

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD REARING	DELTA ANGLE
C1	2342.00'	597.68	596.06	S 73°07'35" E	143°71'9"



SCALE  
1" = 100'  
~ BASIS OF BEARINGS ~  
GRID NORTH, NAD 83  
TEXAS STATE PLANE COORDINATE SYSTEM  
NORTH CENTRAL ZONE

#### LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Samuel Washburn Survey, Abstract No. 1307, and being part of a tract of land described in the deed to Steadfast Texas I, LLC, recorded in Document No. 2025-24940, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the northwest corner of said Steadfast Tract, common to the northeast corner of a called 3.410 acre tract of land described in the deed to Billy Tom Day, recorded in Volume 1760, Page 692, Deed Records, Grayson County, Texas, and on the southerly right-of-way line of State Highway No. 56;

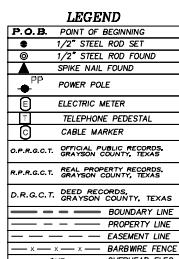
Thence with the northerly line of said Steadfast Tract, and with the southerly right-of-way line of said State Highway No. 56, and with a curve to the left having a radius of 2342.00 feet, (chord bears South 73°07'35" East, 596.06 feet), an arc length of 597.68 feet, to a set 1/2" steel rod for the northeast corner of said Steadfast Tract, common to the northwest corner of a called 10.000 acre tract of land described in the deed to Joey Lee Allen, recorded in Volume 2644, Page 580, Official Public Records, Grayson County, Texas;

Thence South 13°14'23" West, with the easterly line of said Steadfast Tract, and with the westerly line of said 10.000 acre tract, along or near a fence, a distance of 1318.14 feet to a found spike nail for the southeast corner of said Steadfast Tract, common to the southwest corner of a called 10.000 acre tract, and on the northerly line of said 36.238 acre tract of land described in the deed to Micah Dall and Kelly Lynn McAndrews, Dated recorded in Document No. 2022-32013, said Real Property Records;

Thence North 75°41'26" West, with the southerly line of said Steadfast Tract, and with a northerly line of said 36.238 acre tract, a distance of 592.87 feet to a found 1/2" steel rod for the southwest corner of said Steadfast Tract;

Thence North 13°09'03" East, with the westerly line of said Steadfast Tract, and with an easterly line of said 36.238 acre tract, and with the easterly line of a called 7.50 acre tract, described as "TRACT ONE AND TWO" in the deed to Kenneth Burns, recorded in Document No. 2022-8642, said Real Property Records, and with the easterly line of a called 11.065 acre tract of land described in the deed to Ricky Langford and Phyllis Langford, recorded in Volume 2621, Page 20, said Official Public Records, and with the easterly line of aforesaid 3.410 acre tract, and along or near a fence, a distance of 1344.85 feet to the Point of Beginning and containing 17.977 acres of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"



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3404 INTERURBAN ROAD DRAFTING & SURVEYING DENISON, TEXAS 75021

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



Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709  
Firm No. 10006300  
DATE OF SURVEY: 11/10/2025

JOB NO. 2511138  
FW: AM - DP: BH

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(903)465-2151