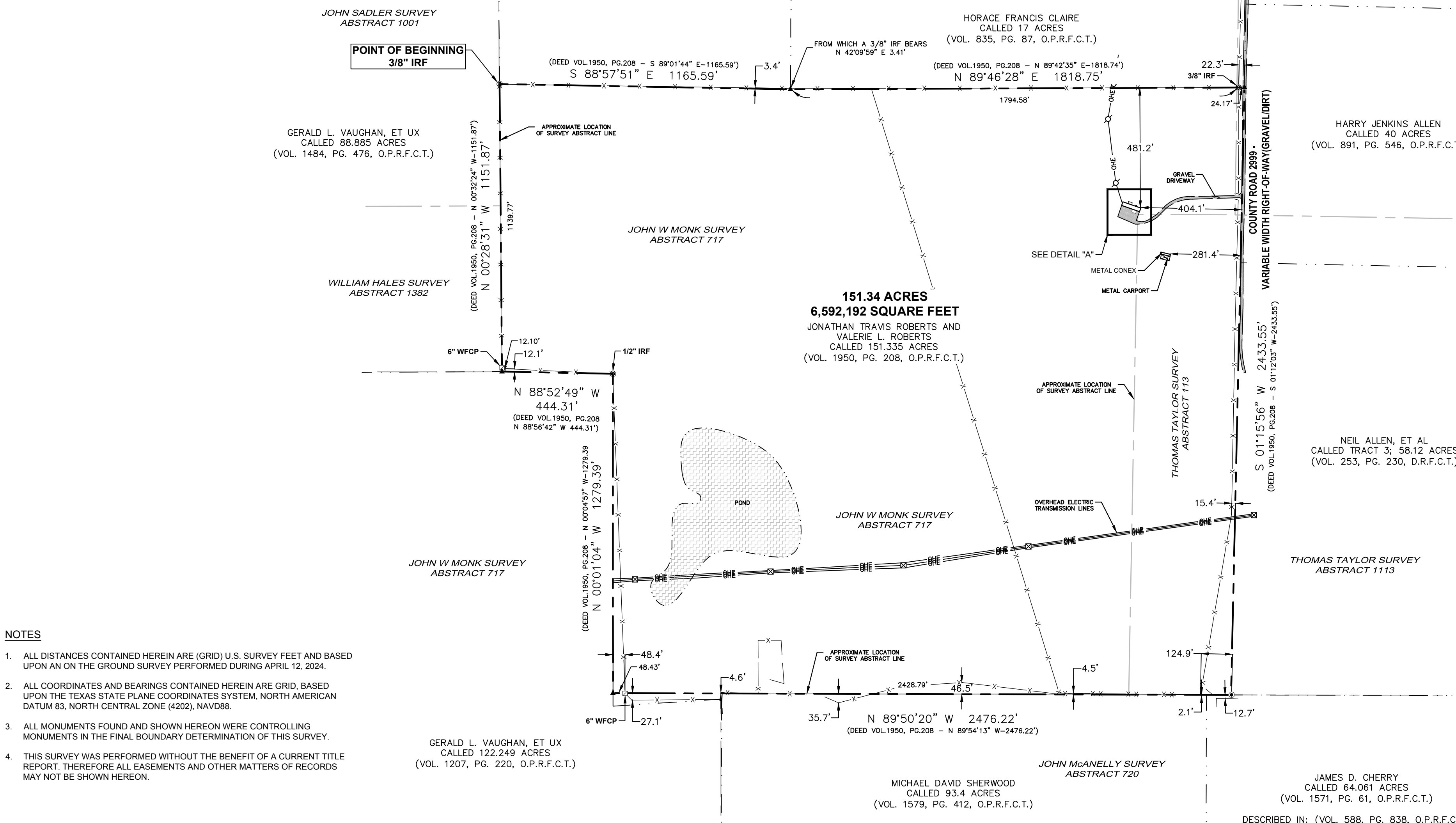
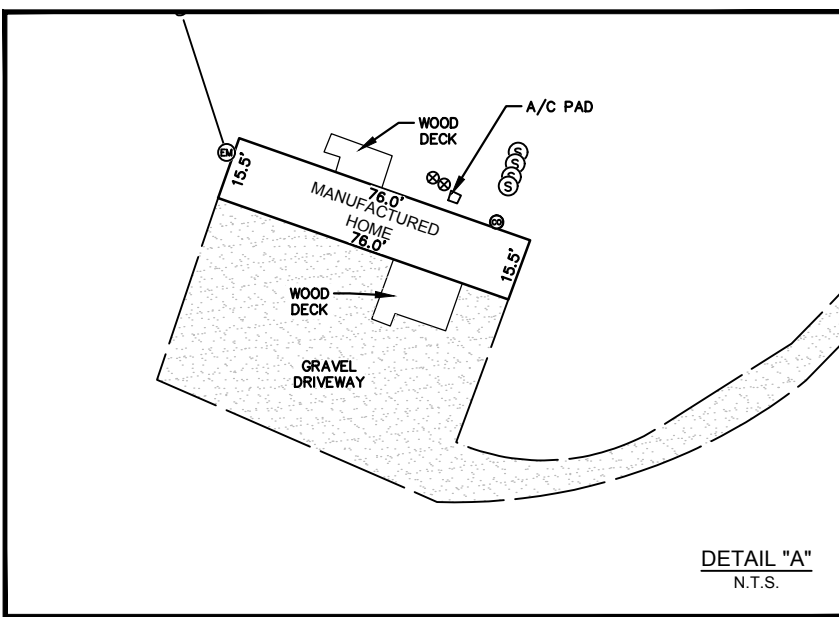


FANNIN COUNTY, TEXAS

A 151.379 ACRE TRACT SITUATED IN THE JOHN W. MONK SURVEY, ABSTRACT 717 AND IN THE THOMAS TAYLOR SURVEY, ABSTRACT 1113, FANNIN COUNTY, TEXAS



LEGAL DESCRIPTION - 151.34 ACRES
BEING 151.34 ACRES of land, situated in the **JOHN W. MONK SURVEY, ABSTRACT 717**, and in the **THOMAS TAYLOR SURVEY, ABSTRACT 1113**, Fannin County, Texas, being all of a called 151.335 acre tract of land, described in a deed to Jonathan Travis Roberts and Valerie L. Roberts, as recorded in Volume 1950, Page 208, Official Public Records, Fannin County, Texas (O.P.R.F.C.T.), and being more fully described by Metes and Bounds as follows:
BEGINNING at a 3/8" iron rod found at the northwest corner of said 151.335 acre tract, on the east line of a called 88.885 acre tract described in a deed to Gerald L. Vaughan, et ux, as recorded in Volume 1484, Page 476, O.P.R.F.C.T., and at the southwest corner of a called 29.176 acre tract described in a deed to Horace Francis Claire as recorded in Instrument No. 2023004778, O.P.R.F.C.T., (described in: Volume 647, Page 446, O.P.R.F.C.T.);

THENCE S 88°57'51" E, along the north line of said 151.335 acre tract and the south line of said 29.176 acre tract a distance of **1165.59 feet** to an angle point of said 151.335 acre tract, at the southeast corner of said 29.176 acre tract, and at the southwest corner of a called 17 acre tract described in a deed to Horace Francis Claire as recorded in Volume 835, Page 87, O.P.R.F.C.T., from which a 3/8" iron rod found bears N 42°09'59" E a distance of 3.41 feet for reference;
THENCE N 89°46'28" E, along the north line of said 151.335 acre tract and the south line of said 17 acre tract, at **1794.58 feet** passing a 3/8" iron rod found at the base of a tree for reference, continuing along said course in all a total distance of **1818.75 feet** to a point at the northeast corner of said 151.335 acre tract, at the southeast corner of said 17 acre tract, on the west line of a called 40 acre tract described in a deed to Harry Jenkins Allen as recorded in Volume 891, Page 546, O.P.R.F.C.T., and in County Road No. 2999;

THENCE S 01°15'56" W, along the east line of said 151.335 acre tract, the west line of said 40 acre tract, and the west line of a called 58.12 acre Tract 3 described in a deed to Neil Allen, et al, as recorded in Volume 253, Page 230, Deed Records, Fannin County, Texas, (D.R.F.C.T.), a distance of **2433.55 feet** to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set at the southeast corner of said 151.335 acre tract, at the southwest corner of said 58.12 acre Tract 3, and on the north line of a called 64.061 acre tract described in a deed to James D. Cherry as recorded in Volume 1571, Page 61, O.P.R.F.C.T., (described in Volume 588, Page 838, O.P.R.F.C.T.);

THENCE N 89°50'20" W, along a south line of said 151.335 acre tract, the north line of said 64.061 acre tract, and the north line of a called 93.4 acre tract described in a deed to Michael David Sherwood as recorded in Volume 1579, Page 412, O.P.R.F.C.T., at **2428.79 feet** passing a 6" wood fence corner post found for reference, continuing along said course in all a total distance of **2476.22 feet** to a point at a southwest corner of said 151.335 acre tract, and on an east line of a called 122.249 acre tract described in a deed to Gerald L. Vaughan, et ux, as recorded in Volume 1207, Page 220, O.P.R.F.C.T.;

THENCE N 00°01'04" W, along a west line of said 151.335 acre tract and an east line of said 122.249 acre tract a distance of **1279.39 feet** to a point at a 1/2" iron rod found at an ell corner of said 151.335 acre tract and at a northeast corner of said 122.249 acre tract;

THENCE N 88°52'49" W, along a south line of said 151.335 acre tract and a north line of said 122.249 acre tract a distance of **444.31 feet** to a point at the southwest corner of said 151.335 acre tract, on a north line of said 122.249 acre tract, and at a southeast corner of said 88.885 acre tract;

THENCE N 00°28'31" W, along a west line of said 151.335 acre tract and an east line of said 88.885 acre tract, at **12.10 feet** passing a 6" wood fence corner post found for reference, continuing along said course in all a total distance of **1151.87 feet** to the **POINT OF BEGINNING**, containing 6,592,192 Square Feet and/or 151.34 acres of land, more or less.

- NOTES**
1. ALL DISTANCES CONTAINED HEREIN ARE (GRID) U.S. SURVEY FEET AND BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING APRIL 12, 2024.
 2. ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD88.
 3. ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
 4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE ALL EASEMENTS AND OTHER MATTERS OF RECORDS MAY NOT BE SHOWN HEREON.

SURVEYOR'S CERTIFICATION

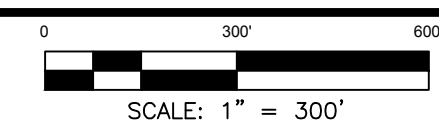
The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Fannin County, Texas and Incorporated Area Map No. 48147C0425C, Effective Date February 18, 2011 and it appears that the property lies within Zone X, and is **NOT** located within a 100-year flood zone. The Reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding propensities of this property.

Datapoint Surveying & Mapping

 APRIL 19, 2024
 OBINNA UBASINEKE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7037



- LEGEND**
- SUBJECT TRACT BOUNDARY
 - - - ADJOINER TRACT BOUNDARY
 - SURVEY/ABSTRACT LINE
 - OVERHEAD ELECTRIC
 - x- BARBED WIRE FENCE
 - IRF IRON ROD FOUND
 - O.P.R.F.C.T. OFFICIAL PUBLIC RECORDS FANNIN COUNTY TEXAS
 - D.R.F.C.T. DEED RECORDS FANNIN COUNTY TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - ▲ CALCULATED POINT
 - FOUND MONUMENT
 - ⌘ POWER POLE
 - ⊙ ELECTRIC METER
 - ⊙ WELL
 - ⊠ TRANSMISSION TOWER
 - ⊙ SEPTIC
 - ⊙ CLEANOUT
 - ⊙ SATELLITE DISH



12450 Network Blvd. - Suite 155
 San Antonio, TX 78249
 Phone: 726-777-4240
 Firm No. 10194585

DRAWN BY: JS	DATE: 04/19/2024	REV: 0
CHECKED BY: OU	DATE: 04/19/2024	
PROJECT # 24-04-4333		SHEET 1 OF 1