

REL
Jury

Darrell Murff III
Deed # 2021007331

LINE	BEARING	DISTANCE
L1	N 34°43'42" E	15.24
L2	N 69°46'25" E	39.47
L3	N 07°56'45" E	107.03
L4	N 40°46'32" E	44.20
L5	N 11°14'16" E	82.32
L6	N 26°24'43" W	49.02
L7	S 55°50'58" W	49.74
L8	N 13°47'35" W	104.70
L9	N 44°42'43" W	53.68
L10	N 03°47'23" E	61.19



Darrell Murff III
Deed # 2021007331

N 88°39'27" E
808.96

Darrell Murff III
Deed # 2021007331

Eva Hanson &
Claire Hollon
Vol. 794, Pg. 452

89.851 Acres

Edward Daniels Survey
Abstract No. 274

Eva Hanson &
Claire Hollon
Vol. 798, Pg. 460

Point of Beginning

Eva Hanson &
Claire Hollon
Vol. 797, Pg. 275

Christopher Bassham
Vol. 22

N 89°18'12" W
1304.86

County Road
No. 4030

Eva Hanson &

FIELD NOTES

Dated February 22, 2022

SITUATED in the State of Texas and County of Fannin being part of the Edward Daniels Survey, Abstract No. 274 being all of a called 31.00 acre tract to Eva Hanson and Claire Hollon recorded in Vol. 794, Pg. 452 and all of a called 58.25 acre tract to Eva Hanson and Claire Hollon recorded in Vol. 798, Pg. 460 of the Deed Records of Fannin County, said premises being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found marking the southwest corner of said premises, said corner being on the south edge of County Road No. 4030, said corner being the southeast corner of Windy Hill LRMJT Addition recorded in Cabinet C, Page 19;

THENCE crossing said road and partially with the east line of said addition and the west line of said premises, North 02°14'37" East, passing the northeast corner of said addition and the southeast corner of a tract to James Rodenberger recorded in Vol. 1782, Pg. 394, 1,487.31 feet to a capped iron rod found marking an angle point in said west line and the northwest corner of said Rodenberger tract, said corner being the southeast corner of a tract to Justin Atkinson recorded in Deed No. 2021003642;

THENCE with the east line of said Atkinson tract and the west line of said premises, North 03°51'20" East, passing the northeast corner of said Atkinson tract, the southeast and northeast corner of a tract to Michael Croftall recorded in Vol. 932, Pg. 1044 and passing the southeast corner of a tract to Darrell Murff III recorded in Deed No. 2021007331, 1,502.31 feet to a capped iron rod set marking an internal corner of said Murff tract and a northwest of said premises;

THENCE with the south line of said Murff tract and the north line of said premises, North 89°39'27" East, 808.96 feet to a capped iron rod set marking an internal corner of said premises, the most easterly southeast corner of said Murff tract and being in a small creek;

THENCE with the east line of said Murff tract, said creek and the west line of said premises as follows:

- North 34°43'42" East, 15.24 feet to a point for corner,
- North 69°46'25" East, 39.47 feet to a point for corner,
- North 07°56'45" East, 107.03 feet to a point for corner,
- North 40°46'32" East, 44.20 feet to a point for corner,
- North 11°14'16" East, 82.32 feet to a point for corner,
- North 26°24'43" West, 49.02 feet to a point for corner,
- South 55°50'58" West, 49.74 feet to a point for corner,
- North 13°47'35" West, 104.70 feet to a point for corner,
- North 44°42'43" West, 53.68 feet to a point for corner,

North 03°47'23" East, 61.19 feet to a capped iron rod set marking the most northerly northwest corner of said premises and internal corner of said Murff tract.

THENCE with the south line of said Murff tract and the north line of said premises, North 87°32'13" East, 379.49 feet to a 1/2 inch iron rod found marking the northeast corner of said premises and the southeast corner of said Murff tract, said corner being in the west line of a tract to Alvin Sanders recorded in Vol. 755, Pg. 489,

THENCE with the west line of said Sanders tract and the east line of said premises, South 00°29'20" East, 495.07 feet to a 1/2 inch iron rod found marking the southeast corner of said Sanders tract and an angle point in said east line, said corner being the northwest corner of a tract to Billy Jack Blackerby Trust recorded in Vol. 915, Pg. 9404,

THENCE with the west line of said Blackerby tract and the east line of said premises, South 00°36'29" West, 3,005.90 feet to a capped iron rod set marking the southeast corner of said premises, the southwest corner of said Blackerby tract and being in said road, said corner being in the north line of a tract recorded in Vol. 794, Pg. 461,

THENCE with the south line of said premises, North 89°18'12" West, passing the northeast and northwest corner of a tract to Christopher Bassham recorded in Vol. 1663, Pg. 22, 1,304.86 feet to the point of beginning and containing 89.851 acres of land

CERTIFICATION

To Capital Title of Texas

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and if shown the location and type of buildings and other visible improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have been informed of by title commitment or survey request, or other source, affecting the subject property.

Joel Wilhite



FIELD NOTES

Dated: February 22, 2022

SITUATED in the State of Texas and County of Fannin, being part of the Edward Daniels Survey, Abstract No. 274, being all of a called 31.00 acre tract to Eva Hanson and Claire Hollon recorded in Vol. 794, Pg. 452 and all of a called 58.25 acre tract to Eva Hanson and Claire Hollon recorded in Vol. 798, Pg. 460 of the Deed Records of Fannin County, said premises being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found marking the southwest corner of said premises, said corner being on the south edge of County Road No. 4030, said corner being the southeast corner of Windy Hill LRMJT Addition recorded in Cabinet C, Page 19;

THENCE crossing said road and partially with the east line of said addition and the west line of said premises, North $02^{\circ}14'37''$ East, passing the northeast corner of said addition and the southeast corner of a tract to James Rodenberger recorded in Vol. 1782, Pg. 394, 1,487.31 feet to a capped iron rod found marking an angle point in said west line and the northwest corner of said Rodenberger tract, said corner being the southeast corner of a tract to Justin Atkinson recorded in Deed No. 2021003642;

THENCE with the east line of said Atkinson tract and the west line of said premises, North $03^{\circ}51'20''$ East, passing the northeast corner of said Atkinson tract, the southeast and northeast corner of a tract to Michael Crofutt recorded in Vol. 932, Pg. 1044 and passing the southeast corner of a tract to Darrell Murff III recorded in Deed No. 2021007331, 1,502.31 feet to a capped iron rod set marking an internal corner of said Murff tract and a northwest of said premises;

THENCE with the south line of said Murff tract and the north line of said premises, North $88^{\circ}39'27''$ East, 808.96 feet to a capped iron rod set marking an internal corner of said premises, the most easterly southeast corner of said Murff tract and being in a small creek;

THENCE with the east line of said Murff tract, said creek and the west line of said premises as follows:

North $34^{\circ}43'42''$ East, 15.24 feet to a point for corner;
North $69^{\circ}46'25''$ East, 39.47 feet to a point for corner;
North $07^{\circ}56'45''$ East, 107.03 feet to a point for corner;
North $40^{\circ}46'32''$ East, 44.20 feet to a point for corner;
North $11^{\circ}14'16''$ East, 82.32 feet to a point for corner;
North $26^{\circ}24'43''$ West, 49.02 feet to a point for corner;
South $55^{\circ}50'58''$ West, 49.74 feet to a point for corner;
North $13^{\circ}47'35''$ West, 104.70 feet to a point for corner;
North $44^{\circ}42'43''$ West, 53.68 feet to a point for corner;

North $03^{\circ}47'23''$ East, 61.19 feet to a capped iron rod set marking the most northerly northwest corner of said premises and internal corner of said Murff tract;

THENCE with the south line of said Murff tract and the north line of said premises, North $87^{\circ}22'13''$ East, 379.49 feet to a 1/2 inch iron rod found marking the northeast corner of said premises and the southeast corner of said Murff tract, said corner being in the west line of a tract to Alvin Sanders recorded in Vol. 755, Pg. 489;

THENCE with the west line of said Sanders tract and the east line of said premises, South $00^{\circ}29'20''$ East, 495.07 feet to a 1/2 inch iron rod found marking the southeast corner of said Sanders tract and an angle point in said east line, said corner being the northwest corner of a tract to Billy Jack Blackerby Trust recorded in Vol. 915, Pg. 9404;

THENCE with the west line of said Blackerby tract and the east line of said premises, South $00^{\circ}36'29''$ West, 3,005.90 feet to a capped iron rod set marking the southeast corner of said premises, the southwest corner of said Blackerby tract and being in said road, said corner being in the north line of a tract recorded in Vol. 794, Pg. 461;

THENCE with the south line of said premises, North $89^{\circ}18'12''$ West, passing the northeast and northwest corner of a tract to Christopher Bassham recorded in Vol. 1863, Pg. 22, 1,304.86 feet to the point of beginning and containing 89.851 acres of land.