

STATE OF TEXAS:
COUNTY OF GRAYSON:

Being a tract of land in the J. B. McAnair Survey, Abstract No. 763, Grayson County, Texas and being part of Lot No. 8, Block One of Decker Plaza Addition, an addition to the City of Sherman and recorded in Volume 8, Page 34, Plat Records of Grayson County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner at the intersection of the East line of Loy Lake Road (80 feet wide) and the North line of Gallagher Drive (width unknown);

THENCE: North 072°14'44" West with the East line of Loy Lake Road 139.42 feet to a 1/2" iron rod found for corner;

THENCE: South 89°11'01" East departing Loy Lake Road 95.28 feet to an "X" found for corner cut in concrete;

THENCE: North 00°48'59" East 64.60 feet to a 1/2" iron rod found for corner;

THENCE: South 89°11'01" East 80.90 feet to an "X" found for corner cut in concrete;

THENCE: North 00°48'59" East 76.40 feet to a 1/2" iron rod found for corner;

THENCE: South 89°11'01" East 12.20 feet to an "X" found for corner cut in concrete;

THENCE: NORTH 00°48'59" East 28.00 feet to a 1/2" iron rod found for corner;

THENCE: North 89°11'01" West 216.67 feet to a 1/2" iron rod found for corner on the East line of Loy Lake Road;

THENCE: North 072°14'44" West with the East line of Loy Lake Road 45.18 feet to a 1/2" iron rod found for corner on the South line of Lot No. 7;

THENCE: North 83°58'05" East with Lot No. 7 a distance of 207.93 feet to a 1/2" iron rod found for corner and being the Point of Beginning of a circular curve to the Left, having a Central Angle of 43°45'49", a Radius of 105.00 feet and a Long Chord bearing North 62°05'11" East 78.27 feet;

THENCE: in a Northeasterly direction with Lot No. 7 and with said curve 80.20 feet to a 1/2" iron rod found for corner and the Point of Tangency of said curve;

THENCE: North 40°12'16" East with Lot No. 7 a distance of 94.85 feet to a 1/2" iron rod set for corner;

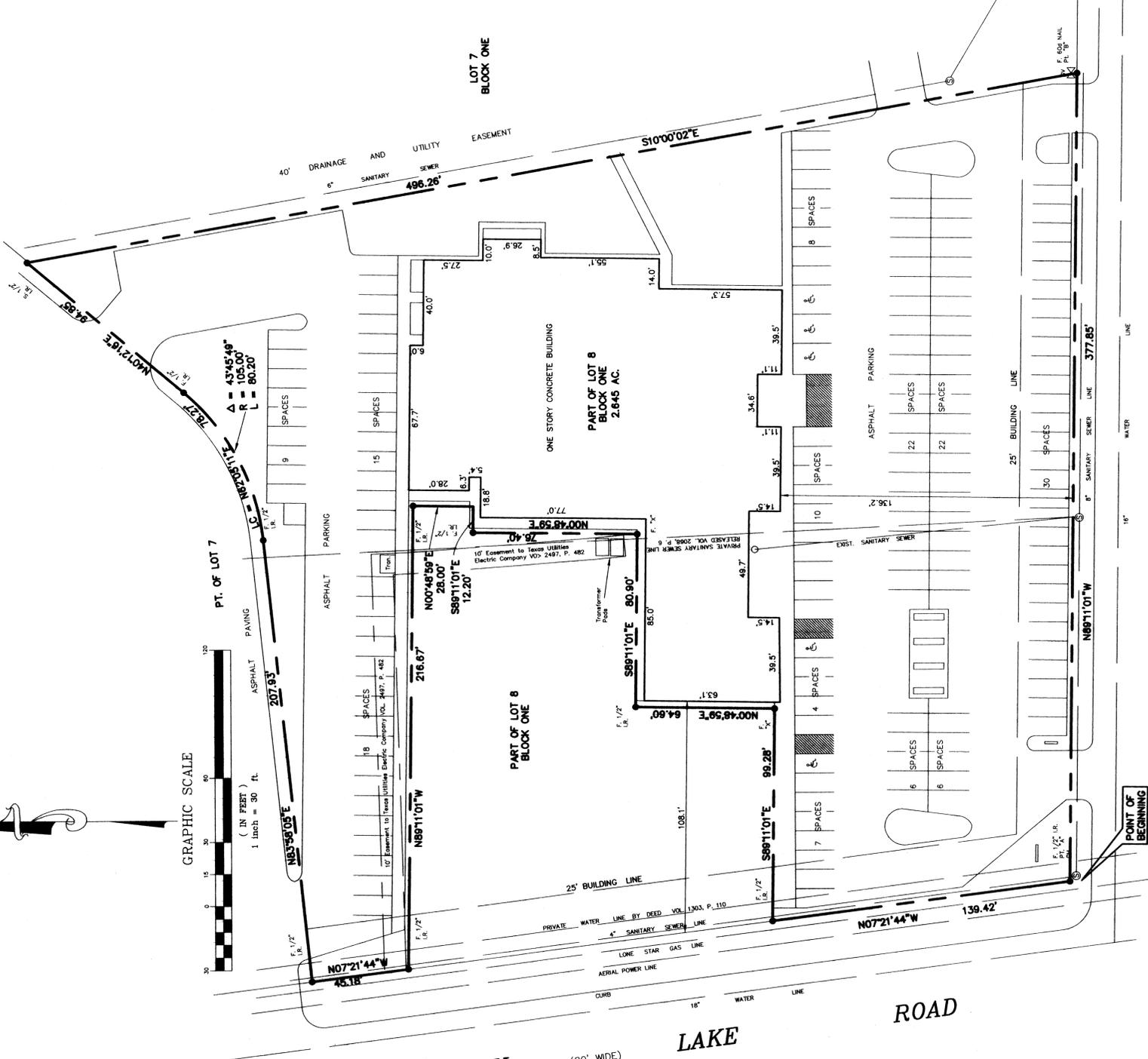
THENCE: South 10°00'02" East with Lot No. 7 a distance of 496.26 feet to a 60d nail found for corner on the North line of Gallagher Drive;

THENCE: North 89°11'01" West with the North line of Gallagher Drive 377.85 feet to the Point of Beginning and containing 2.645 acres of land.

I hereby certify to Woods Office Park Joint Venture and Security Title, Inc. that the plat hereon is a true, correct and accurate representation of the property as determined by survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from the property lines the distances indicated, and that the distance from the nearest intersecting street or road is shown on said plat. There are no encroachments, conflicts or protrusions except as shown.

This map and or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM and Title Surveys" jointly established by the American Land Title Association and the American Congress on Surveying and Mapping in 1997 and meets the requirements for an Urban Survey and includes items 1, 3, 4, 7a, 8, 9, 10, 11 and 14 of "Table A" thereof.

Harold W. Robertson
Harold W. Robertson, RPLS No. 1403
Date: 9/24/02



GALLAGHER DRIVE
(UNKNOWN WIDTH)

LOY LAKE ROAD
(80' WIDE)

- LEGEND**
- ⊕ HANDICAP SPACE
 - ⊙ SANITARY SEWER M. H.
 - SANITARY SEWER CLEAN OUT
 - ⊗ GAS MANHOLE

DIRECTIONAL CONTROLLED BEARING BETWEEN POINTS "A" AND "B"
CM = CONTROL MONUMENT

LST
LAND SURVEYS
AND
CONVEYANCES

P.O. BOX 472481 • GARLAND, TEXAS 75047
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LAND TITLE SURVEY
J. B. McANAIR SURVEY
ABSTRACT NO. 763

DATE: 9/24/02
PROJECT: 2002-6984
SCALE: 1"=30'

CITY OF SHERMAN

GRAYSON COUNTY, TEXAS