

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

CONC. MON.
FOUND

STEEL FNC.
COR. POST
FOUND

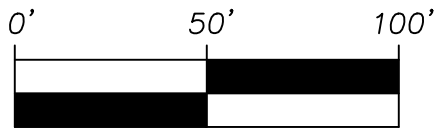
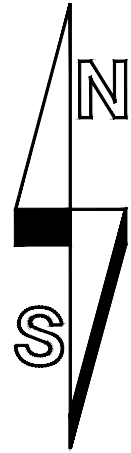
REMAINDER OF
CALLED 22.014 ACRES
JAMES KELLER ROBINSON
VOL. 1917, PG. 191

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Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"



STATE OF TEXAS
COUNTY OF FANNIN

DESCRIPTION

BEING all that tract of land in Fannin County, Texas, out of the J.T. Breshears Survey, A-168, and being all of that called 2.000 acres of land described in deed to James & Rhonda Robinson as recorded in Volume 696, Page 84 of the Deed Records of Fannin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod set on the Northeast line of U.S. Highway No. 69, and at the South corner of said 2.000 acres, from which a steel fence corner post found bears South 39 degrees 07 minutes 37 seconds East, 225.88 feet for witness;

THENCE North 39 degrees 07 minutes 37 seconds West (Directional Control Line), 300.00 feet along the Northeast line of said highway to a 5/8 inch steel rod set at the West corner of said 2.000 acres, from which a steel fence corner post found bears North 39 degrees 07 minutes 37 seconds West, 155.41 feet for witness;

THENCE North 50 degrees 52 minutes 23 seconds East, 290.40 feet to a 5/8 inch steel rod set at the North corner of said 2.000 acres;

THENCE South 39 degrees 07 minutes 37 seconds East, 300.00 feet to a 5/8 inch steel rod set at the East corner of said 2.000 acres;

THENCE South 50 degrees 52 minutes 23 seconds West, 290.40 feet to the POINT OF BEGINNING, containing 2.000 acres of land.

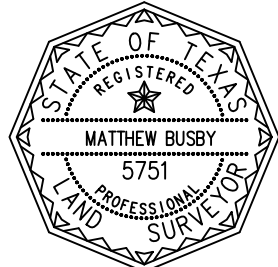
Notes Corresponding to Schedule B:

10.g.) Easement to S.W.F.C. Water Supply, Vol. 495, Pg. 111 - Blanket.

10.h.) Easement to Community Public Service, Vol. 502, Pg. 643 - Shown hereon.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of June, 2022; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

June 15, 2022



Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

FLOOD ZONE NOTE:
Subject tract located in Zone 'X' as scaled from
F.I.R.M. 48147C0500C, dated February 18, 2011

Zone 'X' - "Areas determined to be outside the
0.2% annual chance floodplain."

2.000 ACRES
CALLED 2.000 ACRES
JAMES & RHONDA ROBINSON
VOL. 696, PG. 84

J.T. BRESHEARS SURVEY, A-168

POINT OF
BEGINNING

REMAINDER OF
CALLED 22.014 ACRES
JAMES KELLER ROBINSON
VOL. 1917, PG. 191

BOUNDARY SURVEY

2.000 ACRES
J.T. BRESHEARS SURVEY, A-168
FANNIN COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

CLIENT:

Kayla Robinson

G.F.# 20220400575
Address:
10492 Hwy. 69

Drawn by: mjb
B.S.I.Job# 2205-035