

LEGEND	
1/2" Set Iron Rod W/Cap	○
1/2" Found Iron Rod	●
O/H Power Line	---
Barbed Wire Fence	X
Power Pole	⊗
Center Line of Road	- - -
Water Line	- · -
Sprinkler Head	⊠
Water Meter	⊕

STATE HIGHWAY 78

S 89°20'54" E 335.23'

20373 South Highway 78 Fannin County Texas

N 00°31'47" E 1286.28'

S 00°31'46" W 1289.13'

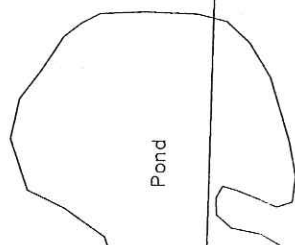
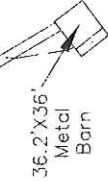
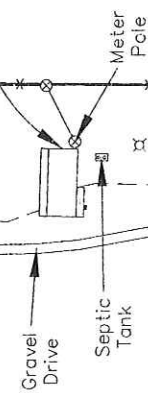
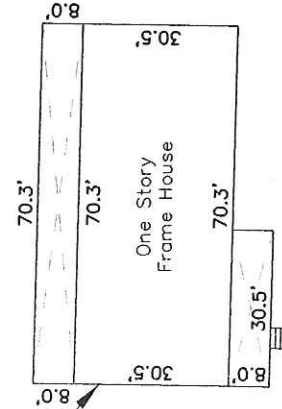
N 88°51'42" W 335.22'

Called 21.67 Acres Val and Judith A. Nolan Volume 874, Page 846

9.909 ACRES
 Ronald F. Nichols and spouse
 Lucinda Nichols
 Volume 1564
 Page 134

Called 19.192 Acres Elijah Stewart Volume 1558, Page 404

Called 37.75 Acres Cloyd and Ella Gwen Braswell Volume 823, Page 119



Point of Beginning



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

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



Scale 1"=200'

SANDERSON SURVEYING INC.
 1874 SOUTH SH 121
 BONHAM, TEXAS 75418
 (903) 583-2969

Clark R. Sanderson RPLS #4765

Being 9.909 acres of land, a part of the A. Hughes Survey Abstract Number 547, lying and being situated at 20373 South State Highway 78 in Fannin County, Texas. The said 9.909 acre tract being the same land described in a General Warranty Deed, dated July 8, 2011 to Ronald F. Nichols and spouse Lucinda Nichols in Volume 1564, Page 134 in the Official Public Records of Fannin County, Texas. The said 9.909 acre tract being the same as a called 10 acre tract as conveyed to Jimmy G. Sulc in Volume 545, Page 68 in the Deed Records of Fannin County, Texas. The said 9.909 acre tract being described more particularly by metes and bounds as follows:

Standing at the Southwest corner of the 10 acre tract a ½" slick found iron rod at a fence corner post for the Point of Beginning and the Southwest corner of this tract and at the Southeast corner of a called 21.67 acre tract as conveyed to Val and Judith A. Nolan in Volume 874, Page 846 and in the North line of a 37.75 acre tract as conveyed to Cloyd and Ella Gwen Braswell in Volume 823, Page 119.

THENCE: N 00°31'47" E near a fence line a distance of 1286.28 feet to a ½" found iron rod in the South right-of-way of State Highway 78, for the Northwest corner of this tract at the Northeast corner of the Nolan tract.

THENCE: S 89°20'54" E along the South highway right-of-way a distance of 335.23 feet to a ½" set iron rod, for the Northeast corner of this tract at the Northwest corner of a called 19.192 acre tract as conveyed to Elijah Stewart in Volume 1558, Page 404.

THENCE: S 00°31'46" W near a fence line a distance of 1289.13 feet to a ½" found iron rod, for the Southeast corner of this tract at the Southwest corner of the Stewart tract.

THENCE: N 88°51'42" W near a fence line a distance of 335.22 feet to the Point of Beginning and containing 9.909 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 3/4/2013 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

