

LAND DESCRIPTION:
BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, the City of Sherman, Grayson County, Texas, and being part of Lots 5 & 7, in Block 12, of the Original Town Plat of Sherman, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume B, Page 1, Deed Records, Grayson County, Texas, and being all of a tract of land described in the deed to Sherman Lodge No. 45 Independent Order of Odd Fellows, recorded in Volume 75, Page 146 said Deed Records and all of a tract of land described in the deed to Sherman Lodge No. 45 Independent Order of Odd Fellows, recorded in Volume 168, Page 477, said Deed Records, and being more particularly described as follows:

BEGINNING at an "X" scribed in concrete set for the southwest corner of said Sherman Lodge No. 45 Independent Order of Odd Fellows Tract (75-146), common to the southwest corner of said Lot 7, and common to the southwest corner of said Block 12, and at the intersection of the northerly right-of-way line of East Houston Street and the easterly right-of-way line of North Walnut Street;

THENCE North 15°33'39" West, with the westerly line of said Sherman Lodge No. 45 Independent Order of Odd Fellows Tract (75-146), and with the westerly line of said Lot 7 part of the way, and with the westerly line of aforesaid Lot 5, and with the easterly right-of-way line of said North Walnut Street, a distance of 100.33 feet to an "X" scribed in concrete set for the northwest corner of said Sherman Lodge No. 45 Independent Order of Odd Fellows Tract (75-146), common to the southwest corner of a tract of land described in the deed to RP Sherman Properties II, LLC, recorded in Instrument No. 2021-26321, said Official Records;

THENCE North 75°03'16" East, with the northerly line of said Sherman Lodge No. 45 Independent Order of Odd Fellows Tract (75-146) part of the way, and with the northerly line of aforesaid Sherman Lodge No. 45 Independent Order of Odd Fellows Tract (168-477), and with the southerly line of said RP Sherman Properties II, LLC Tract, and crossing said Lot 5, a distance of 75.30 feet to an "X" scribed in concrete set for the northeast corner of Sherman Lodge No. 45 Independent Order of Odd Fellows Tract (168-477), common to the northwest corner of a called 0.071 of an acre tract of land described in the deed to Jason Lewis, recorded in Instrument No. 2018-7022, said Official Records;

THENCE South 15°21'25" East, with the easterly line of said Sherman Lodge No. 45 Independent Order of Odd Fellows Tract (168-477), and with the westerly line of said 0.071 acre tract, and continuing across said Lot 5, and crossing aforesaid Lot 7, a distance of 100.33 feet to an "X" scribed in concrete set for the southeast corner of said Sherman Lodge No. 45 Independent Order of Odd Fellows Tract (168-477), common to the southwest corner of said 0.071 acre tract, on the southerly line of said Lot 7, and on the northerly right-of-way line of aforesaid East Houston Street;

THENCE South 75°03'16" West, with the southerly line of said Sherman Lodge No. 45 Independent Order of Odd Fellows Tract (168-477) part of the way, and with the southerly line of aforesaid Sherman Lodge No. 45 Independent Order of Odd Fellows Tract (75-146), and with the southerly line of said Lot 7, and with the northerly right-of-way line of said East Houston Street, a distance of 74.94 feet to the POINT OF BEGINNING and enclosing 0.173 of an acre (7,537 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:
 Only those easements and/or other matters of record, as listed in Title Commitment GF No. 2024-3756-CAS, issued by First American Title Guaranty Company, countersigned by Money Law & Title, with an effective date of March 27, 2024, and an issued date of May 16, 2024, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

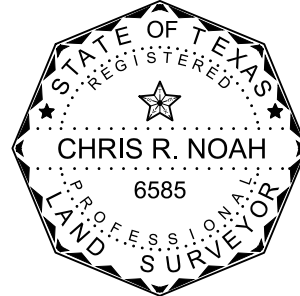
10p. The surveyed property is subject to Notice Regarding Texas Risk Reduction Program Deed Notice, recorded in Volume 4414, Page 589, Official Public Records, Grayson County, Texas.

10q. The surveyed property is subject to Terms, Conditions and Stipulations Agreement recorded in Volume 140, Page 277, Deed Records, Grayson County, Texas.

Certify to: Benjamin Matthew Crouse, Randy Roam, Sherman Lodge No. 45 Independent Order of Odd Fellows, First American Title Guaranty Company, Money Law & Title;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 05/17/2024, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors.

Chris R. Noah
 Chris R. Noah, R.P.L.S. No. 6585



FLOOD STATEMENT:
 I have examined the F.E.M.A. Flood Insurance Rate Map for City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

● FOUND MONUMENT	NWC NORTHWEST CORNER
○ SET MONUMENT	SEC SOUTHEAST CORNER
RRF RAILROAD SPIKE FOUND	⊕ ELECTRIC METER
MNF MAG NAIL FOUND	⊗ UTILITY/POWER POLE
XF 'X' SCRIBED IN CONCRETE FOUND	☐ TELEPHONE VAULT
XS 'X' SCRIBED IN CONCRETE SET	⊙ NATURAL GAS METER
CM CONTROLLING MONUMENT	⊕ WATER METER
() DEED OR PLAT CALL	Ⓜ AC UNIT
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS	Ⓢ SANITARY SEWER MANHOLE
O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	— BOUNDARY LINE
VOL., PG. VOLUME, PAGE	- - - ADJOINER LINE
INST. NO. INSTRUMENT NO.	/// ASPHALT
	- - - OVERHEAD ELECTRIC/UTILITY

TITLE SURVEY
0.173 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
ORIGINAL TOWN PLAT OF SHERMAN
BLOCK 12, PART OF LOTS 5 & 7
201 East Houston Street, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING	787 W FM 996 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029			
	<table border="1"> <tr> <td>TBPELS Firm No. 10194175</td> <td>Drawn by: LGT Checked by: CRN</td> <td>Scale: 1"=20' Date: 05/17/2024</td> <td>Project No. 24-0170 Sheet No. 1 of 1</td> </tr> </table>	TBPELS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=20' Date: 05/17/2024
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