

Borrower: Jenniffer, Robert, Kathy Self
Property Address: 317 West Sam Rayburn Dr
City: Bonham
Lender: Legend Bank

Case No.: Self

Zip: 75418-4237

SHEET 1 OF 2 SHEETS

The Midland Hand
Volume 986, Page 218

CLARK R. Sanderson RPLB # 4705



MERIT ADVISORS, L.P.

LEGAL DESCRIPTION

Borrower: Jennifer, Robert, Kathy Self

File No.: Bon-Sam RayburnW-317-1113

Property Address: 317 West Sam Rayburn Dr

Case No.: Self

City: Bonham

State: TX

Zip: 75418-4237

Lender: Legend Bank

SURVEY # 96002B WAYNE MOORE

SHEET 2 OF 2 SHEETS

Being 2.338 acres of land, a part of the John P. Simpson Survey Abstract Number 1018, lying and being situated at 317 West 4th. Street (Sam Rayburn Drive) in Bonham of Fannin County, Texas. The said 2.338 acre tract being the same land described in a Trustee's Deed from Charles E. Watson Enterprises, Inc. to Robert Max Moore, dated June 24, 1994 of record in Volume 798, Page 984 of the Land Records of Fannin County, Texas. The said 2.338 acre tract being described more particularly in meters and bounds as follows:

Standing at the intersection of the on the South right-of-way of Sam Rayburn Drive and the West right-of-way of Star Street, Go S 89°19'09" W along the South line of Sam Rayburn Drive a distance of 164 feet to a found 1/2" iron rod, for the Point of Beginning and the Northeast corner of this tract at the Northwest corner of a tract of land conveyed to Richard Wayne Moore in Volume 878, Page 542.

THENCE: S 00°40'45"E a distance of 135.86 feet to a 1/2" found iron rod, for a corner of this tract, at the Southwest corner of the tract in Volume 878, Page 542 and at the Northwest corner of a tract of land conveyed to G. W. Todd in Volume 593, Page 606.

THENCE: S 00°28'10"E near a fence line and with the West line of the said Todd tract, a tract of land conveyed to Karen Garrison in Volume 835, Page 332 and with the West line of a tract of land conveyed to H. L. Compton in Volume 1030, Page 183 a distance of 247.94 feet to a 1/2" found iron rod, at a fence corner post, for the Southeast corner of this tract in the North line of a tract of land conveyed to The Masters Hand.

THENCE: S 89°20'05"W near a fence line, that varies from line a distance of 347.86 feet to a 1/2" found iron rod, for the Southwest corner of this tract, at the Northwest corner of the referenced Masters Hand tract.

THENCE: North (reference bearing) near a fence line, that varies from line and with the East line of a tract of land conveyed to Wanda Ray Evans in Volume 646, Page 419, a tract of land conveyed to Bradshaw Chapel Amce Church in Volume 560, Page 83 and with the East line of a tract of land conveyed to O' Riley Auto Parts in Volume 883, Page 241 a distance of 233.66 feet to a 1/2" found iron rod, at a fence corner post, for the Westernmost Northwest corner at the Southwest corner of a tract of land conveyed to Charles E. Watson in Volume 874, Page 918.

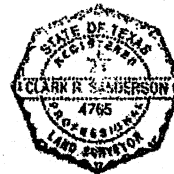
THENCE: N 88°51'49" E near a fence line a distance of 205.31 feet to a 1/2" set iron rod, for the inside Northwest corner of this tract, at the Southeast corner of a tract of land conveyed to Richard Wayne Moore in Volume 826, Page 606.

THENCE: N 01°31'10"E a distance of 148.54 feet to a 1/2" set iron rod, for the Northernmost Northwest corner in the South right-of-way of Sam Rayburn Drive.

THENCE: N 89°19'09"E a distance of 135.00 feet to the Point of Beginning and containing 2.338 acres.

I, Clark R. Sanderson Registered Professional Land Surveyor # 4765, State Of Texas do hereby certify the above is taken from measurements made upon the ground on 10-2-2004 and there are no visible signs on right-of-ways, easements, encroachments or overlapping of improvements except as shown on the plat.

Clark R. Sanderson Registered Professional Land Surveyor # 4765



MERIT ADVISORS, L.P.

SURVEY - EASEMENT

Borrower: Jennifer, Robert, Kathy Self
 Property Address: 317 West Sam Rayburn Dr
 City: Bonham
 Lender: Legend Bank

File No.: Bon-Sam RayburnW-317-1113
 Case No.: Self
 State: TX
 Zip: 75418-4237

SURVEY #98002 Easement

SHEET 1 OF 2 SHEETS

Scale 1"=30'



Dated A - Corner of Concrete Driveway
 Dated B - Corner of Concrete Driveway

Collected 2.836 Acres
 Jay Hodges and wife,
 Tracy Hodges
 Volume 1109, Page 258

LEGEND	
1/2" Found Iron Rod	o
Paint for Corner	o

Clark R. Sanderson
 CLARK R. SANDERSON RPLS 4765

NOTE: Buried utilities may be located on this property that are not shown on this plat. You must call Dig Test 9 1-800-344-8377 and have all utilities marked before any digging or construction.

SANDERSON SURVEYING INC.
 FIRM REGISTRATION # 101079-00
 1874 SOUTH SH 121
 BONHAM, TEXAS 75418
 (903) 683-2889

MERIT ADVISORS, L.P.

LEGAL DESCRIPTION - EASEMENT

Borrower: Jennifer, Robert, Kathy Self	File No.: Bon-Sam RayburnW-317-1113
Property Address: 317 West Sam Rayburn Dr	Case No.: Self
City: Bonham	State: TX
Lender: Legend Bank	Zip: 75418-4237

Survey #96002 Easement

SHEET 2 OF 3 SHEETS

Access Easement

Being: 0.130 acres of land more or less, a part of the John P. Simpson Survey Abstract Number 1018, lying and being situated on the South side of State Highway 56 (Sam Rayburn Drive) at 317 West Sam Rayburn Drive in Fannin County, Texas. The said 0.130 acre access easement being out of a called 2.836 acre tract conveyed in a Warranty Deed with Vendor's Lien to Jay Hodges and wife, Tracy Hodges, dated October 15, 2004 of record in Volume 1109, Page 239 in the Official Public Records of Fannin County, Texas. The said 0.130 acre access easement being described more particularly by metes and bounds as follows:

Commencing at a 1/2" found iron rod at the Northernmost Northwest corner of the referenced 2.836 acre parent tract and in the South right-of-way line of Sam Rayburn Drive, Co N 89°19'09" E (reference bearing) a distance of 72.59 feet to a 1/2" found iron rod for the Northeast corner of this access easement and the Point of Beginning. In the North line of the referenced parent tract and the South right-of-way line of Sam Rayburn Drive.

Thence: N 89°19'09" E with the South right-of-way line of Sam Rayburn Drive a distance of 26.84 feet to a point for the Northernmost Northeast corner of this access easement in the North line of the referenced 2.836 acre parent tract.

Thence: S 08°30'06" E a distance of 40.48 feet to a point for the inside Northeast corner of this access easement.

Thence: S 29°41'32" E a distance of 21.19 feet to the Northwest corner of a concrete driveway for a Northeast corner of this access easement.

Thence: South a distance of 20.79 feet to a Southwest corner of said concrete driveway for a corner of the access easement.

Thence: S 10°03'49" W a distance of 69.96 feet to a point for the Southeast corner of this access easement.

Thence: S 88°51'49" W a distance of 35.00 feet to a 1/2" found iron rod for the Southwest corner of this access easement.

Thence: N 01°31'10" E a distance of 148.54 feet to the Point of Beginning containing 0.130 acres of land more or less.

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 9/17/2013 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
CLARK R. SANDERSON R.P.L.S. #4765



MERIT ADVISORS, L.P.