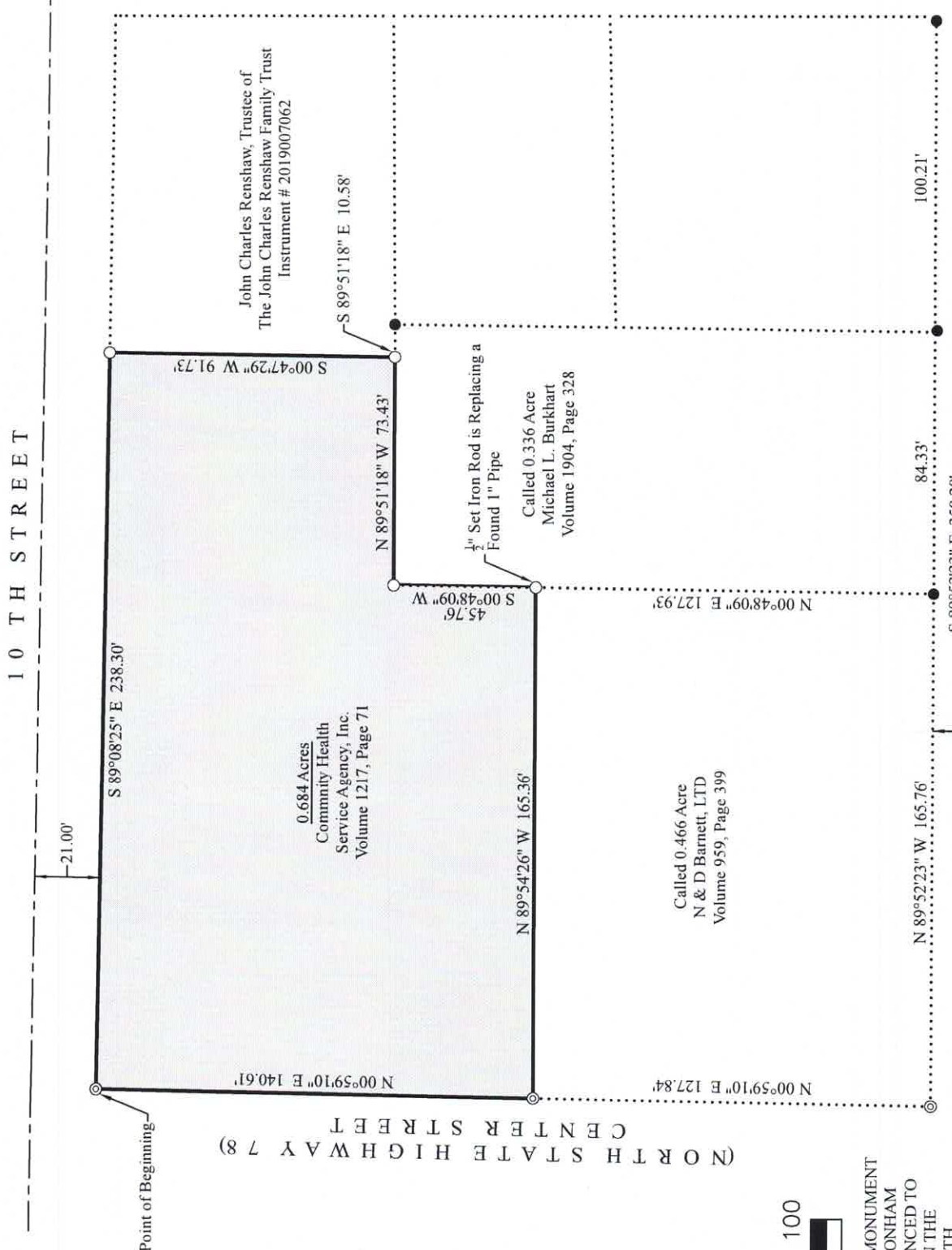


NOTE: This survey was done without the benefit of a Title Commitment.
Easements were not provided.

Buried utilities are 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.

LEGEND	
Subject Property	
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	○
Chip in Concrete	⊙
Adjacent Boundary Lines
Centerline	—+—
1/2" Found Iron Rod	●



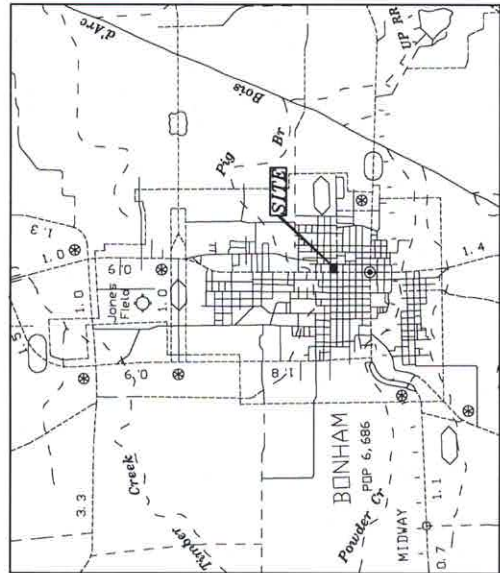
(NORTH STATE HIGHWAY 78 CENTER STREET)



Scale 1"=50'



THE 10TH STREET RIGHT-OF-WAY MONUMENT WAS APPROVED BY THE CITY OF BONHAM
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.



Clark R. Sanderson

CLARK R. SANDERSON RPLS #4765

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

9 TH STREET
(LOOP 205)

Being 0.684 acres of land, a part of the Bailey English Survey Abstract Number 560, lying and being situated Southeast of the intersection of Center Street with 10th Street in Bonham of Fannin County, Texas. The said 0.684 acre tract being the same land conveyed to Community Health Services Agency, Inc. in a General Warranty Deed of record in Volume 1217, Page 71 in the Official Public Records of Fannin County, Texas. The said 0.684 acre tract being described more particularly by metes and bounds as follows:

Standing at the intersection of the East line of Center Street with the South line of 10th Street (21.00 feet South of center line as approved by City of Bonham this same day), a chip in concrete for the Point of Beginning and the Northwest corner of this tract.

THENCE: S 89°08'25" E with the South line of 10th Street a distance of 238.30 feet to a yellow capped "Sanderson" set ½" iron rod for the Northeast corner of this tract and at the Northwest corner of the land in Document # 2019007062.

THENCE: S 00°47'29" W a distance of 91.73 feet to a set ½" iron rod for the Easternmost Southeast corner of this tract, at the Southwest corner of land in Document # 2019007062 and in the North line of the land conveyed to Michael L. Burkhart in Volume 1904, Page 328, from which a found ½" iron rod bears S 89°51'18" E a distance of 10.58 feet.

THENCE: N 89°51'18" W a distance of 73.43 feet to a set ½" iron rod for the inside Southeast corner of this tract and the Northwest corner of the Burkhart tract.

THENCE: S 00°48'09" W a distance of 45.76 feet to a set ½" iron rod, at the location of a found 1 inch pipe, for the Southernmost Southeast corner of this tract and at the Northeast corner of a called 0.466 acre tract conveyed to N & D Barnett, LTD in Volume 959, Page 399, from which a found ½" iron rod bears S 00°48'09" W a distance of 127.93 feet.

THENCE: N 89°54'26" W a distance of 165.36 feet to a chip in concrete in the East line of Center Street for the Southwest corner of this tract and at the Northwest corner of the N & D Barnett, LTD tract.

THENCE: N 00°59'10" E with the East line of Center Street a distance of 140.61 feet to the Point of Beginning and containing 0.6784 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 12/14/2022 and are true and correct.


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

