

L. Webster Survey
Abstract No. 1349

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

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the F. Sweetenburg Survey, Abstract No. 1065, and being the same 2.00 acre tract of land conveyed to Texas Platinum Homes, LLC by deed of record in Document No. 2025-33062, Official Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in Red Moore Road, maintaining the northwest corner of said 2.00 acre tract and the northeast corner of an 0.85 acre tract of land conveyed to Omar Camacho, by deed of record in Document No. 2023-29561 of said Official Records and in the north line of said F. Sweetenburg Survey;

Thence **South 88°24'37" East**, along said Red Moore Road and the north line of said 2.00 acre tract, a distance of **177.58 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said 2.00 acre tract and the northwest corner of a 17.889 acre tract conveyed to Robert James Marr, Jr., by deed of record in Volume 2258, Page 296, Real Property Records, Grayson County, Texas;

Thence **South 00°44'27" West**, along the east line of said 2.00 acre tract and the west line of said 17.889 acre tract, passing a 1/2" steel rod found at a distance of 25.19 feet, continuing for a total distance of **496.06 feet** to a 1/2" steel rod found maintaining the southeast corner of said 2.00 acre tract and an inside ell corner in the west line of said 17.889 acre tract;

Thence **North 87°23'47" West**, along the south line of said 2.00 acre tract and the west line of said 17.889 acre tract a distance of **177.25 feet** to a 1/2" steel rod found maintaining the southwest corner of said 2.00 acre tract and an inside ell corner in the west line of said 17.889 acre tract;

Thence **North 00°05'01" West**, along the west line of said 2.00 acre tract and the west line of said 17.889 acre tract a distance of **32.09 feet** to a 1/2" steel rod found maintaining a point in the west line of said 2.00 acre tract, an angle point in the west line of said 17.889 acre tract and the southeast corner of a 2.711 acre tract of land conveyed to Vicki Leann Donihoo, by deed of record in Volume 5950, Page 669, Official Public Records, Grayson County, Texas;

Thence **North 00°32'44" East**, along the west line of said 2.00 acre tract and the east line of said 2.711 acre tract a distance of **332.33 feet** to a 1/2" steel rod found with a cap marked RPLS 4709 maintaining a point in the west line of said 2.00 acre tract, the northeast corner of said 2.711 acre tract and the southeast corner of said 0.85 acre tract;

Thence **North 01°16'13" East**, along the west line of said 2.00 acre tract and the east line of said 0.85 acre tract, passing a 1/2" steel rod found at a distance of 108.25 feet, continuing for a total distance of **128.52 feet** to the **Point-of-Beginning** and containing **2.022 acres** of land.

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, is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

Legend

- PP POWER POLE
- T TELEPHONE PEDESTAL
- BOUNDARY LINE
- PROPERTY LINE
- OHE OVERHEAD ELECTRIC
- BUILDING
- STOCKADE FENCE
- ASPHALT
- GRAVEL



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ONLY VISIBLE ABOVE GROUND UTILITIES HAVE BEEN LOCATED. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED OR SHOWN ON THIS PLAT. CALL 811 BEFORE YOU DIG.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EXISTING EASEMENTS MAY AFFECT THIS PROPERTY.



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