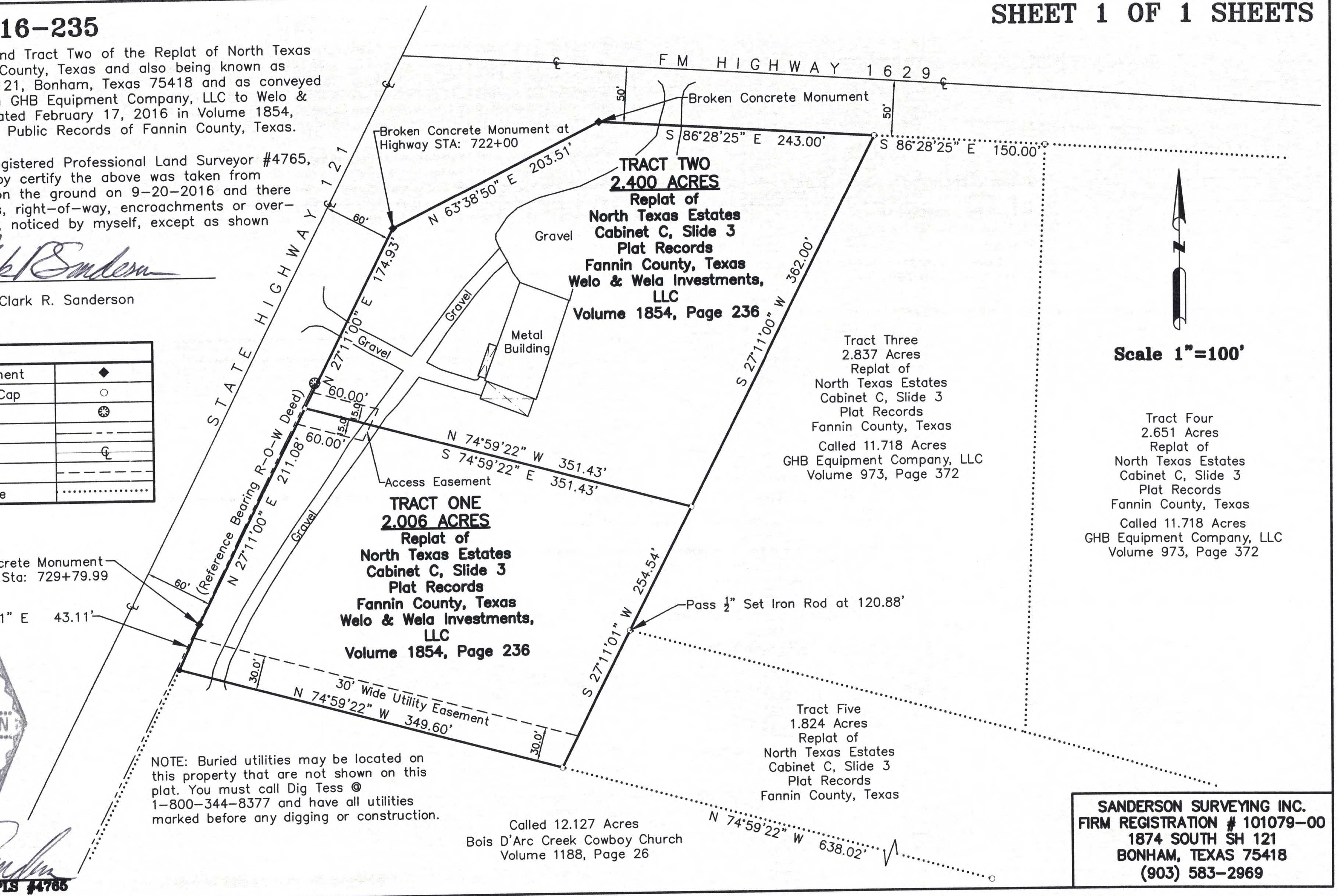
SURVEY #2016-235

Being all of Tract One and Tract Two of the Replat of North Texas Estates Addition, Fannin County, Texas and also being known as 3301 S. State Highway 121, Bonham, Texas 75418 and as conveyed in a Warranty Deed from GHB Equipment Company, LLC to Welo & Wela Investments, LLC dated February 17, 2016 in Volume 1854, Page 235 of the Official Public Records of Fannin County, Texas.

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 9-20-2016 and there are no visible easements, right-of-way, encroachments or over-lapping of improvements, noticed by myself, except as shown on the plat.

Clark R. Sanderson

LEGEND	
Found Concrete Monument	◆
1/2" Set Iron Rod W/Cap	○
Power Pole	⊛
O/H Power Line	
Centerline	℄
Easement	
Adjacent Boundary Line	



NOTE: Buried utilities may be located on this property that are not shown on this plat. You must call Dig Tess @ 1-800-344-8377 and have all utilities marked before any digging or construction.

STATE OF TEXAS REGISTERED CLARK R. SANDERSON 4765 PROFESSIONAL LAND SURVEYOR

Clark R. Sanderson RPLS #4765

SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2969