

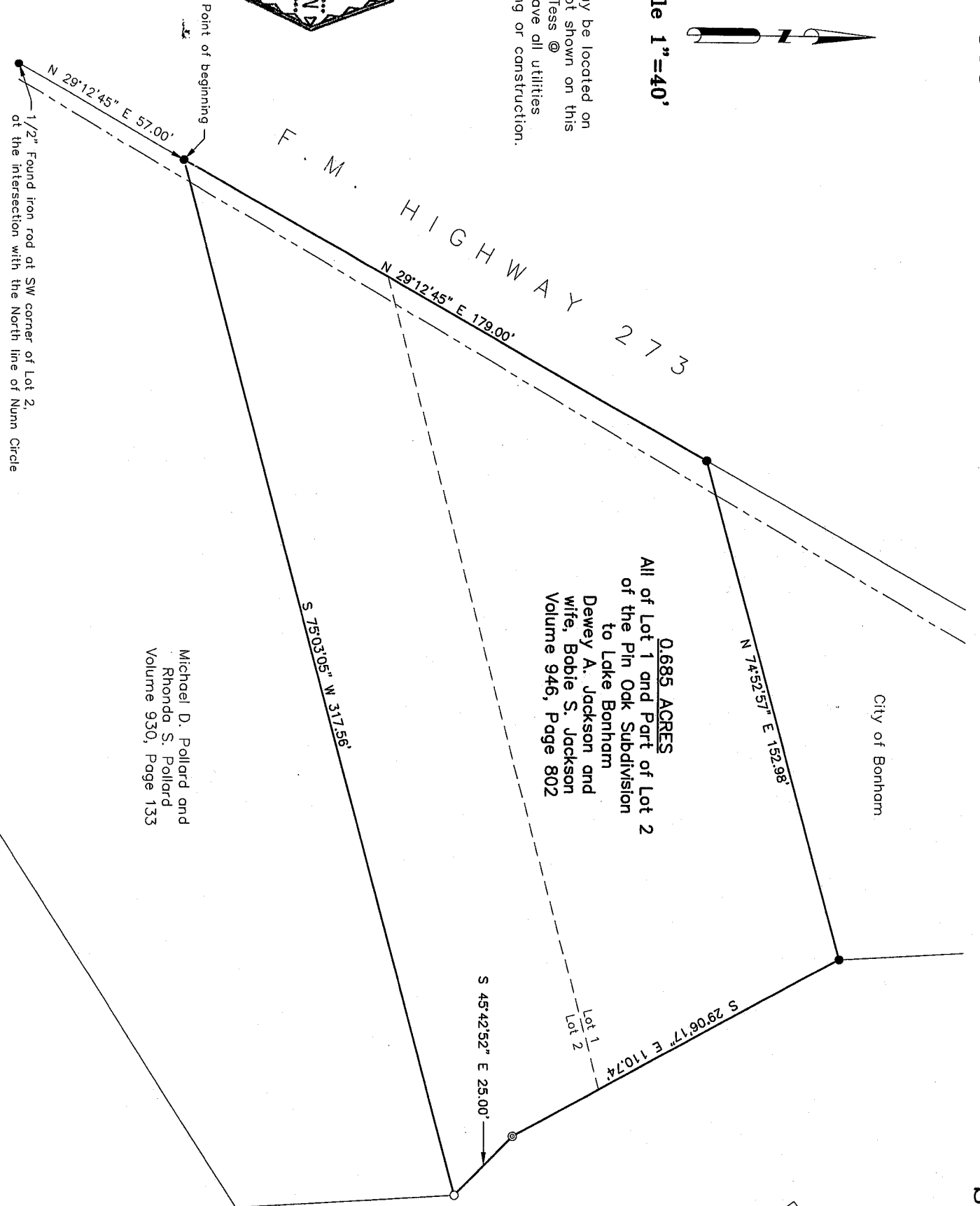
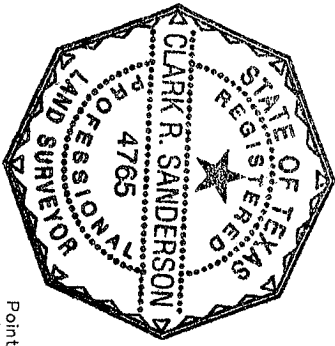
# SURVEY #06-330

SI

Scale 1"=40'



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.



Michael D. Pollard and  
Rhonda S. Pollard  
Volume 930, Page 133

1/2" Found iron rod at SW corner of Lot 2 at the intersection with the North line of Nunn Circle

Clark R. Sanderson RPIS #4765

**Survey # 06-330**

**SHEET 2 OF 2 SHEETS**

**Being:** 0.685 acres of land, a part of the Archibald McKeller Survey Abstract Number 742, lying and being situated on the East side of F.M. Highway 273 at Lake Bonham in Fannin County, Texas. The said 0.685 acre tract being all of Lot 1 and a Northern part of Lot 2 of the Pin Oak Subdivision as shown by recorded plat of record in Slide 56-A of the Fannin County Plat Records. The said Lot 1 and the Northern part of Lot 2 being the same land described in a Warranty Deed from Dr. Alessandra Comini to Dewey A. Jackson and wife, Bobbie S. Jackson, dated May 19, 2001 of record in Volume 946, Page 802 of the Land Records of Fannin County, Texas. The said 0.685 acre tract being described more particularly by metes and bounds as follows:

**Standing** at the Southwest corner of Lot 2 a ½" found iron rod in the East right-of-way of F.M. Highway 273, at the intersection with the North right-of-way of Nunn Circle and at a corner of a tract conveyed to Michael D. Pollard and Rhonda S. Pollard in Volume 930, Page 133, Go, N29°12'45"E with the East right-of-way of F. M. Highway 273 a distance of 57.00 feet to a ½" found iron rod, for the Point of Beginning and the Southwest corner of this tract, at the Northwest corner of the referenced Pollard tract.

**Thence:** N29°12'45"E with the East right-of-way of F.M. Highway 273 a distance of 179.00 feet to a ½" found iron rod, for the Northwest corner of this tract, at the Northwest corner of the referenced Lot 1.

**Thence:** N74°52'57"E a distance of 152.98 feet to a ½" found iron rod, for the Northeast corner of this tract, near the water of Lake Bonham.

**Thence:** S29°06'17"E a distance of 110.74 feet to a point, for a corner of this tract.

**Thence:** S45°42'52"E a distance of 25.00 feet to a ½" set iron rod, for the Southeast corner of this tract, at the Northeast corner of the referenced Pollard tract.

**Thence:** S75°03'05"W a distance of 317.56 feet to the Point of Beginning and containing 0.685 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 12/29/2006 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



**Survey # 06-330B**

**SHEET 2 OF 2 SHEETS**

**Being:** 0.466 acres of land, a part of the Archibald McKeller Survey Abstract Number 742, lying and being situated on the East side of F.M. Highway 273 at Lake Bonham in Fannin County, Texas. The said 0.466 acre tract lies North of Lot 1 in the Pin Oak Subdivision as shown by recorded plat of record in Slide 56-A of the Fannin County Plat Records, and East of F. M. Highway 273 and West of the shore line of Lake Bonham. The said 0.466 acre tract being described more particularly by metes and bounds as follows:

**Standing** at the Northwest corner of Lot 1 a ½" found iron rod in the East right-of-way of F.M. Highway 273, for the Point of Beginning for the Southwest corner of this tract.

**Thence:** N29°12'45"E with the East right-of-way of F.M. Highway 273 a distance of 287.98 feet to a point at the intersection with the shore of Lake Bonham, for the Northernmost corner of this tract.

**Thence:** with the shore line of Lake Bonham along 5 calls as follows:

1. S 32°39'10" E 11.15 feet,
2. S 18°14'52" E 61.059 feet,
3. S 05°20'27" E 44.51 feet'
4. S00°16'17" E 39.42 feet'
5. S 12°02'46" E 52.15 feet to the Northeast corner of the referenced Lot 1.

**Thence:** S74°52'57"W a distance of 187.34 feet to the Point of Beginning and containing 0.466 acres.