

SURVEY

Grayson
County
Texas

LINE	BEARING	DISTANCE
1	S89°48'24"E	18.93
2	N89°04'54"E	1058.81
3	N89°04'54"E	1058.81
4	N89°04'54"E	1058.81
5	N89°04'54"E	1058.81
6	N89°04'54"E	1058.81

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

Interstate HWY No.75

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

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

Interstate HWY No.75

F.M. HWY No.902

WCH FAMILY PARTNERSHIP
V. 4568, P. 789 RPR

M. HUNT SUR.,
ABST.No. 603

B.B.B.&C.R.R.
SURVEY, A-161

REC. 27.3 AC.
DEBORAH SPEGAL
V. 3147, P. 286 RPR

REC. 118.3 AC.
W.W. COLLINS HOLDINGS LP
V. 4482, P. 9 RPR

REC. 17,017.31 AC.
MAGNIFAB SOUTHWEST CO
V. 1375, P. 368 RPR

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 2063, page 703, and Volume 2075, page 661, RPRROCT.
2) The subject property is affected and subject to the following easements as shown hereon:
a) Easement for sanitary sewer to City of Sherman recorded in Volume 1133, page 143 & 147 RPRROCT.
b) Easement to Texas Municipal Water District recorded in Volume 2060, page 653, RPRROCT.
c) Easement to Grayson Pipeline, LLC, recorded in Volume 4830, page 506, RPRROCT.

EASEMENTS NOT AFFECTING SUBJECT PROPERTY:
1) Easement to Grayson-Collin Electric Co-op, recorded in Volume 1058, page 587, RPRROCT, and assigned to TP&L Co., by instrument recorded in Volume 1061, page 741, RPRROCT.
2) Easement to Grayson-Collin Electric Co-op, recorded in Volume 1058, page 601, RPRROCT, and assigned to TP&L Co., by instrument recorded in Volume 1061, page 747, RPRROCT.
3) Easement to TP&L Co., recorded in Volume 1221, page 481, RPRROCT.
4) Easement to Grayson-Collin Electric Co-op, recorded in Volume 1058, page 598, RPRROCT, and assigned to TP&L Co., by instrument recorded in Volume 1061, page 747, RPRROCT.
5) Easement to TP&L Co., recorded in Volume 1104, page 488, RPRROCT.
6) Easement to City of Sherman for water line recorded in Volume 3553, page 683, RPRROCT.
7) Easement to City of Sherman for sanitary sewer recorded in Volume 1133, page 143, RPRROCT.
8) Easement to State of Texas for a drainage recorded in Volume 765, page 252, RPRROCT.

THE SURVEY DEPICTED HEREIN WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN OPA # 2018-24534-086

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 ENCROACHMENTS OR PROTRUSIONS AND NO ADJACENT OVERLAPS OR CONFLICTS.

DATE: 1/07/2021

James E. Smith II
Registered Professional Land Surveyor No. 3700



0' 250' 500' 750'

BASIS OF BEARINGS: SPC NCZ NAD'83

EXHIBIT 531.87 ACRE TRACT SHEPHERD ROAD GRAYSON COUNTY, TEXAS	
SCALE: 1" = 250'	DATE: 1/07/2021
REVISED:	W.O. 4930-21

J.E. Smith
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