



LEGEND			
IRS	IRON ROD SET W/CAP "FITE 5837"	⊗	POWER POLE
IRFC	IRON ROD FOUND W/CAP	⊙	LIGHT POLE
IRF	IRON ROD FOUND	⊖	ANCHOR
"CM"	CONTROL MONUMENT	⬇	ELEC. METER
---	FENCE LINE	[E]	ELECTRIC TRANSFORMER
---	OVERHEAD POWER LINE	⊗	GAS METER
---	ADJOINING PROPERTY LINE	⊗	WATER METER
---	EASEMENT BOUNDARY LINE	⊗	WATER VALVE
---	BUILDING SETBACK LINE	⊗	FIRE HYDRANT
		[T]	TELEPHONE PEDESTAL
		[F]	FIBER OPTIC CABLE
		[TV]	TELEVISION PEDESTAL
		[S]	SUB SURFACE BOX
		[W]	UTILITY WARNING SIGN
		[G]	GAS PIPELINE SIGN
		[C]	CONCRETE
		[W]	WOOD
		[B]	BRICK

DESCRIPTION

All that certain lot, tract or parcel of land situated in the P.K. Price Survey, Abstract No. 919, Fannin County, Texas, and being part of a tract of land described in a Deed to Bala Raju Addagatla as recorded in Doc. No. 2022006004 of the Official Public Records of Fannin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North line of State Highway No. 78 and being at the Southwest corner of said Subject tract;

THENCE N. 01 deg. 44 min. 05 sec. E. with the West line of said Subject tract, a distance of 1102.34 feet to a 1/2" iron rod found for corner at the Northwest corner of said Subject tract;

THENCE S. 82 deg. 04 min. 15 sec. E. with the North line of said Subject tract, a distance of 293.42 feet to a 3/8" iron rod with cap found for corner at the Northwest corner of Romeo Estates, an addition to Fannin County as recorded in Cabinet D, Slide 116 of the Plat Records of Fannin County, Texas;

THENCE S. 01 deg. 44 min. 05 sec. W. with the West line of said addition, a distance of 484.32 feet to a 3/8" iron rod with cap found for corner at the Southwest corner of said addition;

THENCE S. 88 deg. 15 min. 55 sec. E. with the South line of said addition, a distance of 401.12 feet to a 3/8" iron rod with cap found for corner at the Southeast corner of said addition and being in a non-tangent curve to the left in the West line of F.M. Highway No. 981;

THENCE in a Southerly direction with said curve to the left in the West line of said highway, having a radius of 1195.92 feet, a central angle of 15 deg. 49 min. 20 sec., a chord of S. 09 deg. 41 min. 20 sec. W. a distance of 329.21 feet and an arc length of 330.25 feet to a concrete monument found for corner at the end of said curve;

THENCE S. 01 deg. 57 min. 18 sec. W. with the West line of said highway, a distance of 149.44 feet to a concrete monument found for corner;

THENCE S. 47 deg. 38 min. 11 sec. W. with the West line of said highway, a distance of 154.86 feet to a 1/2" iron rod found for corner at the intersection of the West line of F.M. Highway No. 981 with the North line of State highway No. 78 and being at the most Southerly Southeast corner of said Subject tract;

THENCE N. 88 deg. 35 min. 55 sec. W. with the North line of State Highway No. 78, a distance of 535.49 feet to the POINT OF BEGINNING and containing 12.008 acres of land more or less.

PRELIMINARY LAYOUT
PERKINS ESTATES
P.K. PRICE SURVEY, ABSTRACT NO. 919
FANNIN COUNTY, TEXAS
12008 ACRES TOTAL

FITE & ASSOCIATES
LAND SURVEYING, LLC

SCALE: 1" = 80' DATE: 2-21-2025
JOB NO. FA250075 OF NO.
DRAWN: D.W.F. FIRM NO. 10194651
CHECK: D.W.F.

P.O. BOX 1466
GREENVILLE, TX 75403
903-355-8178
fiteandassociateslandsurveying.com

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1195.92'	330.25'	15°49'20"	329.21'	S 09°41'20" W