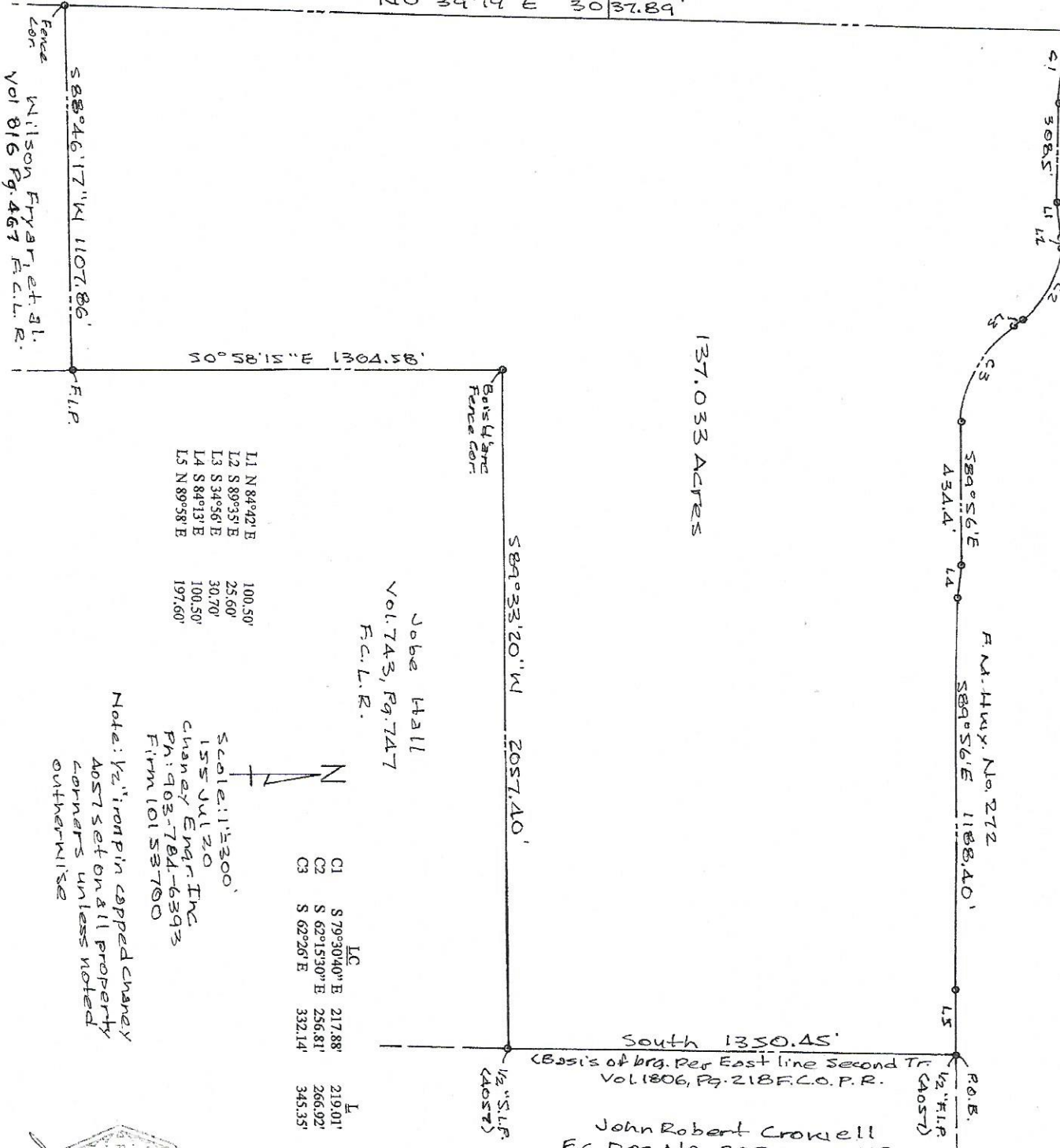


Henry and Liza Mastellar, III
Vol. 2148, Pg. 288 F.C.O.P.R.

David Alan Johnson
Vol. 633, Pg. 405 F.C.D.R.



137.033 ACRES

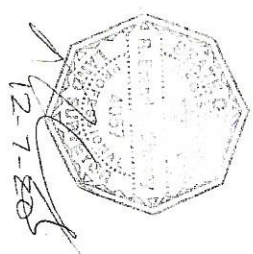
- L1 N 84°42' E 100.50'
- L2 S 89°35' E 25.60'
- L3 S 34°56' E 30.70'
- L4 S 84°13' E 100.50'
- L5 N 89°58' E 197.60'

Jobe Hall
Vol. 743, Pg. 747
F.C.L.R.

| | | | | | | |
|----|---------------|---------|---|---------|---|---------|
| C1 | S 79°30'40" E | 217.88' | L | 219.01' | R | 622.96' |
| C2 | S 62°15'30" E | 256.81' | L | 266.92' | R | 278.31' |
| C3 | S 62°26' E | 332.14' | L | 345.35' | R | 358.31' |

Scale: 1" = 300'
155 JUL 20
Chaney Eng'g. Inc.
Ph: 903-784-6393
Firm 101 SB700

Note: 1/2" iron pin capped Chaney
AOST set on all property
corners unless noted
otherwise



South 1350.45'
(Basis of brg. per East line Second Tr.
Vol. 1806, Pg. 218 F.C.O.P.R.)

John Robert Crowell
F.C. Dec. No. 202000 SZ09

Field Notes

Being all that certain tract of land situated about 14 miles Southwest of the City of Bonham, Fannin County, Texas, a part of the Martin Morgan Survey, Abstract No. 691, including part of the 55 acre Third Tract, the 60.7 acre Second Tract and all of the 27.48 acre Fourth Tract conveyed to First United Methodist Church of Leonard by deed recorded in Volume 1806, Page 218 of the Fannin County Official Public Records and being further described as follows:

Beginning at a ½ inch iron pin found for corner (capped Chaney 4057) in the South line of F.M. Highway No. 272, the present Northeast corner of said Second Tract and the Northwest corner of a tract conveyed to John Robert Crowell by deed recorded as Fannin County Document No. 2020005209;

Thence South (basis of bearing per East line of Second Tract Volume 1806, Page 218 Fannin County Official Public Records) with said East line and the West line of said Crowell tract a distance of 1350.45 feet to a ½ inch iron pin set for corner (capped Chaney 4057), the Southeast corner of said Second Tract;

Thence South 89°33'20" West with the South line of said Second Tract and the North line of a tract conveyed to Jobe Hall by deed recorded in Volume 743, Page 747 of the Fannin County Land Records a distance of 2057.40 feet to a found bois'd'arc fence corner, the Southwest corner of said Second Tract;

Thence South 0°58'15" East with the East line of said Third Tract, Fourth Tract and the West line of said Hall tract a distance of 1304.58 feet to an iron pin found for corner, the Southeast corner of said Fourth Tract;

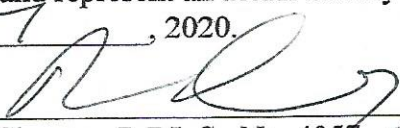
Thence South 88°46'17" West with the South line of said Fourth Tract and the North line of a tract conveyed to Wilson Fryar, et.al. By deed recorded in Volume 816, Page 462 of the Fannin County Land Records a distance of 1107.86 feet to a found wood fence corner, the Southwest corner of said Fourth Tract;

Thence North 0°39'19" East with the West line of said Fourth Tract, Third Tract, the East line of a tract conveyed to Henry and Liza Mastellar, III, by deed recorded in Volume 815, Page 305 of the Fannin County Land Records and the East line of a tract conveyed to David Alan Johnson by deed recorded in Volume 633, Page 405 of the Fannin County Deed Records a distance of 3037.89 feet to a ½ inch iron pin set for corner (capped Chaney 4057) in the South line of F.M. Highway No. 272 and a curve to the left having a radius of 622.96 feet, the present Northwest corner of said Third Tract;

Thence Easterly with said South line the following:

- Southeasterly with said curve having a long chord bearing South 79°36'40" East 217.88 feet, an arc distance of 219.01 feet to a ½ inch iron pin set for corner (capped Chaney 4057);
- South 89°35' East a distance of 308.5 feet to a ½ inch iron pin set for corner (capped Chaney 4057);
- North 84°42' East a distance of 100.50 feet to a ½ inch iron pin set for corner (capped Chaney 4057);
- South 89°35' East a distance of 25.60 feet to a ½ inch iron pin set for corner (capped Chaney 4057) the point of curvature of a curve to the right having a radius of 278.31 feet;
- Southeasterly with said curve having a long chord bearing South 62°15'30" East 256.81 feet, an arc distance of 266.92 feet to a ½ inch iron pin set for corner (capped Chaney 4057);
- South 34°56' East a distance of 30.70 feet to a ½ inch iron pin set (capped Chaney 4057) for the point of curvature of a curve to the left having a radius of 358.31 feet;
- Southeasterly with said curve having a long chord bearing South 62°26' East 332.14 feet, an arc distance of 345.35 feet to a ½ inch iron pin set for corner (capped Chaney 4057);
- South 89°56' East a distance of 434.4 feet to a ½ inch iron pin set for corner (capped Chaney 4057);
- South 84°13' East a distance of 100.50 feet to a ½ inch iron pin set for corner (capped Chaney 4057);
- South 89°56' East a distance of 1188.40 feet to a ½ inch iron pin set for corner (capped Chaney 4057);
- North 89°58' East a distance of 197.60 feet to the point of beginning and containing 137.033 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished Dec 7, 2020.


R. Brandon Chaney R.P.L.S. No. 4057
Chaney Engineering, Inc. 903-784-6393
Firm No. 10153700
Job # 155Jul20

