

# PLAT OF SURVEY FANNIN COUNTY, TEXAS

SAMUEL HEVER SURVEY  
A-481



COLE'S 1881 SURVEY  
JOHN HEVER SURVEY  
JOHN HEVER SURVEY AND TRACT 1 SURVEY  
JOHN HEVER SURVEY  
JOHN HEVER SURVEY

HEVER'S 1881 SURVEY  
JOHN HEVER SURVEY  
JOHN HEVER SURVEY  
JOHN HEVER SURVEY  
JOHN HEVER SURVEY

County Road No. 2023

TRACT 1  
11.46 AC.

TRACT 2  
11.42 AC.

TRACT 3  
11.41 AC.

TRACT 4  
10.08 AC.

TRACT 5  
7.86 AC.

TRACT 6  
0.56 AC.

**SOLD**

SARAH WEBB SURVEY  
A-1176

JOHN HEVER SURVEY  
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TRACT	ACRES	FRAC.
TRACT 1	11.46	11.46/100
TRACT 2	11.42	11.42/100
TRACT 3	11.41	11.41/100
TRACT 4	10.08	10.08/100
TRACT 5	7.86	7.86/100
TRACT 6	0.56	0.56/100

TRACT	ACRES	FRAC.
TRACT 1	11.46	11.46/100
TRACT 2	11.42	11.42/100
TRACT 3	11.41	11.41/100
TRACT 4	10.08	10.08/100
TRACT 5	7.86	7.86/100
TRACT 6	0.56	0.56/100

# JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118  
159 W. MAIN - VAN, TX 75790 - Phone: (903) 963-2333

## 11.46 ACRES - TRACT 1

All that certain lot, tract or parcel of land located within the Samuel Hewes Survey, Abstract No. 481 of Fannin County, Texas, being a portion of the residue of a called 520.129 acre tract, as described in a deed from Fannin T & T Joint Venture to Love Lake Farm, L.P., dated June 24, 2003 and recorded in Volume 1024, Page 814 of the Official Public Records of Fannin County, Texas, and this 11.46 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set in the West line of said residue of a called 520.129 acre tract, same being in the East line of a called 28.189 acre tract, and described in a deed from Edwin Robert Oakley to Timothy Bosley and Sutida Bosley, dated November 16, 2000 and recorded in Volume 933, Page 993, from which a 3/8" Iron Rod Found at the Northwest corner of a said 520.129 acre tract bears North 00 deg. 10 min. 45 sec. East, a distance of 400.00 feet;

THENCE North 00 deg. 10 min. 45 sec. East, with the East line of said 28.189 acre tract, a distance of 400.00 feet to a 3/8" Iron Rod Found at an ell corner of same, and being an angle corner in the South line of a called 21.001 acre tract, as described in a deed from Edwin Robert Oakley to John Benjamin Richey and wife, Lynnette Mary Richey and David Scott Richey, dated August 6, 2021 and recorded in Document No. 2021005891;

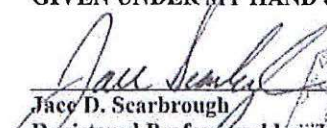
THENCE South 89 deg. 42 min. 15 sec. East, with the South line of said 21.001 acre tract, a distance of 693.75 feet to a 1/2" Iron Rod Found at the Southeast corner of same, being the Southwest corner of the residue of a called 60.00 acre tract, as described in a deed from Patricia Ogen to Edwin Robert Oakley, dated April 8, 1999 and recorded in Volume 893, Page 494;

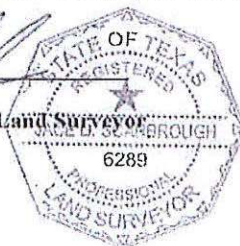
THENCE South 89 deg. 21 min. 50 sec. East, with the South line of said residue of a called 60.00 acre tract, a distance of 551.98 feet to a 60D Nail Found at the Southeast corner same, and being in the West line of a called 208.679 acre tract, as described in a deed from Ritter Management, Inc. to 4HG Fannin Investments, LLC, dated October 10, 2011 and recorded in Volume 1577, Page 376, same being in County Road No. 2625;

THENCE South 00 deg. 23 min. 37 sec. West, with the West line of said 208.679 acre tract, and said County Road No. 2625, a distance of 400.00 feet to a Cotton Spindle Set;

THENCE North 89 deg. 33 min. 11 sec. West, across said residue of a called 520.129 acre tract, a distance of 1,244.22 feet to the POINT OF BEGINNING AND CONTAINING 11.46 ACRES OF LAND. See Map No. 2716 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of November, 2021.

GIVEN UNDER MY HAND & SEAL, this the 23rd day of November, 2021.

  
Jace D. Scarbrough  
Registered Professional Land Surveyor  
State of Texas No. 6289





# JDS SURVEYING, INC.

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## 11.42 ACRES - TRACT 2

All that certain lot, tract or parcel of land located within the Samuel Hewes Survey, Abstract No. 481 of Fannin County, Texas, being a portion of the residue of a called 520.129 acre tract, as described in a deed from Fannin T & T Joint Venture to Love Lake Farm, L.P., dated June 24, 2003 and recorded in Volume 1024, Page 814 of the Official Public Records of Fannin County, Texas, and this 11.42 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set in the West line of said residue of a called 520.129 acre tract, and being in then East line of a called 28.189 acre tract, as described in a deed from Edwin Robert Oakley to Timothy Bosley and Sutida Bosley, dated November 16, 2000 and recorded in Volume 933, Page 993, from which a 3/8" Iron Rod Found at the Northwest corner of a said 520.129 acre tract bears North 00 deg. 10 min. 45 sec. East, a distance of 400.00 feet;


THENCE South 89 deg. 33 min. 11 sec. East, across said residue of a called 520.129 acre tract, a distance of 1,244.22 feet to a Cotton Spindle Set in County Road No. 2625, and being in the West line of a called 208.679 acre tract, as described in a deed from Ritter Management, Inc. to 4HG Fannin Investments, LLC, dated October 10, 2011 and recorded in Volume 1577, Page 376, from which a 60D Nail Found at the Northeast corner of said residue of a called 520.129 acre tract bears North 00 deg. 23 min. 37 sec. East, a distance of 400.00 feet;

THENCE South 00 deg. 23 min. 37 sec. West, with the West line of said 208.679 acre tract, and said County Road No. 2625, a distance of 400.00 feet to a 1/2" Iron Rod Set near the edge of said County Road;

THENCE North 89 deg. 33 min. 10 sec. West, across said residue of a called 520.129 acre tract, a distance of 1,242.72 feet to a 1/2" Iron Rod Set in the East line of said 28.189 acre tract;

THENCE North 00 deg. 10 min. 45 sec. East, with the East line of said 28.189 acre tract, a distance of 400.00 feet to the POINT OF BEGINNING AND CONTAINING 11.42 ACRES OF LAND. See Map No. 2716 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of November, 2021.

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### 11.41 ACRES - TRACT 3

All that certain lot, tract or parcel of land located within the Samuel Hewes Survey, Abstract No. 481 of Fannin County, Texas, being a portion of the residue of a called 520.129 acre tract, as described in a deed from Fannin T & T Joint Venture to Love Lake Farm, L.P., dated June 24, 2003 and recorded in Volume 1024, Page 814 of the Official Public Records of Fannin County, Texas, and this 11.41 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set in the West line of said residue of a called 520.129 acre tract, and being in the East line of a called 28.189 acre tract, as described in a deed from Edwin Robert Oakley to Timothy Bosley and Sutida Bosley, dated November 16, 2000 and recorded in Volume 933, Page 993, from which a 3/8" Iron Rod Found at the Northwest corner of a said 520.129 acre tract bears North 00 deg. 10 min. 45 sec. East, a distance of 1,200.00 feet;

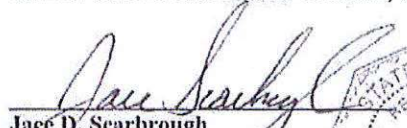
THENCE North 00 deg. 10 min. 45 sec. East, with the East line of said 28.189 acre tract, a distance of 400.00 feet to a 1/2" Iron Rod Set;

THENCE South 89 deg. 33 min. 10 sec. East, across said residue of a called 520.129 acre tract, a distance of 1,242.72 feet to a 1/2" Iron Rod Set near the edge of County Road 2625, and being in the West line of a called 208.679 acre tract, as described in a deed from Ritter Management, Inc. to 4HG Fannin Investments, LLC, dated October 10, 2011 and recorded in Volume 1577, Page 376, from which a 60D Nail Found at the Northeast corner of said residue of a called 520.129 acre tract bears North 00 deg. 23 min. 37 sec. East, a distance of 800.00 feet;

THENCE South 00 deg. 23 min. 37 sec. West, with the West line of said 208.679 acre tract, and said County Road No. 2625, a distance of 400.00 feet to a 1/2" Iron Rod Set;

THENCE North 89 deg. 33 min. 10 sec. West, across said residue of a called 520.129 acre tract, a distance of 1,241.23 feet to the POINT OF BEGINNING AND CONTAINING 11.41 ACRES OF LAND. See Map No. 2716 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of November, 2021.

GIVEN UNDER MY HAND & SEAL, this the 23rd day of November, 2021.

  
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## **JDS SURVEYING, INC.**

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### **10.08 ACRES – TRACT 4**

All that certain lot, tract or parcel of land located within the Samuel Hewes Survey, Abstract No. 481 of Fannin County, Texas, being a portion of the residue of a called 520.129 acre tract, as described in a deed from Fannin T & T Joint Venture to Love Lake Farm, L.P., dated June 24, 2003 and recorded in Volume 1024, Page 814 of the Official Public Records of Fannin County, Texas, and this 10.08 acre tract being more fully described as follows:

**BEGINNING** at a 1/2" Iron Rod Set in the West line of said residue of a called 520.129 acre tract, and being in the East line of a called 28.189 acre tract, as described in a deed from Edwin Robert Oakley to Timothy Bosley and Sutida Bosley, dated November 16, 2000 and recorded in Volume 933, Page 993, from which a 3/8" Iron Rod Found at the Northwest corner of a said 520.129 acre tract bears North 00 deg. 10 min. 45 sec. East, a distance of 1,200.00 feet;

**THENCE** across said residue of a called 520.129 acre tract the following six (6) courses and distances:

South 89 deg. 33 min. 10 sec. East, a distance of 1,202.87 feet to a 1/2" Iron Rod Set at the beginning of a curve to the right having a delta angle of 50 deg. 00 min. 01 sec., a radius of 113.14 feet, and a chord bearing and distance of South 27 deg. 05 min. 20 sec. West, 95.63 feet;

With said curve to the right, an arc distance of 98.74 feet to a 1/2" Iron Rod Set for corner;

South 46 deg. 05 min. 48 sec. West, a distance of 52.52 feet to a Point for Corner;

South 34 deg. 25 min. 52 sec. West, a distance of 40.95 feet to a 1/2" Iron Rod Set for corner, at the beginning of a curve to the left having a delta angle of 18 deg. 34 min. 43 sec., a radius of 782.36 feet, and a chord bearing and distance of South 15 deg. 44 min. 13 sec. West, 252.58 feet;

With said curve to the left, an arc distance of 253.69 feet to a 1/2" Iron Rod Set for corner;

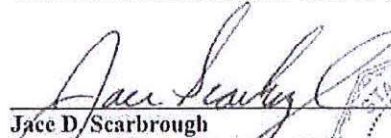
North 89 deg. 33 min. 52 sec. West, a distance of 1,031.07 feet to a 1/2" Iron Rod Set in the East line of said 28.189 acre tract, from which a 1/2" Iron Rod Found at the Southeast corner of said 28.189 acre tract bears South 00 deg. 10 min. 45 sec. West, a distance of 324.45 feet;

**10.08 ACRES – TRACT 4**

Page 2 of 2

THENCE North 00 deg. 10 min. 45 sec. East, with the East line of said 28.189 acre tract, a distance of 400.00 feet to the POINT OF BEGINNING AND CONTAINING 10.08 ACRES OF LAND. See Map No. 2716 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of November, 2021.

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