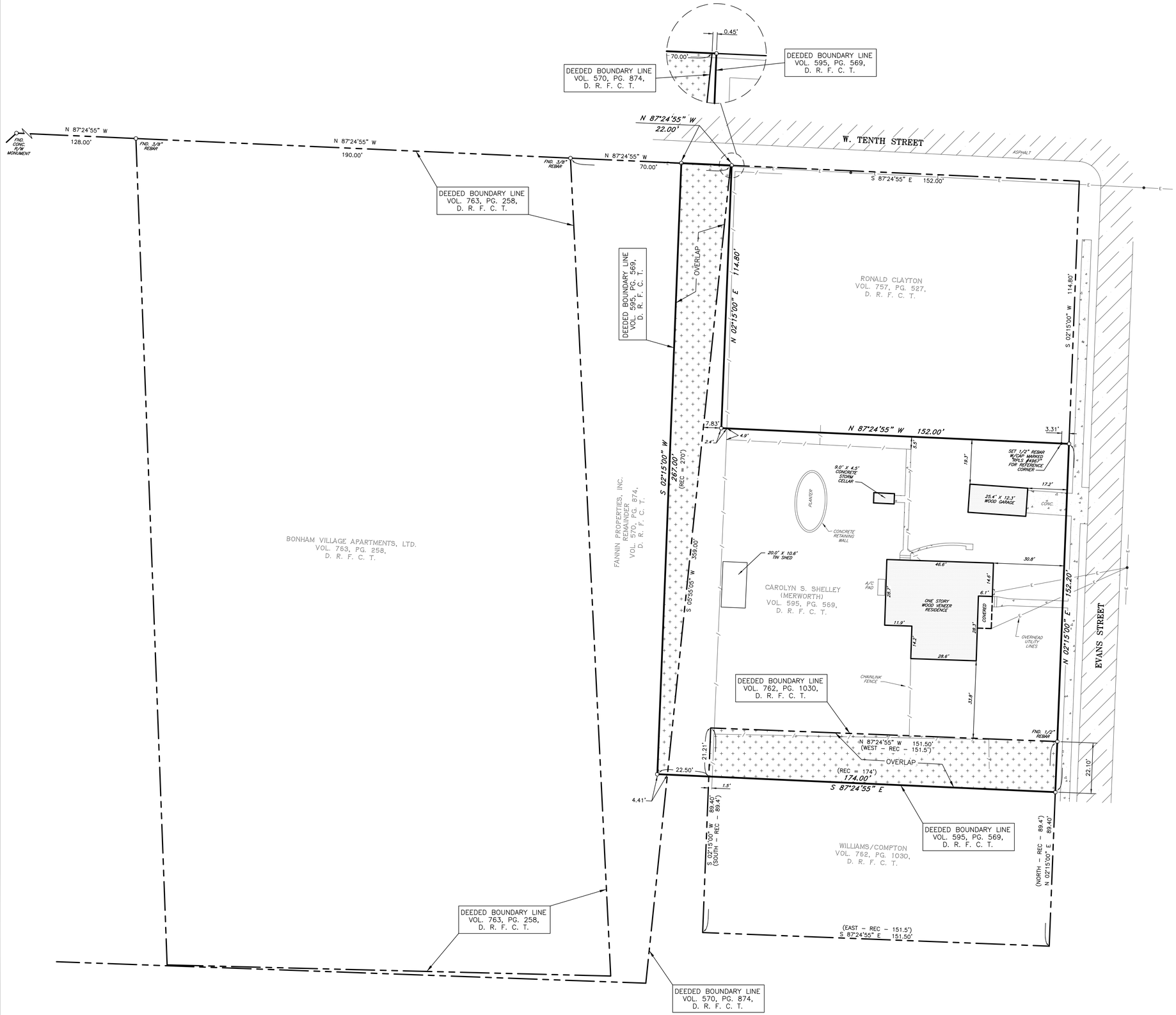

Improvement Survey for (Reference Name): Rebecca Young
Client: Republic Title of Texas, Inc. For Cause Number: 01R24208 MK2 (2112054) ONLY.
Property Address: 919 Evans Street

DESCRIPTION

A tract of land situated within the J. P. Simpson Survey, Abstract Number 1018, City of Bonham, Fannin County, Texas and being the same tract of land as conveyed to Carolyn S. Shelley by a deed filed for record in Volume 595 at Page 569 of the Deed Records of Fannin County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a point, on the South right–of–way line of Tenth Street, at the Northwest corner of a tract of land conveyed to Ronald Clayton by a deed filed for record in Volume 757 at Page 527 of the Deed Records of Fannin County, Texas;

Thence N 87°24'55" W, along the aforementioned South right–of–way line, 22.00 feet to the Northwest corner of the tract of land herein described;

Thence S 02°15'00" W, parallel to the West right–of–way line of Evans Street, 267.00 feet (Record = 270') to the Southwest corner of the tract of land herein described;

Thence S 87°24'55" E, parallel to the above–mentioned South right–of–way line, 174.00 feet to the Southeast corner of the tract of land herein described on the aforementioned West right–of–way line;

Thence N 02°15'00" E, along the aforementioned West right–of–way line, 152.20 feet to the common East corner of the tract of land herein described and the above–mentioned Clayton tract;

Thence N 87°24'55" W, passing at 3.31 feet a 1/2" rebar with a cap marked "RPLS #4967" set for a reference corner, and continuing for a total distance of 152.00 feet to their common interior corner;

Thence N 02°15'00" E, parallel to the West right–of–way line of Evans Street, 114.80 feet to the point of beginning.

Said tract of land containing 29,008 square feet or 0.666 acre, more or less.

I do hereby certify that this survey was made on the ground and the plat hereon is a true and correct representation of this property; there are no visible conflicts, encroachments, overlapping of improvements or easements except as shown; all easements and other matters of record of which I have been advised are as shown hereon.

Larry W. Busby
TX R.P.L.S. No. 4967 – NM R.P.S. No. 11398

SCALE: 1" = 20'
0 10 20

BEARINGS BASED ON A RECORD BEARING OF N 02°15'00" E FOR THE WEST RIGHT–OF–WAY LINE OF EVANS STREET PER VOL. 595, PG. 569, D. R. F. C. T.

REPUBLIC TITLE OF TEXAS, INC.

IMPROVEMENT SURVEY OF A PORTION OF THE J. P. SIMPSON SURVEY, ABSTRACT NUMBER 1018, CITY OF BONHAM, FANNIN COUNTY, TEXAS.

DELTA LAND SURVEYING
1520 Roadrunner Road
Anna, Texas 75409
Tel.: (214) 534–5118 Fax: (972) 924–4082

DATE: 01/08/02	SURVEYED BY: LWB	
DWG. NO.: 01367–1	DRAWN BY: LWB	SCALE: 1" = 20'
JOB NO.: 01367	APPR. BY: LWB	SHEET : 1 OF 1