

SURVEY

Grayson
County
Texas

LINE	BEARING	DISTANCE
1	S07°48'20"E	18.93
2	N79°14'04"E	19.91
3	N89°50'42"E	89.81
4	S48°31'14"E	211.78
5	N84°29'10"E	137.85
6	N01°13'17"W	35.24

C. DALE SUR.,
ABST.No. 356

MARION FELLERS SUR.,
ABST.No. 427

R. FOSTER SUR.,
ABST.No. 420

SHEPHERD ROAD

BENJAMIN LINDSEY
SURVEY, A-733

531.87 AC.

OF WHICH 42.45 ACRES ARE SUBJECT
TO 100-YR FLOOD (DETERMINED BY
GRAPHICAL TECHNIQUES) PER FEMA MAP
48181C0425F, dated 9/29/2010.

FRIAR MCNEELY
SURVEY, A-826

Interstate HWY No.75

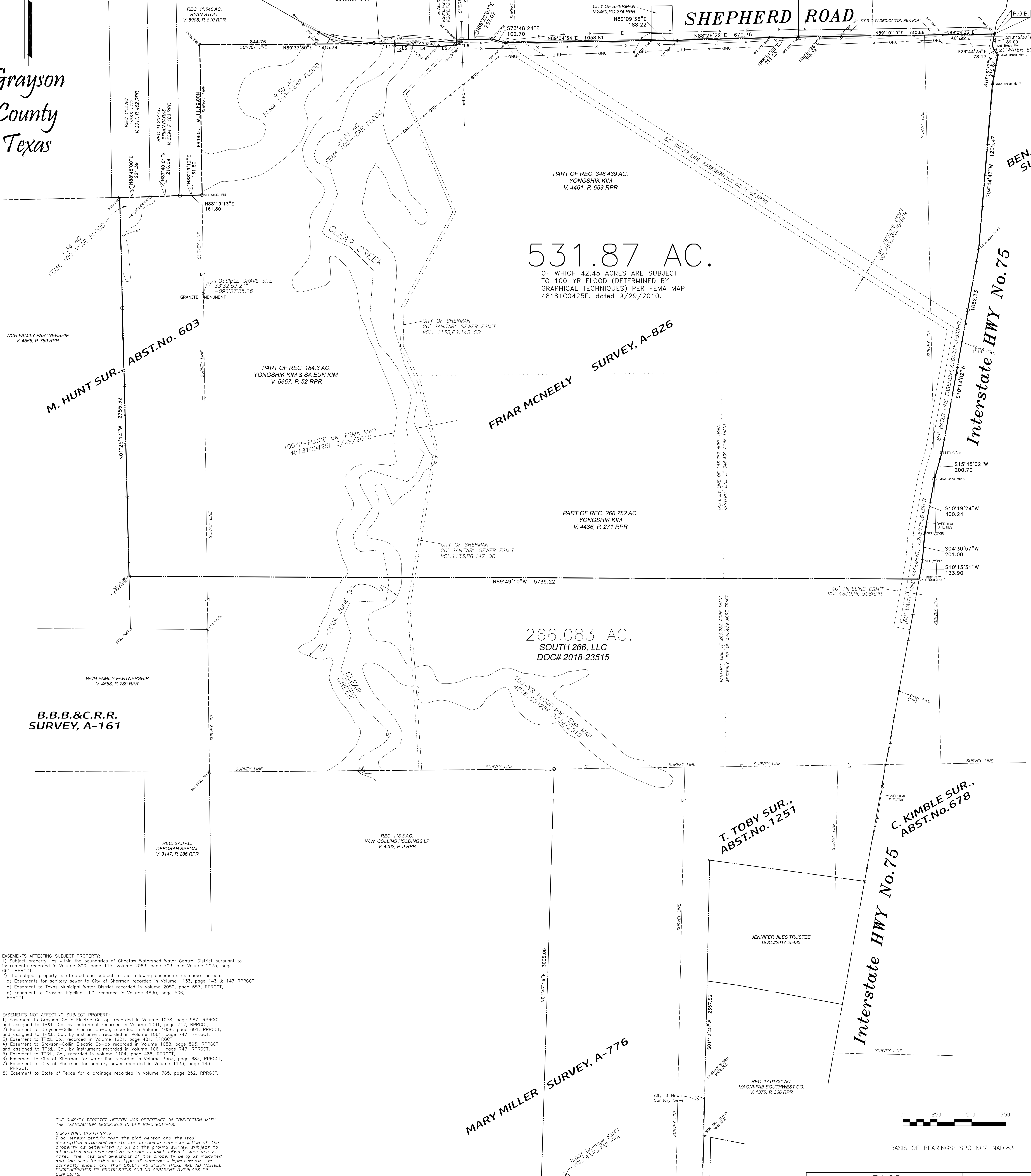
266.083 AC.
SOUTH 266, LLC
DOC# 2018-23515

T. TOBY SUR.,
ABST.No.1251

C. KIMBLE SUR.,
ABST.No.678

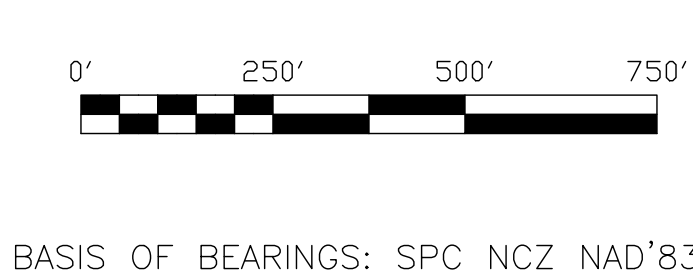
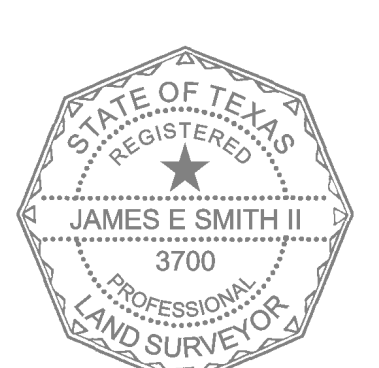
MARY MILLER SURVEY, A-776

F.M. HWY No.902



EASEMENTS AFFECTING SUBJECT PROPERTY:
1) Subject property lies within the boundaries of Choctaw Watershed Water Control District pursuant to instruments recorded in Volume 890, page 115; Volume 2083, page 703, and Volume 2075, page 681, R/RP/CT.
2) The subject property is affected and subject to the following easements as shown hereon:
a) Easements for sanitary sewer to City of Sherman recorded in Volume 1133, page 143 & 147 R/RP/CT.
b) Easement to Texas Municipal Water District recorded in Volume 2050, page 653, R/RP/CT.
c) Easement to Grayson Pipeline, LLC, recorded in Volume 4830, page 506, R/RP/CT.
EASEMENTS NOT AFFECTING SUBJECT PROPERTY:
1) Easement to Grayson-Collin Electric Co-op, recorded in Volume 1058, page 587, R/RP/CT, and assigned to TP&L Co. by instrument recorded in Volume 1061, page 747, R/RP/CT.
2) Easement to Grayson-Collin Electric Co-op, recorded in Volume 1058, page 601, R/RP/CT, and assigned to TP&L Co. by instrument recorded in Volume 1061, page 747, R/RP/CT.
3) Easement to Grayson-Collin Electric Co-op, recorded in Volume 1221, page 481, R/RP/CT.
4) Easement to Grayson-Collin Electric Co-op, recorded in Volume 1058, page 595, R/RP/CT, and assigned to TP&L Co. by instrument recorded in Volume 1061, page 747, R/RP/CT.
5) Easement to TP&L Co., recorded in Volume 1104, page 488, R/RP/CT.
6) Easement to City of Sherman for water line recorded in Volume 3553, page 683, R/RP/CT.
7) Easement to City of Sherman for sanitary sewer recorded in Volume 1133, page 143 R/RP/CT.
8) Easement to State of Texas for a drainage recorded in Volume 765, page 252, R/RP/CT.

THE SURVEY DEPICTED HEREIN WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN O.P.# 20-54624-MK
SURVEYORS CERTIFICATE
I do hereby certify that the plat hereon and the legal description attached thereto are accurate representations of the property as determined by an on the ground survey, subject to all written and prescriptive easements which affect same unless noted, the lines and dimensions of the property being as indicated and the size, location and type of permanent improvements are correctly shown, and that EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCUMBRANCES OR PROVISIONS AND NO AGREEMENT, OBLIGATION OR CONFLICTS.
DATE: 1/07/2021
James E. Smith II
Registered Professional Land Surveyor No. 3700



BASIS OF BEARINGS: SPC NCZ NAD'83

EXHIBIT 531.87 ACRE TRACT SHEPHERD ROAD GRAYSON COUNTY, TEXAS		J.E. Smith TEXAS LICENSED SURVEYING FIRM LIC. No. 101060-00 5269 Highway 377 South AUBREY, TEXAS 76227 jesmith@jesmithsurvey.com (940) 365-9289	
SCALE: 1" = 250'	DATE: 1/07/2021	REVISED:	W.O. 4930-21