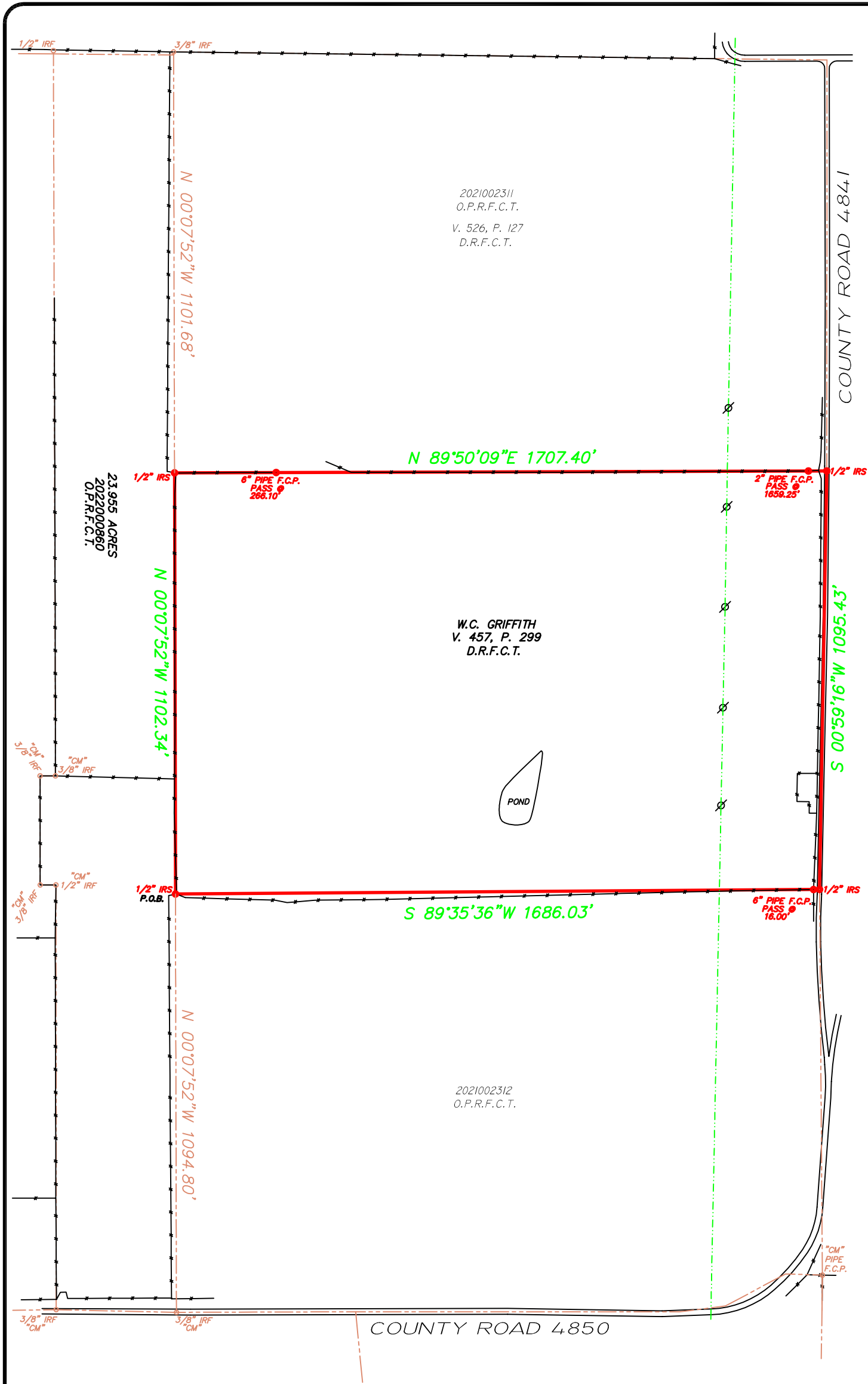




DESCRIPTION

All that certain lot, tract or parcel of land situated in the J. Hoffner Survey, Abstract No. 527, Fannin County, Texas, and being known as that tract of land described in a Deed to W.C. Griffith as recorded in Volume 457, Page 299 of the Deed Records of Fannin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner near a dead tree used for a fence corner and being in the East line of a called 23.955 acre tract of land described in a Deed recorded in Doc. No. 2022000860 of the O.P.R.F.C.T., said point being at the recognized Southwest corner of said Griffith tract, said point bears N. 00 deg. 07 min. 52 sec. W. a distance of 1094.80 feet from a 3/8" iron rod found in the centerline of County Road 4850 at the Southeast corner of said 23.955 acre tract;

THENCE N. 00 deg 07 min. 52 sec. W. along a fence line and with the East line of said 23.955 acre tract, a distance of 1102.34 feet to a 1/2" iron rod set for corner at a fence line and being at the recognized Northwest corner of said Griffith tract, from said point a 3/8" iron rod found bears N. 00 deg. 07 min. 52 sec. W. a distance of 1101.68 feet;

THENCE N. 89 deg. 50 min. 09 sec. E. along a fence line, passing a 6" pipe fence post at a distance of 266.10 feet, passing a 2" pipe fence post at a distance of 1659.25 feet and continuing for a total distance of 1707.40 feet to a 1/2" iron rod set for corner in the centerline of County Road 4841 and being at the recognized Northeast corner of said Griffith tract;

THENCE S. 00 deg. 59 min. 16 sec. W. along the centerline of said road, a distance of 1095.43 feet to a 1/2" iron rod set for corner at the recognized Southeast corner of said Griffith tract;

THENCE S. 89 deg. 35 min. 36 sec. W. passing a 6" pipe fence corner post at a distance of 16.00 feet and continuing along the North side of a fence line for a total distance of 1686.03 feet to the POINT OF BEGINNING and containing 42.798 acres of land more or less.

NOTES

- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
2) Survey prepared without benefit of Title Commitment, Surveyor DID NOT research for any easements of record or not of record that may affect this tract.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated, except as shown on the plat hereon.

David W. Fite, R.P.L.S. No. 5837

LEGEND

IRS	IRON ROD SET W/CAP "FITE 5837"	Ø	POWER POLE	⌈	TELEPHONE PEDESTAL
IRFC	IRON ROD FOUND W/CAP	●	LIGHT POLE	⌋	FIBER OPTIC CABLE
IRF	IRON ROD FOUND	⊖	ANCHOR	⌈	TELEVISION PEDESTAL
"CM"	CONTROL MONUMENT	▼	ELEC. METER	⌈	SUB SURFACE BOX
---	FENCE LINE	[E]	ELECTRIC TRANSFORMER	⌈	UTILITY WARNING SIGN
---	OVERHEAD POWER LINE	⊙	GAS METER	⌈	GAS PIPELINE SIGN
---	ADJOINING PROPERTY LINE	⊙	WATER METER	⌈	CONCRETE
---	EASEMENT BOUNDARY LINE	⊙	WATER VALVE	⌈	WOOD
---	BUILDING SETBACK LINE	⊙	FIRE HYDRANT	⌈	BRICK

FITE & ASSOCIATES
LAND SURVEYING, LLC

SCALE: 1" = 200' DATE: 3-19-2022
JOB NO. FA220063 OF NO.
DRAWN: E.S.E. FIRM NO. 10194651
CHECK: D.W.F.

3480 COUNTY ROAD 3307 PH. NO. 903-355-8178
GREENVILLE, TX 75402 FAX NO. 903-454-7478
E-MAIL: dfsurveyorders@gmail.com

