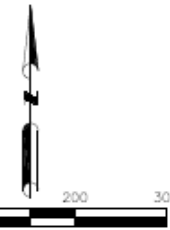
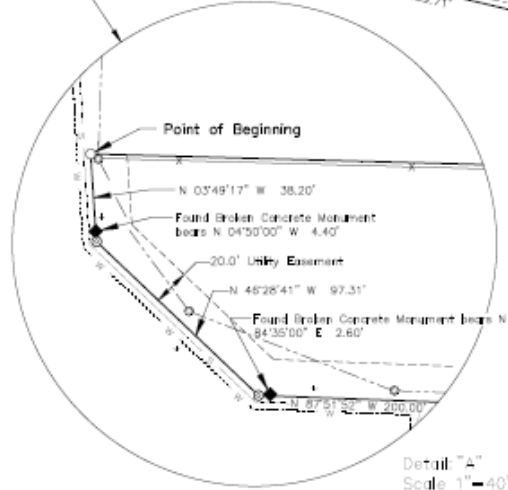
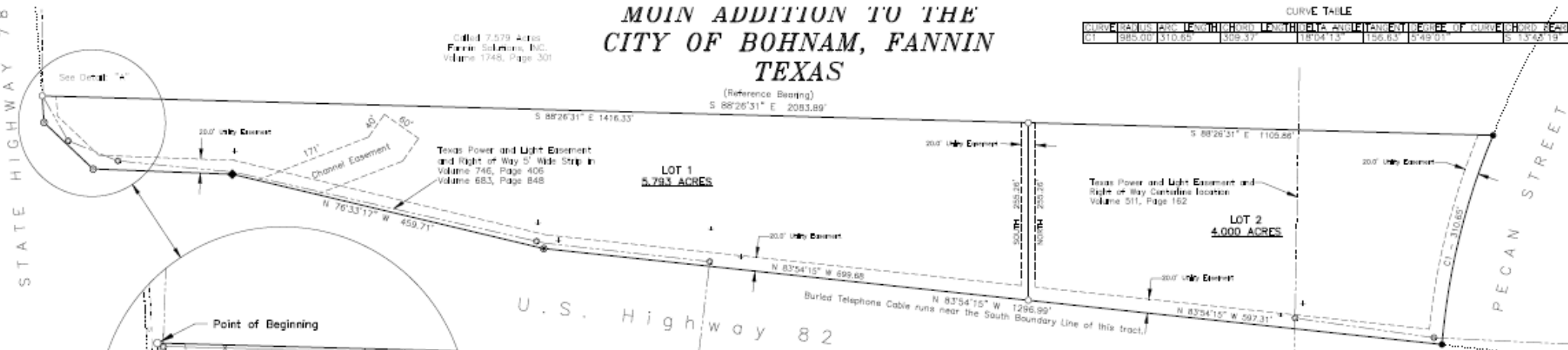


## MOIN ADDITION TO THE CITY OF BONHAM, FANNIN TEXAS

Called 7.579 Acres  
Fannin Solutions, Inc.  
Volume 1748, Page 301

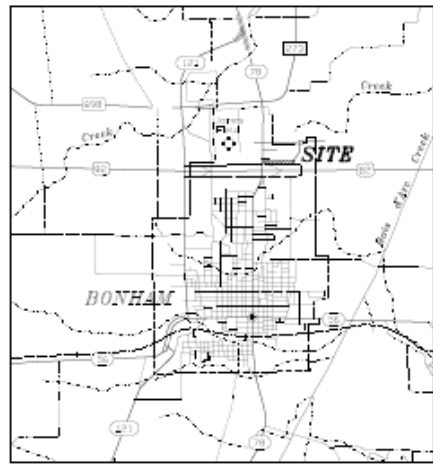
(Reference Bearing)  
S 88°26'31" E 2083.89'

CURVE	BEARING	ARC LENGTH	CHORD	LENGTH	DELTA ANGLE	ANGLE TO CENTER OF CURVE	CHORD BEARING
C1	S 88°26'31" E	310.65	309.37	18°04'13"	156.63	0°49'01"	S 13°42'19" W



NOTE: Buried utilities may be located on this property that are not shown on this plat. You must contact Texas811 by dialing 811 or at www.811.org and have all utilities marked before any digging or construction. See City of Bonham for current set backs.

### LOCATIVE MAP



LEGEND	
Found Concrete Monument	●
1/2" Found Iron Rod	●
3/8" Found Iron Rod	●
Point for Corner	○
1/2" Set Iron Rod w/Cap (SANDERSON 4765/4911)	○
Power Pole	⊙
Guy Wire	⌵
Barbed Wire Fence	⌵
Adjacent Boundary Lines	— · — · — · — · —
O/H Power Line	— · — · — · — · —
Channel Easement	— · — · — · — · —
12" Water Line	— · — · — · — · —
10" Sewer Line	— · — · — · — · —

**Being:** 9.793 acres of land more or less, a part of the William Cox Survey Abstract Number 191, lying and being situated on the North side of US Highway 82 and the East side of State Highway 78 in Bonham, Fannin County, Texas. The said 9.793 acre tract being all of a called 9.909 acre tract conveyed in a Special Warranty Deed with Vendor's Lien from Charles B. Carter, Jr. ET AL. to Route 82 Traders, LLC dated February 14, 2018 of record in Volume 2020, Page 250 in the Official Public Records of Fannin County, Texas. The said 9.793 acre tract being described more particularly by metes and bounds as follows:  
**Beginning** at the Northwest corner of the referenced parent tract, at the Southwest corner of a called 7.579 acre tract conveyed to Fannin Solutions, Inc. in Volume 1748, Page 301 and being in the East Right-of-Way line of State Highway 78, a 1/2" set iron rod, for the Point of Beginning and the Northwest corner of this tract