a tract conveyed to Sheperd of Lourdes, LLC by deed recorded as Fannin County Document No. 2021005475 a distance of 916.95 feet to the point of beginning and containing 23.001 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished March 24, 2023.



R. Brandon Chaney R.P.L.S. No. 4057
Chaney Engineering, Inc. 903-784-6393
Firm No. 10153700
Job No. 044Mar23

