

GF No. 20231001094
 Effective date: October 26, 2023
 10f. This property is subject to the Order of Adopting Rules of Fannin County On-Sight Sewage Facilities in Volume 1404, Page 463.
 10h. The Deed in Volume 376, page 377 does not apply to this surveyed property.
 10i. The easement in Volume 422, page 466 does not apply to this surveyed property.
 10j. The right-of-way deed in Volume 479, Page 254 is a Part of State Highway 121 and does not apply to this surveyed property.
 10k. The right-of-way deed in Volume 479, Page 601 is a Part of State Highway 121 and does not apply to this surveyed property.
 10l. The water line easement in Volume 495, Page 370 is a blanket easement that does affect this surveyed property for a 10 foot wide water line easement centered on the installed water line. The water line has not been located and is not platted.
 10n. The water line easement in Volume 1424, Page 357 is a blanket easement that does affect this surveyed property for a 20 foot wide water line easement centered on the installed water line. The water line has not been located and is not platted.

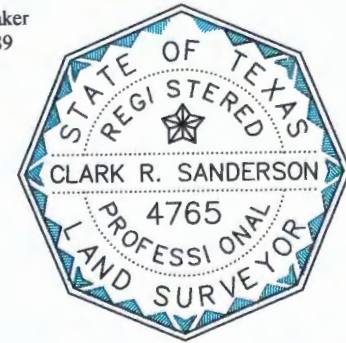
Buried utilities may be located on this property that are not shown on this plat. You must contact Texas811 by dialing 811 or at texas811.org and have all utilities marked before any digging or construction.
 All fences vary from line. Areas between fence and boundary lines may be in possible conflict.

LEGEND	
Subject Property	
Gravel Driveway	
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	○
1/2" Found Iron Rod	●
Found Concrete Monument	◆
Propane Tank	⊕
Power Pole	⊙
Metal Fence Corner Post	⬢
Guy Wire	↓
Sprinklers	⊗
Water Meter	⊕
Electric Meter	⊖
Adjacent Boundary Lines	⋯
Overhead Utilities	---
Pipe Fence	---
Telephone Pedestal	Ⓣ

NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (CORS96 ADJUSTMENT). COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4022). THE COMBINED SCALE FACTOR IS 1.0000995.

Called 5.000 acres
 James R. & Darlene Baker
 Volume 1535, Page 489

Called 5.000 acres
 James R. & Darlene Baker
 Volume 1535, Page 489



Scale 1"=60'



Clark R. Sanderson
 CLARK R. SANDERSON RPLS #4765

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

Being 1.928 acres of land, a part of the J. D. Rodgers Survey Abstract Number 952, lying and being situated at 204 County Road 4225 in the Community of Edhube in Fannin County, Texas. The said 1.928 acre tract being the same land conveyed to Fannin Star Properties, LLC in a Special Warranty Deed of record in Volume 1400, Page 183 in the Official Public Records of Fannin County, Texas. The said 1.928 acre tract bearings were based on grid bearing of the Texas State Plane Coordinate System (4202). The Combined Scale Factor is 1.0000995. The said 1.928 acre tract being described more particularly by metes and bounds as follows:

Standing at the intersection of County Road 4225 with the East right-of-way of State Highway 121 a found ½" iron rod for the Point of Beginning and the Northernmost corner of this tract.

THENCE: S 69°08'56" E along the South side of County Road 4225 a distance of 229.07 feet to a found 1/2" yellow capped "Sanderson" iron rod for the Northeast corner of this tract and at the Northernmost Northwest corner of a called 5.000 acre tract as conveyed to James R. Baker in Volume 1535, Page 489.

THENCE: S 20°52'17" W along the East side of a pipe rail fence a distance of 306.46 feet to a found ½" iron rod for the Southeast corner of this tract and at the inside Northwest corner of the said Baker tract.

THENCE: N 65°00'22" W along the South side of a pipe rail fence a distance of 299.91 feet to a found 1/2" yellow capped "Sanderson" iron rod in the East right-of-way of State Highway 121 for the Southwest corner of this tract and at the Westernmost Northwest corner of the said Baker tract.

THENCE: N 24°59'34" E along the East highway right-of-way and along the West side of a pipe rail fence line a distance of 231.72 feet to a concrete monument for a corner of this tract.

THENCE: N 70°08'05" E along the East highway right-of-way and along the West side of a pipe rail fence line a distance of 70.62 feet to a concrete monument for an inside Northwest corner of this tract.

THENCE: N 20°06'47" E along the East highway right-of-way a distance of 7.62 feet to the Point of Beginning and containing 1.928 acres.

I, 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 10-6-2023 and there are no visible easements, right-of-ways, encroachments or overlapping of improvements, except as shown on the plat.



Clark R. Sanderson RPLS #4765

