



- GI # 2024070066
Effective date July 15, 2024, 12:49 PM
Schedule B:
18. This property is subject to the Order Adopting Rules of Fannin County On-Sight Sewage Facilities in Volume 1404, Page 465.
19. This property is subject to the Order Adopting Recreational Vehicle Park Regulations in Document # 2023097518.
20. This property is subject to Order Adopting the Regulation of Sexual Oriented Businesses in Document # 2023097519.
21. This property is not subject to easements, alley, roadways and building setbacks in the Turner Addition in Volume 264, Page 16.
22. This property is not subject to easements, alley, roadways and building setbacks in the Turner Addition, No. 3, in Volume 273, Page 277.
23. This property is not subject to the Power line easement in Volume 512, Page 751.
24. This property may be subject to the power line Easement in Volume 1512, Page 2477, the incentive description for the easement is not adequate to locate it on the plat.
25. The Power line easement in 363, Page 127 is a blanket easement that may apply to a part of this property. The incentive description for the easement is not adequate to locate it on the plat.
26. This property is not subject to the power line easement in Volume 272, Page 71.
27. The Power line easement in 183, Page 837 is a blanket easement that may apply to a part of this property. The incentive description for the easement is not adequate to locate it on the plat.
28. This property is not subject to the power line easement in 509, Page 171 as approximately shown on the plat.
29. This property may be subject to the Power line easement in Volume 489, Page 491.
30. This property is not subject to the Power line easement in Volume 292, Page 419.
31. This property is not subject to the Power line easement in Volume 204, Page 401 as shown on the plat.
32. This property is not subject to the Power line easement in Volume 100, Page 200.
33. The water line or sewer line easement in Volume 1757, Page 89 is a blanket easement that does not affect this surveyed property with a 15 foot utility easement. The easement has no incentive calls and may not be shown on this plat.

Being 229.315 acres of land, a part of the Jasper Nix Survey Abstract Number 839, a part of the Obediah Nix Survey Abstract Numbers 838 and a part of the James A. Jeffries Survey Abstract Number 571, lying and being situated partially in the City of Honey Grove in Fannin County, Texas, that was named by Dary Crockett in his way to the Alamo. The said 229.315 acre tract being a part of a called 311.934 acre tract as conveyed to Alan G. Thomas in a Special Warranty Deed of record in Volume 1615, Page 137 in the Official Public Records of Fannin County, Texas. The said 229.315 acre tract bearings were based on grid bearing of the Texas State Plane Coordinate System (4202). The Computed Scale Factor is 1.00009991. The said 229.315 acre tract being described more particularly by notes and bounds as follows:

Standing at the Westernmost Southwest corner of the said 311.934 acre tract that the same being the Northwest corner of a 2.063 acre tract as conveyed to Albert Carter Womack in Volume 2159, Page 166 and in the East line of 77.124 acre tract as conveyed to Albert Carter Womack in Volume 1512, Page 360 a found 1/2" iron rod set in place and a metal fence corner post for the Point of Beginning and the Westernmost Southwest corner of this tract.

The next 1/2 call as with the boundaries of the 11,994 acre parent tract as follows:

TENENCE: N 09°12'20" E near a fence line and hedgerow that varies from line a distance of 1995.89 feet to a found metal fence corner post for the inside Southwest corner of this tract and at the eastmost Northeast corner of the 77.124 acre Womack tract.
TENENCE: S 53°15'32" W near a fence line a distance of 78.88 feet to a point for the Northeast Southwest corner of this tract and at the Northeast Northeast corner of the said 77.124 acre tract and at the Southwest corner of a 123.429 acre tract as conveyed to Albert Carter Womack in Volume 1081, Page 288, from which a metal fence corner post bears N 12°01'13" E 1.10 feet.
TENENCE: S 41°02'41" E near a fence line that varies from line a distance of 395.65 feet to a found 1/2" iron rod set in place and a metal fence corner post for the Northwest corner of this tract and at the Southwest corner of a 7.612 acre tract as conveyed to Albert Carter Womack in Volume 1581, Page 291.
TENENCE: N 89°12'12" E near a fence line that varies from line passing a found 1/2" Sanderson iron rod at the Southeast corner of the 7632 acre tract and at the Southwest corner of a 52.897 acre tract as conveyed to Gary K. Mills in Volume 1058, Page 162 at 177.76 feet and continuing north along the North side of the fence line and passing a found 1/2" iron rod at a natural distance of 2360.70 feet to continuing a total distance of 2640.42 feet to a point in County Road for the Northeast Northeast corner of this tract and at the Southeast corner of the 5818 tract.

- TENENCE: within the margins of County Road 2794 call six calls from point as follows:
1. S 27°15'00" E 236.78 feet
 2. S 20°50'00" E 131.27 feet
 3. S 14°16'20" E 126.55 feet
 4. S 09°51'00" E 193.68 feet
 5. S 08°25'00" E 174.68 feet
 6. N 89°59'00" E 1658.89 feet to a point in the West right-of-way of F. M. Highway 160 for a Southeast corner of this tract.
 - TENENCE: S 01°12'20" E near a fence line a distance of 19.80 feet and continuing a total distance of 619.34 feet to a metal fence corner post for the Northeast Southwest corner of this tract and at the Northeast corner of a portion of Oakwood Cemetery.
 - TENENCE: N 89°15'51" W with a metal fence line a distance of 365.23 feet to a metal fence corner post for the Northeast inside Southeast corner of this tract and at the Northwest corner of the tract.
 - TENENCE: S 01°12'20" E with a metal fence line a distance of 62.76 feet to a metal fence corner post for the Northeast inside Northeast corner of this tract and at the Southwest corner of the tract.
 - TENENCE: N 89°49'20" E with a metal fence line passing the Southeast corner of the cemetery and continuing with the South line of 50 Street a total distance of 78.60 feet to a found 1/2" iron rod for the Northeast inside Northeast corner of this tract.
 - TENENCE: N 00°11'20" E with a metal fence line a distance of 109.36 feet to a set iron rod fall set iron rod no yellow capped "Sanderson" 1/2" iron rod set in place on the line of fence line for the Eastmost Northeast corner of this tract.
 - TENENCE: N 89°17'15" E near a metal fence line and with the South line of 58 Street a distance of 116.09 feet to a set iron rod for a Southeast corner of this tract.
 - TENENCE: With a curve to the right and with the South and West sides of 5th Street as follows: R = 160.26', Delta = 89°54'20", CL = 226.44', AL = 251.59', Bearing S 45°45'33" E to a set iron rod for the Eastmost Northeast corner of this tract.

TENENCE: N 09°50'00" E with the West side of 5th Street a distance of 744.10 feet to a set iron rod for the Easternmost Southeast corner of this tract and at the Northeast corner of a 2.206 acre tract as conveyed to Jackie Maroney in Volume 977, Page 922, from which a metal fence corner post bears S 04°11'30" E 5.00 feet.
TENENCE: S 99°59'12" W near a fence line that varies from line a distance of 742.17 feet to a set iron rod for an inside Southeast corner of this tract and at the Northeast corner of the 5208 acre Massey tract.
TENENCE: S 01°04'04" W a distance of 573.00 feet to a found 1/2" iron rod on the Northeast corner of the intersection of 2nd Street with Poplar Street for a Southeast corner of this tract.
TENENCE: N 89°11'17" E near a fence line a distance of 360.00 feet to a found 1/2" iron rod for a Northeast corner of this tract.
TENENCE: S 09°11'20" E near a fence line a distance of 152.07 feet to a found 1/2" iron rod for a Southeast corner of this tract and at the Southwest corner of a 0.273 acre tract as conveyed to Wincey Phillips in Volume 1314, Page 36 and in the North line of a 3.200 acre tract as conveyed to Eugene H. Johnson in Volume 1661, Page 260.
TENENCE: N 89°53'12" W near a fence line a distance of 450.61 feet to a found 1/2" iron rod for an inside Southeast corner of this tract and at the Southwest corner of the Johnson tract.
TENENCE: S 09°10'12" E near a fence line a distance of 264.61 feet to a found 1/2" iron rod near a metal fence corner post for a Southeast corner of this tract and at the Southwest corner of the Johnson tract.
TENENCE: N 89°47'16" W near a fence line a distance of 268.11 feet to a metal fence corner post for a Southwest corner of this tract and at the Northwest corner of the land conveyed to Damon T. Crouch in Volume 769, Page 525.
TENENCE: S 00°40'00" E a distance of 51.84 feet to a treated wood fence corner post for an inside Southeast corner of this tract and at the Northeast corner of the property as conveyed to HVM Honey Grove LTD in Volume 1078, Page 424.
TENENCE: S 09°42'40" E near a fence line a distance of 260.00 feet to a found 3/8" iron rod for an inside Southeast corner of this tract and at the Northeast corner of the HVM tract.
TENENCE: S 09°47'40" W a distance of 193.31 feet to a found 3/8" iron rod on the East side of Pine Street for the Southeastern Southwest corner of this tract.
TENENCE: N 89°52'12" W crossing Pine Street continuing on and passing the center of Honey Grove C. Creek and entering into the 311.934 acre parent tract and continuing a total distance of 123.44 feet to a point for the Southeastern Southwest corner of this tract.
The next right call are line and across the parent tract from found metal fence corner post, and fence unless otherwise designated as follows:

1. S 03°07'10" E passing a metal fence corner post at 37.32 feet and continuing a total distance of 358.36 feet to a metal fence corner post for a corner of this tract.
2. N 41°19'17" W 142.23'
3. N 27°53'59" E 41.70'
4. N 03°27'30" E 897.61'
5. S 72°40'11" W 82.50'
6. N 74°26'11" W 411.85' (no fence)
7. S 21°08'10" E 354.22'
8. S 86°03'24" W 1205.60'

TENENCE: S 02°10'07" W 642.63 feet to a set iron rod in the Westernmost South line of the parent tract for the Westernmost Southeast corner of this tract and in the North line of the land conveyed to Simon Todd Brown in Volume 2129, Page 366.
TENENCE: S 89°15'20" E near a fence line a distance of 1098.57 feet to the Point of Beginning and continuing 229.929 acres LESS a 0.664 acre tract conveyed to the City of Honey Grove and described as follows: the Second Tract in Volume 431, Page 386 lies a NPT of 229.315 acres of which about 12.1 - acre lay in the public County Road 2794.
C. 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 8-24-2024 and there are no visible encroachments, right-of-ways, encroachments or overlapping of improvements, except as shown to the plat.

CLARK R. SANDERSON REGISTERED PROFESSIONAL LAND SURVEYOR
CLARK R. SANDERSON 10854678

Curve - Right
R = 160.26'
Delta = 89°54'20"
CL = 226.44'
AL = 251.59'
T = 160.02'
Bearing S 45°45'33" E

LINE NO.	Sublot Details	Area
1	1/2" iron rod set with Yellow Cap (SANDERSON ABSTRACT 839)	0
2	1/2" iron rod set	0
3	1/2" iron rod set	0
4	1/2" iron rod set	0
5	1/2" iron rod set	0
6	1/2" iron rod set	0
7	1/2" iron rod set	0
8	1/2" iron rod set	0
9	1/2" iron rod set	0
10	1/2" iron rod set	0
11	1/2" iron rod set	0
12	1/2" iron rod set	0
13	1/2" iron rod set	0
14	1/2" iron rod set	0
15	1/2" iron rod set	0
16	1/2" iron rod set	0
17	1/2" iron rod set	0
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31	1/2" iron rod set	0
32	1/2" iron rod set	0
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36	1/2" iron rod set	0
37	1/2" iron rod set	0
38	1/2" iron rod set	0
39	1/2" iron rod set	0
40	1/2" iron rod set	0
41	1/2" iron rod set	0
42	1/2" iron rod set	0
43	1/2" iron rod set	0
44	1/2" iron rod set	0
45	1/2" iron rod set	0
46	1/2" iron rod set	0
47	1/2" iron rod set	0
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66	1/2" iron rod set	0
67	1/2" iron rod set	0
68	1/2" iron rod set	0
69	1/2" iron rod set	0
70	1/2" iron rod set	0
71	1/2" iron rod set	0
72	1/2" iron rod set	0
73	1/2" iron rod set	0
74	1/2" iron rod set	0
75	1/2" iron rod set	0
76	1/2" iron rod set	0
77	1/2" iron rod set	0
78	1/2" iron rod set	0
79	1/2" iron rod set	0
80	1/2" iron rod set	0
81	1/2" iron rod set	0
82	1/2" iron rod set	0
83	1/2" iron rod set	0
84	1/2" iron rod set	0
85	1/2" iron rod set	0
86	1/2" iron rod set	0
87	1/2" iron rod set	0
88	1/2" iron rod set	0
89	1/2" iron rod set	0
90	1/2" iron rod set	0
91	1/2" iron rod set	0
92	1/2" iron rod set	0
93	1/2" iron rod set	0
94	1/2" iron rod set	0
95	1/2" iron rod set	0
96	1/2" iron rod set	0
97	1/2" iron rod set	0
98	1/2" iron rod set	0
99	1/2" iron rod set	0
100	1/2" iron rod set	0

This section of North 5th Street has no dedicated width and is subject to change or a different interpretation of its location.

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LAND TITLE SURVEY OF A 229.315 ACRE TRACT OF LAND
JAMES A. JEFFRIES SURVEY ABSTRACT NO. 571
OBEDIAH NIX SURVEY ABSTRACT NO. 838
JASPER NIX SURVEY ABSTRACT NO. 839
SITUATED IN FANNIN COUNTY, TEXAS

JOHN NO. 2024-143
DATE: AUGUST 24, 2024
DRAWN BY: CRS
SHEET 1 OF 1
CHK. BY: CRS
DATE: N/A
CAD FILE: DWG
SCALE: 1" = 200'

SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
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