



Called 101.55 Acre
Tract One
David Byron McCollam
Instrument # 2021000288


CLARK R. SANDERSON RPLS #4765

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

Being: 45.627 acres of land, a part of the Elias M. Eubanks Survey Abstract Number 343, lying and being situated on the East side of State Highway 78 in Fannin County, Texas. The said 45.627 acre tract being a part of a called 50 acre First Tract and a part of a 50 acre Third Tract, both in the Tract Four in a Special Warranty Deed to Don Ray Murphy and wife, Karen Lynn Murphy of record in Document # 2019005761 in the Official Public Records of Fannin County, Texas. The said 45.627 acre tract being described more particularly by metes and bounds as follows:

Beginning at the Northwest corner of a called 9.98 acre tract conveyed to Cervantes Eligio Arreguin and Maria Victoria Arreguin in Instrument Number 2020001041, a point in the East right-of-way of State Highway 78 and in the West line of the 50 acre Third parent Tract for the Point of Beginning and the Southwest corner of this tract.

Thence: N 00°51'20" E along the East right-of-way of State Highway 78 and with the West line of the said Third Tract a distance of 415.63 feet to a point for the Southernmost Northwest corner of this tract, from which a ½" found iron rod bears S 87°02'16" W a distance of 4.67 feet.

Thence: N 87°02'15" E a distance of 591.10 feet to a set iron rod for the inside Northwest corner of this tract.

Thence: N 29°28'54" W a distance of 662.18 feet to a metal fence corner post for a corner of this tract.

Thence: N 02°17'59" W a distance of 156.70 feet to a ½" set iron rod for the Northernmost Northwest corner of this tract.

Thence: S 87°23'16" E a distance of 228.85 feet to a ½" set iron rod for the Northernmost Northeast corner of this tract and being in a West boundary line of a called 19.995 acre tract conveyed to David F. Stanley and wife, Vickie Stanley in Volume 1568, Page 35.

Thence: S 01°46'44" W a distance of 79.28 feet to a ½" found iron rod for the inside Northeast corner of this tract and being the Southernmost Southwest corner of the referenced 19.995 acre tract.

Thence: S 89°35'47" E along a South boundary of the referenced 19.995 acre tract a distance of 1572.14 feet to a ½" found iron rod for the Northeast corner of this tract, in the East line of the said First Tract and being the Southeast corner of the referenced 19.995 acre tract.

Thence: S 00°05'33" W with the east line of the said First Tract a distance of 1087.54 feet to a ½" found iron rod for the Southeast corner of this tract and at the Northeast corner of the referenced 9.98 acre tract.

Thence: N 89°44'45" W (Reference Bearing) along the North boundary of the referenced 9.98 acre tract passing a ½" found iron rod at 2060.42 feet and continuing a total distance of 2060.85 feet to the Point of Beginning containing 45.627 acres.

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 11/10/2021 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.


CLARK R. SANDERSON R.P.L.S. #4765

