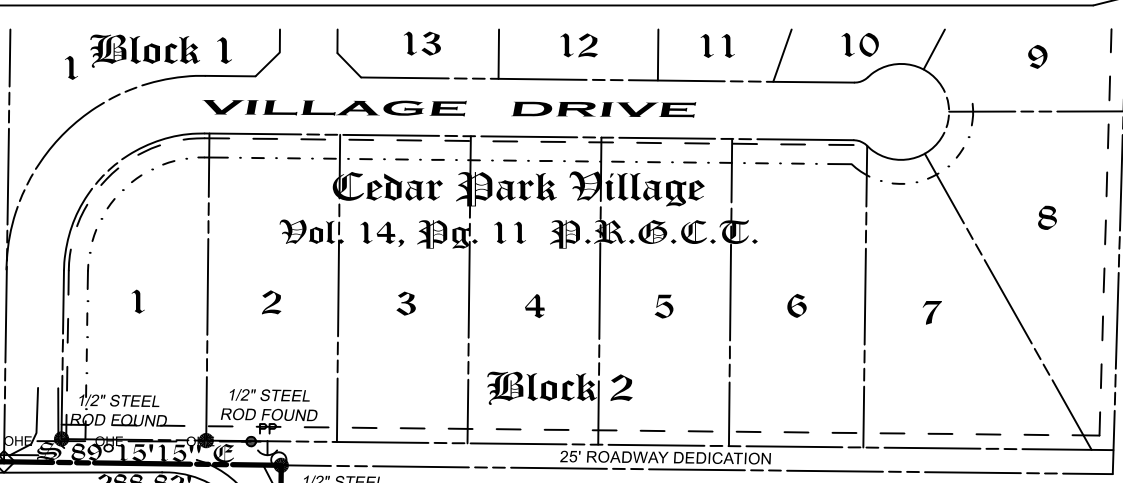


PROPERTY ADDRESS -  
TBD, U.S. HWY 82  
SHERMAN, TEXAS



19.949 AC  
LLOYD PLYLER CONSTRUCTION, LLP  
VOL. 4897, PG. 546  
O.P.R.G.C.T.

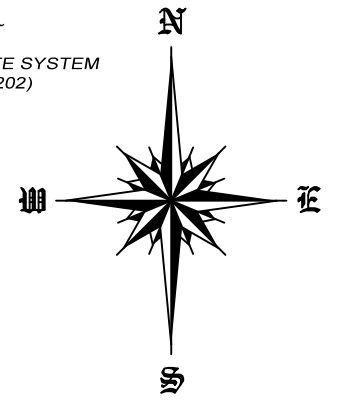
Reuben Hendrix Survey  
Abstract No. 504

50' WIDE STRIP  
LUIS H. GUTIERREZ  
VOL. 3778, PG. 292  
O.P.R.G.C.T.

Tract 1  
74.424 Acres

Samuel McClothlen Survey  
Abstract No. 811

-BASIS OF BEARINGS -  
GRID NORTH, NAD 83  
TEXAS STATE PLANE COORDINATE SYSTEM  
NORTH CENTRAL ZONE (4202)



1.00 AC  
DENNIS JAKE RICHARDSON  
DOCUMENT NO. 2020-28584  
O.P.R.G.C.T.

227.333 AC  
FORTERRA PIPE & PRECAST, LLC  
DOCUMENT NO. 2018-2682  
O.P.R.G.C.T.

Legend

- PP POWER POLE
- GUY ANCHOR
- FFH FIRE HYDRANT
- CC GAS MARKER
- XX GAS VALVE
- SS SEWER MANHOLE
- UU UNDERGROUND CABLE MARKER
- TT TELEPHONE PEDESTAL
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC LINE
- GAS LINE
- BARB WIRE FENCE

12.37 AC  
RPM CONSTRUCTION, LLC  
VOL. 5722, PG. 306  
O.P.R.G.C.T.

Tract 2  
19.172 Acres

186.679 AC  
POZA INVESTMENTS, L.P.  
VOL. 4090, PG. 473  
O.P.R.G.C.T.

186.679 AC  
POZA INVESTMENTS, L.P.  
VOL. 4090, PG. 473  
O.P.R.G.C.T.

Flemming Jennings Survey  
Abstract No. 638

7.063 AC  
VULFRANO GALAN  
DOCUMENT NO. 2020-22025  
O.P.R.G.C.T.

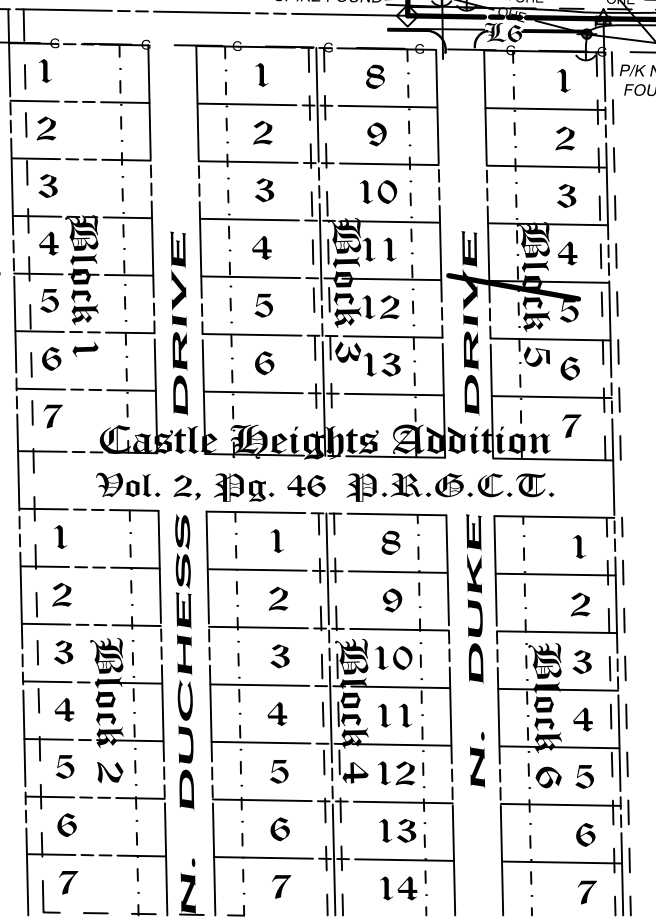
LINE	BEARING	DISTANCE
L1	S 77°55'50" W	28.22'
L2	S 73°12'26" W	143.20'
L3	N 70°19'34" W	198.22'
L4	N 76°26'34" W	232.50'
L5	N 00°30'53" E	211.88'
L6	N 89°06'33" W	204.01'
L7	S 43°23'34" E	144.20'
L8	S 74°20'58" E	22.44'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11608.61'	172.22'	172.22'	N 76°01'05" W	0°51'00"
C2	11309.16'	276.28'	276.27'	S 75°44'34" E	1°23'59"

See Attached Legal Descriptions

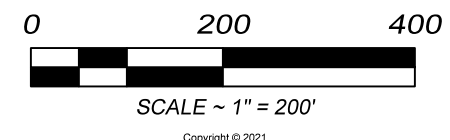
I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

*John C. Copley*  
John C. Copley  
Registered Professional  
Land Surveyor No. 6720  
Firm No. 10194429  
DATE OF SURVEY: 1/12/2021



George W. McClothlen Survey  
Abstract No. 827

**Copley Land Surveying**  
1702 Verdi Ln., Sherman, Texas 75076  
TX 903-415-0643, OK 580-980-0181  
john@copleylandsurveying.com



SCALE - 1" = 200'