

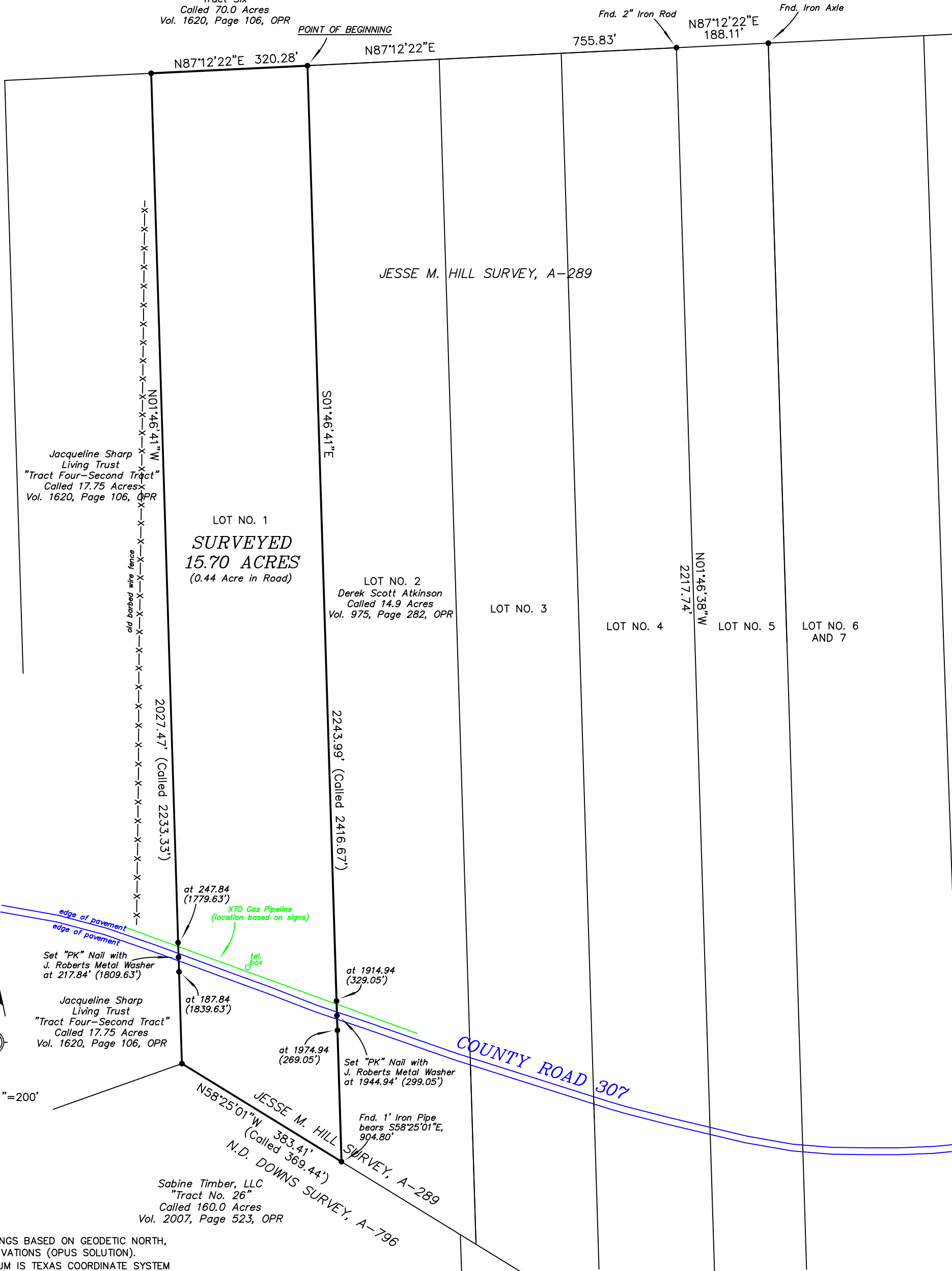
15.70 ACRES ON COUNTY ROAD 307, NEAR DEBERRY, TEXAS

IN THE JESSE M. HILL SURVEY, A-289, PANOLA COUNTY, TEXAS. BEING ALL OF A CALLED 14.9 ACRE "LOT 1" CONVEYED IN VOL. 2180, PAGE 648, OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS AND BEING FURTHER DESCRIBED IN VOL. 305, PAGE 193, DEED RECORDS OF PANOLA COUNTY, TEXAS.

Jacqueline Sharp
Living Trust
"Tract Six"
Called 70.0 Acres
Vol. 1620, Page 106, OPR

Fnd. 2" Iron Rod

Fnd. Iron Axle



Jacqueline Sharp
Living Trust
"Tract Four-Second Tract"
Called 17.75 Acres
Vol. 1620, Page 106, OPR

LOT NO. 1
**SURVEYED
15.70 ACRES**
(0.44 Acre in Road)

LOT NO. 2
Derek Scott Atkinson
Called 14.9 Acres
Vol. 975, Page 282, OPR

LOT NO. 3

LOT NO. 4

LOT NO. 5

LOT NO. 6
AND 7

Set "PK" Nail with
J. Roberts Metal Washer
at 217.84' (1809.63')

Jacqueline Sharp
Living Trust
"Tract Four-Second Tract"
Called 17.75 Acres
Vol. 1620, Page 106, OPR

at 247.84
(1779.63')

XTO Gas Pipeline
(location based on signs)

tel. box

at 1914.94
(329.05')

at 187.84
(1839.63')

at 1974.94
(269.05')

Set "PK" Nail with
J. Roberts Metal Washer
at 1944.94' (299.05')

Fnd. 1" Iron Pipe
bears S58°25'01"E,
904.80'

Sabine Timber, LLC
"Tract No. 26"
Called 160.0 Acres
Vol. 2007, Page 523, OPR

NOTE: ALL BEARINGS BASED ON GEODETIC NORTH,
FROM GPS OBSERVATIONS (OPUS SOLUTION).
HORIZONTAL DATUM IS TEXAS COORDINATE SYSTEM
OF 1983. (NORTH CENTRAL ZONE)

ROBERTS SURVEYING, L.L.C.
TX FIRM #10122500
JACKIE ROBERTS R.P.L.S. #5015
P.O. BOX 1665
HALLSVILLE, TX 75650
(903)660-2910

JOB NO. 22-6455-12

© Copyright Roberts Surveying 2022.

TO FRONTLAND PROPERTIES, LLC EXCLUSIVELY,
This plat is the result of a survey made on the ground
under my supervision in February, 2022. There are no visible
encroachments or easements other than those shown.
This plat is only original and valid if signed in blue ink
and has my original raised seal on it.
PLEASE SEE ATTACHED BOUNDARY DESCRIPTION.

PRELIMINARY- NOT TO BE RECORDED FOR ANY REASON
JACKIE ROBERTS R.P.L.S. #5015 DATE