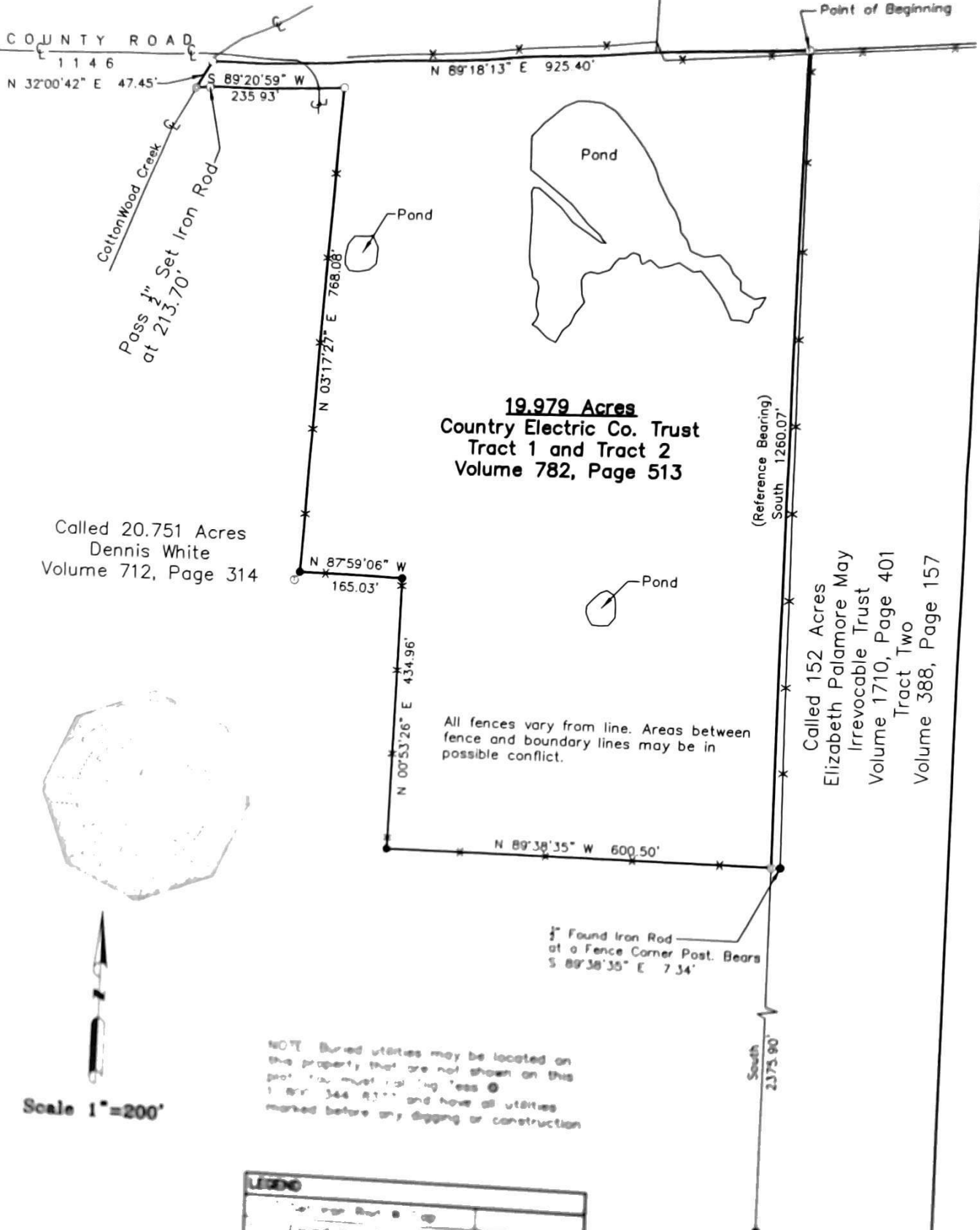


Called 4.17 Acres
Corrigan Investments, Inc.
Volume 1046, Page 165

Elizabeth Palamore May
Irrevocable Trust
Volume 1710, Page 401

Called 104 Acres
Elizabeth Palamore May
Tract Four
Volume 700, Page 435



19.979 Acres
Country Electric Co. Trust
Tract 1 and Tract 2
Volume 782, Page 513

Called 20.751 Acres
Dennis White
Volume 712, Page 314

Called 152 Acres
Elizabeth Palamore May
Irrevocable Trust
Volume 1710, Page 401
Tract Two
Volume 388, Page 157



NOTE: Buried utilities may be located on this property that are not shown on this plot. You must call 811 and have all utilities marked before any digging or construction.

LEGEND	
Found Iron Rod	●
Found Iron Post	○
Found Iron Pipe	⊙
Found Iron Rod	⊙
Found Iron Post	○
Found Iron Pipe	⊙
Found Iron Rod	●
Found Iron Post	○
Found Iron Pipe	⊙

SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BOZHAM, TEXAS 75418
(903) 583-2988

Being 19.979 acres of land a part of the Garrett Fitzgerald Survey Abstract Number 1902 lying and being situated at the East end of County Road 1146 in Fannin County, Texas. The said 19.979 acre tract being all of the remainder of a called 18.6 acre tract as described in Tract One and all of a called 3.72 acre tract as described in Tract II in a Quitclaim Deed, dated 6-1-1993 from Waymon Overton to Country Electric Co. Trust of record in Volume 917 Page 1096 in the Land Records of Fannin County, Texas. The said 19.979 acre tract being described more particularly by metes and bounds as follows:

Standing at Northeast corner of the 3.72 acre Tract II, a ½" set iron rod, for the Point of Beginning and the Northeast corner of this tract, at the Northwest corner of a 152 acre tract as conveyed to Elizabeth Palmore May Irrevocable Trust in Volume 1710, Page 401 and described in Tract Two of Volume 388, Page 157 and in the South line of a 104 acre tract as conveyed to Elizabeth Palmore May Irrevocable Trust in Volume 1710, Page 401 and described in Tract Four of Volume 700, Page 435, also known as Tract Four Volume 700, Page 435.

THENCE: South (reference Bearing) with the West line of the referenced 152 acre Elizabeth Palmore May Irrevocable Trust Tract Two and along the West side of a fence line a distance of 1260.07 feet to a point for the Southeast corner of this tract, in the Easternmost North line of a 20.751 acre tract as conveyed to Dennis White in Volume 712, Page 314, from which a ½" found iron rod bears S 89°38'35" E 7.34 feet.

THENCE: N 89°38'35" W near a fence line a distance of 600.47 feet to a ½" found iron rod at a fence corner post for the Southernmost Southwest corner of this tract and at an inside corner of the White tract.

THENCE: N 00°53'26" E near a fence line a distance of 434.96 feet to a ½" found iron rod at a fence corner post for the Southernmost inside Southwest corner of this tract and at a Northeast corner of the White tract.

THENCE: N 87°59'06" W near a fence line a distance of 165.03 feet to a ½" found iron rod at a fence corner post for the Westernmost Southwest corner of this tract and at an inside corner of the White tract.

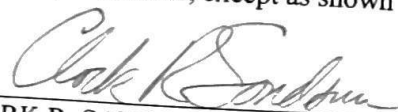
THENCE: N 03°17'27" E near a fence line a distance of 768.08 feet to a ½" set iron rod for the Northernmost inside Southwest corner of this tract and at a Northeast corner of the White tract.

THENCE: S 89°20'59" W passing a ½" set iron rod at 213.7 feet and continuing a total distance of 235.93 feet to point in Cottonwood Creek, for the Westernmost Southwest corner of this tract, at the Northernmost Northwest corner of the White tract.

THENCE: N 32°00'42" E along the creek a distance of 47.45 feet to a ½" set iron rod, for the Northwest corner of this tract and in the South line of the land conveyed to Corrigan investments in Volume 1046, Page 165 and in the South line of County Road 1146.

THENCE: N 89°18'13" E along the South side of County Road 1146 and leaving the road at about 200 feet and continuing along an abandon roadway and fences that vary North and South of line a total distance of 925.40 feet to the Point of Beginning and containing 19.979 acres of which about 0.1 of an acre lays in the public road.

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 9/25/2014 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

