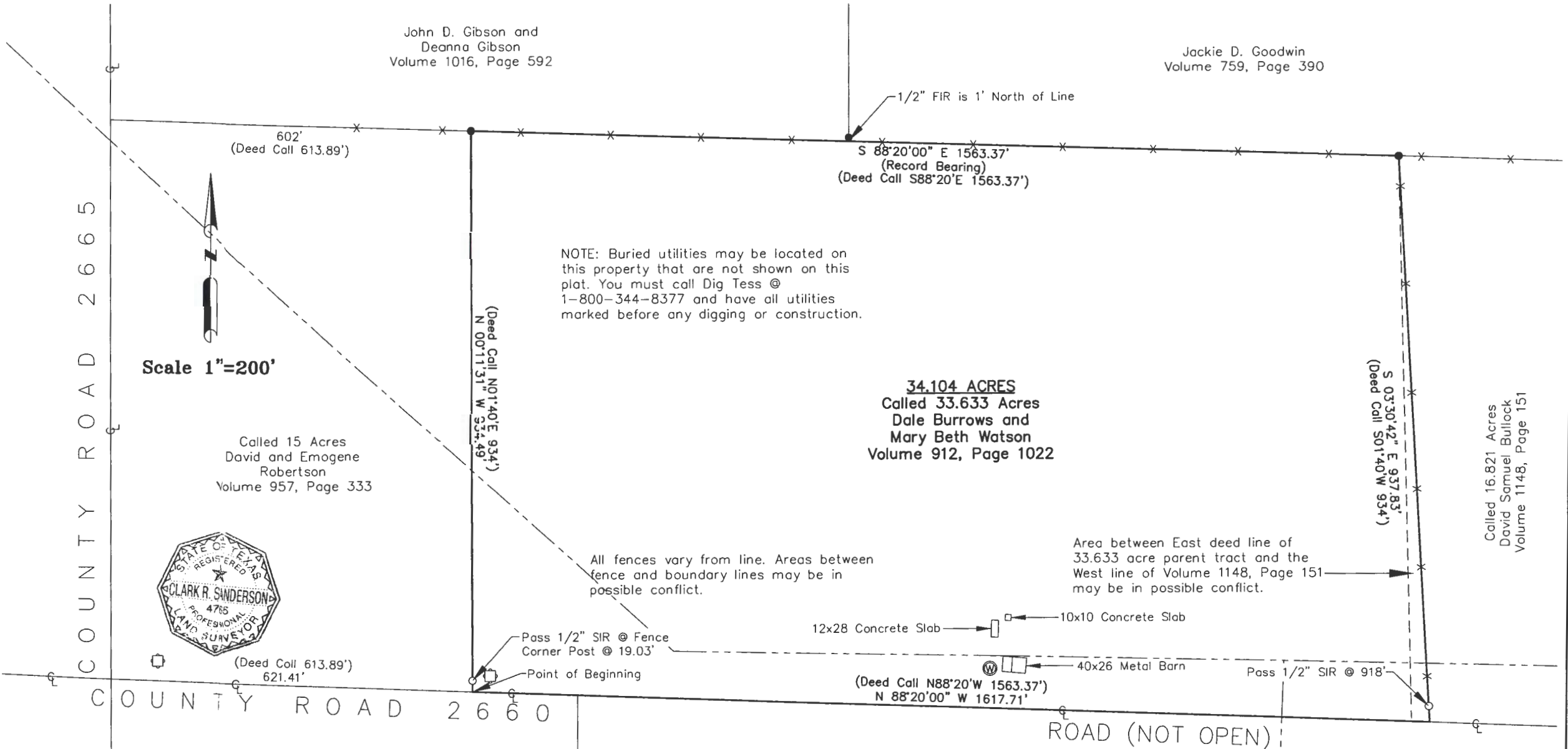


John D. Gibson and
Deanna Gibson
Volume 1016, Page 592

Jackie D. Goodwin
Volume 759, Page 390



602'
(Deed Call 613.89')

1/2" FIR is 1' North of Line
S 88°20'00" E 1563.37'
(Record Bearing)
(Deed Call S88°20'E 1563.37')

NOTE: Buried utilities may be located on this property that are not shown on this plat. You must call Dig Tess @ 1-800-344-8377 and have all utilities marked before any digging or construction.

Scale 1"=200'

Called 15 Acres
David and Emogene
Robertson
Volume 957, Page 333

34.104 ACRES
Called 33.633 Acres
Dale Burrows and
Mary Beth Watson
Volume 912, Page 1022

(Deed Call N0°1'40"E 934')
N 00°11'31" W 534.49'

S 03°30'42" E 937.83'
(Deed Call S01°40'W 934')

Called 16.821 Acres
David Samuel Bullock
Volume 1148, Page 151



All fences vary from line. Areas between fence and boundary lines may be in possible conflict.

Area between East deed line of 33.633 acre parent tract and the West line of Volume 1148, Page 151 may be in possible conflict.

(Deed Call 613.89')
621.41'

Pass 1/2" SIR @ Fence
Corner Post @ 19.03'
Point of Beginning

12x28 Concrete Slab
10x10 Concrete Slab

(Deed Call N88°20'W 1563.37')
N 88°20'00" W 1617.71'

40x26 Metal Barn

Pass 1/2" SIR @ 918'

COUNTY ROAD 2660

ROAD (NOT OPEN)

Called 21.597 Acres
Welch Family Trust
Volume 743, Page 485

John W. Welch and
Regis Welch
Volume 985, Page 767

1/2" Found Iron Rod	●
1/2" Set Iron Rod	○
Water Meter	⊗
Cable Pedestal	⊞
Over/Head Power Line	---

Clark R. Sanderson
Clark R. Sanderson RPLS #4765

Being: 34.104 acres of land, a part of the W.W. Reeder Survey Abstract Number 960, lying and being situated in Fannin County, Texas. The said 34.104 acre tract being the same land described in a General Warranty Deed from J.C. Jones and wife, Reeta K. Jones to Dale Burrows and wife, Mary Beth Watson, dated January 21, 2000 of record in Volume 912, Page 1022 of the Land Records of Fannin County, Texas. The said 34.104 acre tract being described more particularly by metes and bounds as follows:

Standing at the Southeast corner of a called 15 acre tract conveyed to David and Emogene Robertson in Volume 957, Page 333, in the North line of a called 21.597 acre tract conveyed to Welch Family Trust in Volume 743, Page 485 a point near the center of County Road 2660, for the Point of Beginning and the Southwest corner of this tract.

Thence: N00°11'31"W passing a ½" set iron rod at a fence corner post at 19.03 and continuing a total distance of 934.49 feet to a ½" found iron rod near a fence line, for the Northwest corner of this tract, at the Northeast corner of the referenced 15 acre Robertson tract, and in the South line of a tract conveyed to John D. Gibson and Deanna Gibson in Volume 1016, Page 592, (Deed Call N01°40'E 934').

Thence: S88°20'00"E (Record Bearing) near a fence line a distance of 1563.37 feet to a ½" found iron rod at a fence corner post, for the Northeast corner of this tract, in the South line of a tract conveyed to Jackie D. Goodwin in Volume 759, Page 390, and at the Northwest corner of a called 16.821 acre tract conveyed to David Samuel Bullock in Volume 1148, Page 151, (Deed Call S88°20'E 1563.37').

Thence: S03°30'42"E near a fence line passing a ½" set iron rod at 918 feet and continuing a total distance of 937.83 feet to a point near the center of a Road Not Opened, for the Southeast corner of this tract, at the Southwest corner of the referenced 16.821 acre Bullock tract, and in the North line of a tract conveyed to John Welch and Regis Welch in Volume 985, Page 767, (Deed Call S01°40'W 934').

Thence: N88°20'00"W along a road a distance of 1617.71 feet to the Point of Beginning and containing 34.104 acres of which about 0.4 acres lays in a public road, (Deed Call N88°20'W 1563.37').

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 08/03/2005 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

