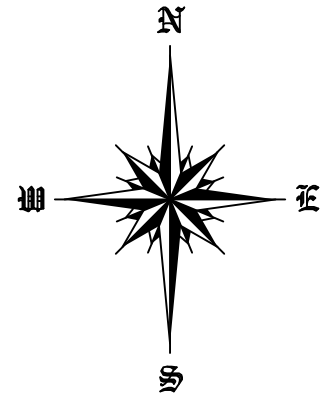




~ PROPERTY ADDRESS ~
207 S. 5TH STREET
BONHAM, TEXAS

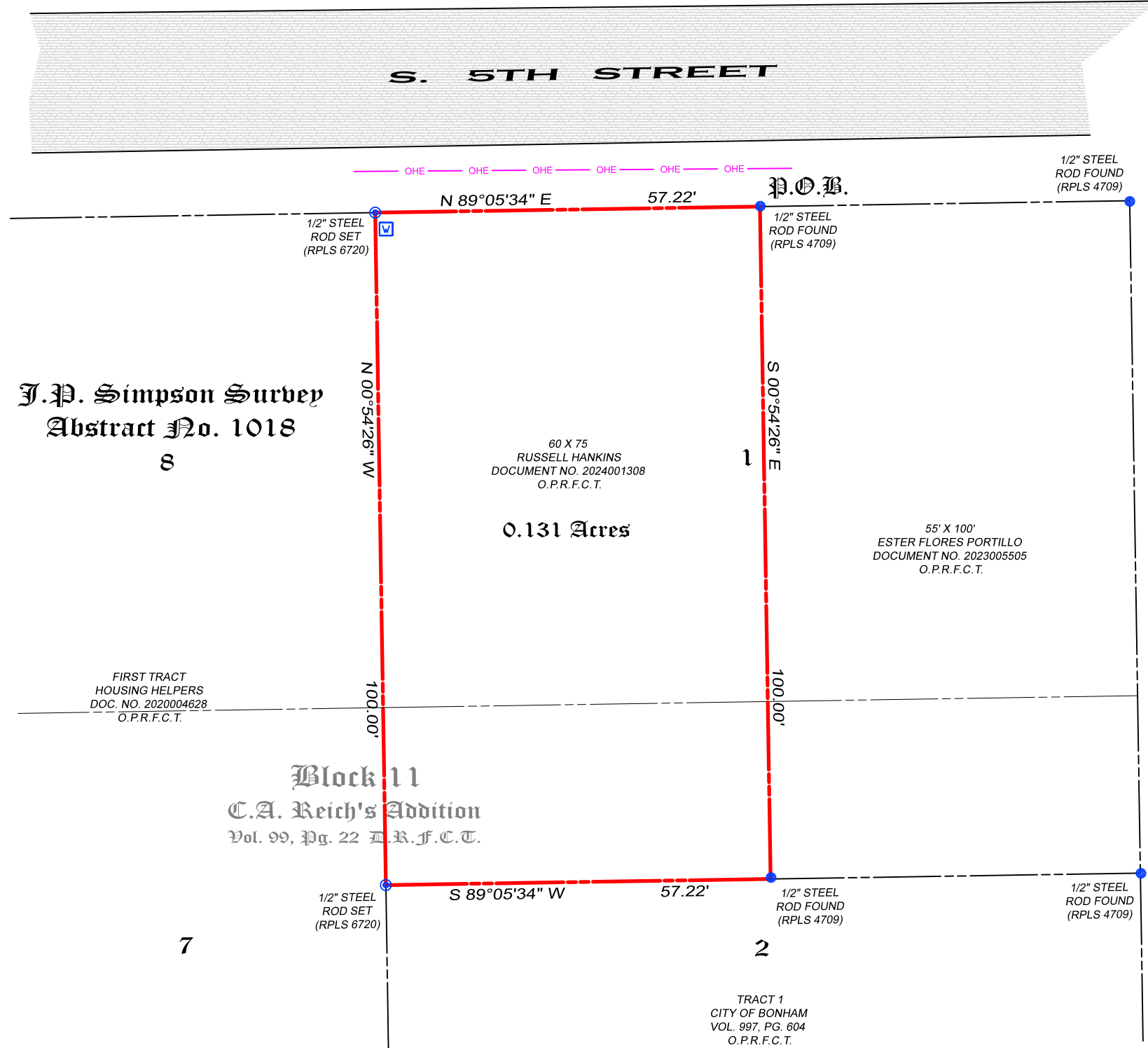
CLS Job# 24050228B

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)



Legend

- PP POWER POLE
- W WATER METER
- BOUNDARY LINE
- PROPERTY LINE
- OHE OVERHEAD ELECTRIC
- ASPHALT



Legal Description

Situated in the City of Bonham, County of Fannin, State of Texas, being a part of the J.P. Simpson Survey, Abstract No. 1018, and being part of Lots 1 and 2, Block 11, C.A. Reich's Addition to the City of Bonham, Texas shown by plat of record in Volume 99, Page 22, Deed Records, Fannin County, Texas, and being all of the 60' x 75' tract of land conveyed to Russell Hankins by deed of record in Document Number 2024001308, Official Public Records, Fannin County, Texas and being more particularly described by metes and bounds as follows:

Beginning at 1/2" steel rod found with a plastic cap marked RPLS 4709 maintaining the northeast corner of said Hankins Tract, the northwest corner of a 55' x 100' tract of land conveyed to Ester Flores Portillo by deed of record in Document No. 2023005505, Official Public Records, Fannin County, Texas, in the north line of said Block 11, and the south line of S. 5th Street;

Thence **South 00°54'26" East**, along the east line of said Hankins Tract, and the west line of said Portillo Tract, a distance of **100.00 feet** to a 1/2" steel rod found with a plastic cap marked RPLS 4709 maintaining the southwest corner of said Portillo Tract, and in the north line of a Tract 1 of lands conveyed to the City of Bonham by deed of record in Volume 997, Page 604 of said Official Public Records;

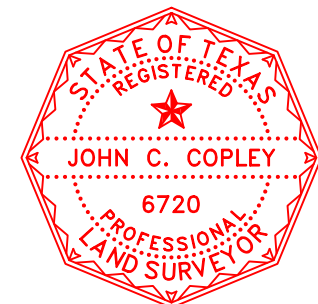
Thence **South 89°05'34" West**, along the north line of said Tract 1, a distance of **57.22 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Tract 1, in the west line of said Lot 2, the east line of said Lot 7 and in the east line of a First Tract of lands conveyed to Housing Helpers by deed of record in Document No. 2020004628 of said Official Public Records;

Thence **North 00°54'26" West**, along the west line of said lots 1 and 2, and the east line of Lots 7 and 8 of said Block 11, a distance of **100.00 feet** to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Hankins Tract, the northeast corner of said First Tract, said point being the northwest corner of said Lot 1, the northeast corner of said Lot 8 and in the south line of said S. 5th Street;

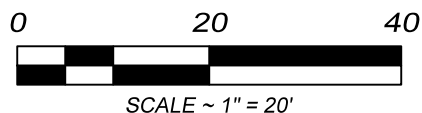
Thence **North 89°05'34" East**, along the north line of said Block 11, and the south line of said S. 5th Street, a distance of **57.22 feet** to the **Point-of-Beginning** and containing **0.131 acres** of land.

I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John C. Copley
John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 5/29/2023



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