

JOB NO. A1010006

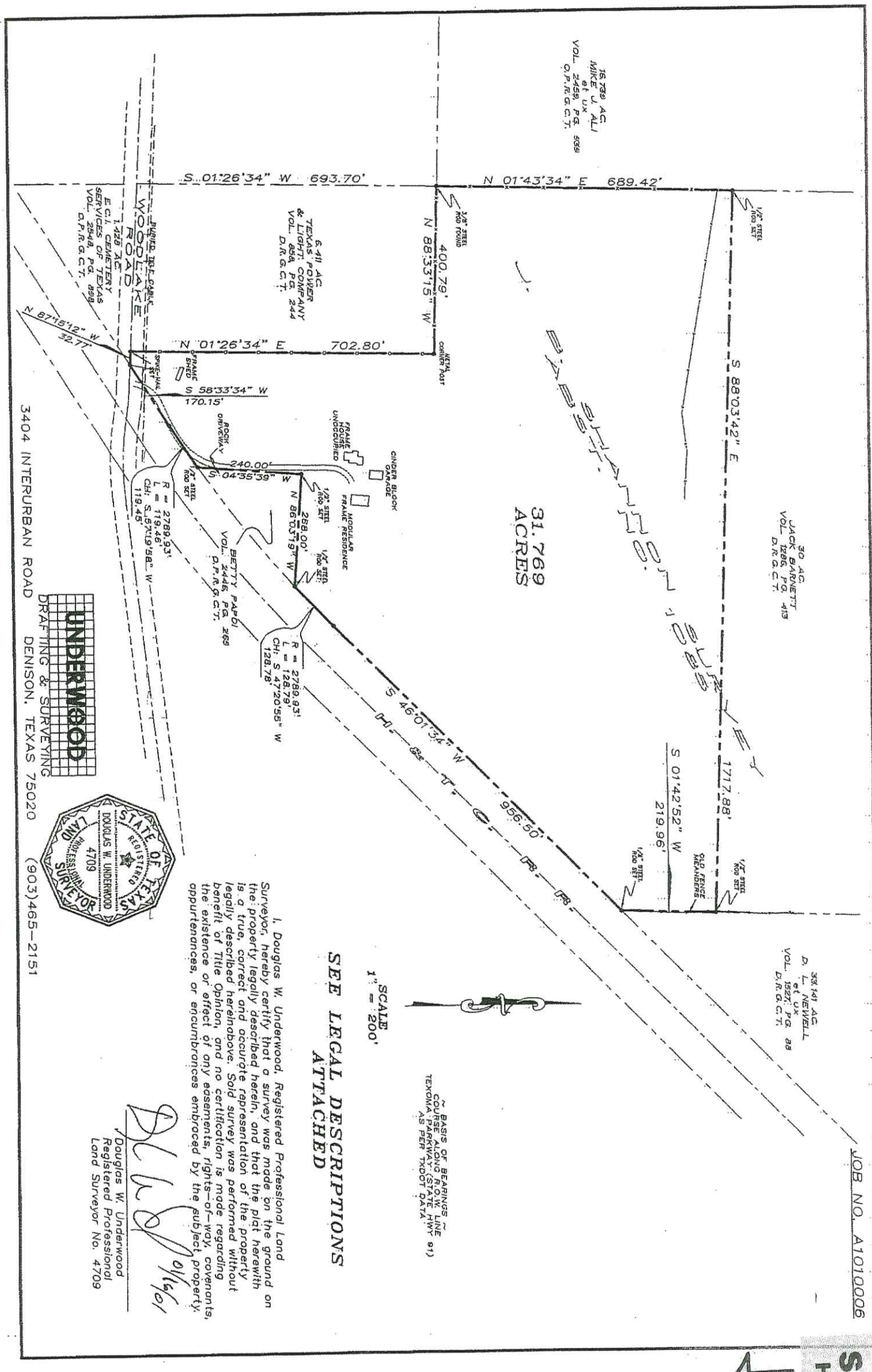
**SIGN  
HERE**

30 AC  
JACK BARRETT  
VOL. 1296, PG. 413  
D.R.G.C.T.

33.141 AC  
D. L. NEWELL  
et ux  
VOL. 1521, PG. 88  
D.R.G.C.T.

15.739 AC  
MIKE J. ALI  
et ux  
VOL. 2459, PG. 539  
D.R.G.C.T.

31.769  
ACRES



ON BASIS OF BEARINGS AND  
DISTANCES (STATE HWY 87)  
AS PER TDDOT DATA

SCALE  
1" = 200'

**SEE LEGAL DESCRIPTIONS  
ATTACHED**

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. Said survey was performed without benefit of Title Opinion, and no certification is made regarding the existence or effect of any easements, rights-of-way, covenants, appurtenances, or encumbrances embraced by the subject property.

*Douglas W. Underwood*  
Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709



**UNDERWOOD**  
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75020 (903)465-2151



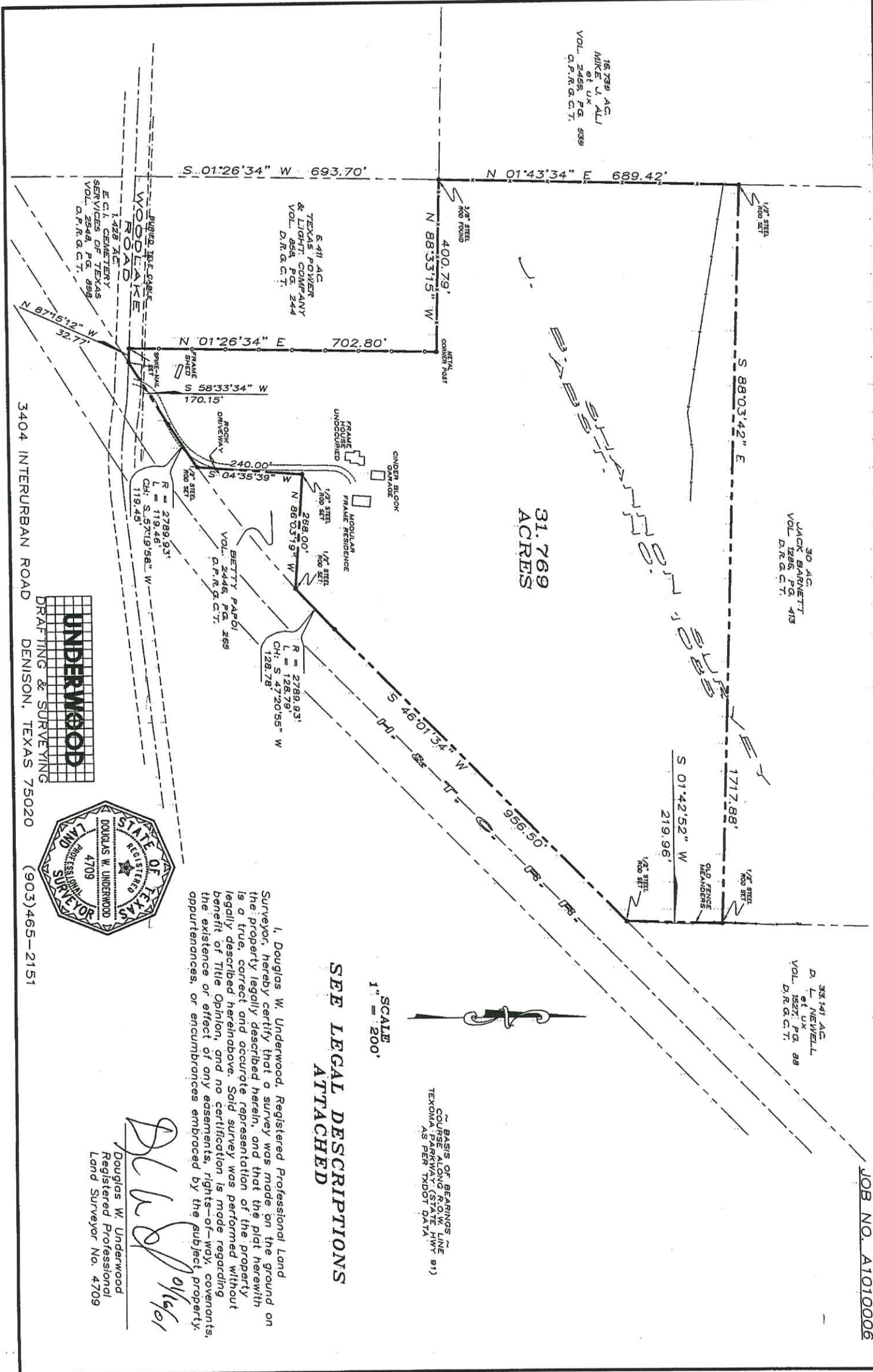
JOB NO. A1010006

33.141 AC  
D. L. NEWELL  
et ux  
VOL. 1527, PG. 88  
D.R.G.C.T.

30 AC.  
JACK BARRETT  
VOL. 1285, PG. 418  
D.R.G.C.T.

15.729 AC  
MILKE J. ALLI  
et ux  
VOL. 2458, PG. 538  
D.R.G.C.T.

31.769  
ACRES



~ BASIS OF BEARINGS ~  
COURSE ALONG ROW LINE  
TEXOMAS PER TxDOT DATA

SCALE  
1" = 200'

SEE LEGAL DESCRIPTIONS  
ATTACHED

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. Said survey was performed without benefit of Title Opinion, and no certification is made regarding the existence or effect of any easements, rights-of-way, covenants, appurtenances, or encumbrances embraced by the subject property.

*Douglas W. Underwood*  
Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709



UNDERWOOD  
DRAFTING & SURVEYING  
DENISON, TEXAS 75020

3404 INTERURBAN ROAD

(903) 465-2151

*X Everett Ste Mitchell*



### **LEGAL DESCRIPTION**

*Situated in the County of Grayson, State of Texas, being a part of the J. B. Shannon Survey, Abstract No. 1085, and being a part of the 40.5 acre tract of land conveyed by J. F. Holt to James A. Barnett by deed dated June 29, 1933, recorded in Volume 367, Page 591, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:*

***Beginning** at a 1/2" steel rod set marking the Northwest corner of the said 40.5 acre tract and the Southwest corner of the 30 acre tract of land conveyed by J. A. Barnett to Jack Barnett by deed dated July 8, 1974, recorded in Volume 1286, Page 413, said Deed Records;*

***Thence** South 88 °03'42" East a distance of 1717.88 feet to a 1/2" steel rod set marking the Northeast corner of the said 40.5 acre tract and the Southeast corner of the said 30 acre tract in the West line of the 33.141 acre tract of land conveyed by J. Y. Smithson et ux to D. L. Newell et ux by deed dated August 27, 1980, recorded in Volume 1527, Page 89, said Deed Records;*

***Thence** South 01 °42'52" West along the general course of a meandering fence a distance of 219.96 feet to a 1/2" steel rod set for corner in the North right-of-way line of the old H. & T. C. Railroad running along the Southeasterly line of the said 40.5 acre tract;*

***Thence** South 46 °01'34" West with said right-of-way line a distance of 956.50 feet to a 1/2" steel rod set;*

***Thence** in a Southwesterly direction continuing with said right-of-way line and curve, (chord bears South 47 °20'55" West, 128.78 feet), an arc distance of 128.79 feet to a 1/2" steel rod set marking the Northeast corner of the triangular shaped tract of land conveyed by Richard Papoi to Betty Papoi by deed dated February 8, 1996, recorded in Volume 2446, Page 265, said Official Public Records;*

***Thence** North 86 °03'19" West, passing a cross-tie corner post at 6 feet and continuing with a fence, exiting said fence at a cross-tie corner post at 228 feet and continuing for a total distance of 268.00 feet to a 1/2" steel rod set marking the Northwest corner of the said Papoi tract;*

***Thence** South 04 °35'39" West along the East side of a rock driveway a distance of 240.00 feet to a 1/2" steel rod set marking the Southwest corner of the said Papoi tract in the said North right-of-way line of railroad in said curve having a radius of 2789.93 feet;*

***Thence** in a Southwesterly direction with said right-of-way line and curve, (chord bears South 57 °19'58" West, 119.45 feet), an arc distance of 119.46 feet to the end of said curve;*

*Thence South 58 °33'34" West continuing with said right-of-way line a distance of 170.15 feet to a spike-nail set for corner in the center of Woodlake Road, said nail also marking the Northeast corner of the 1.428 acre tract of land conveyed by Richard Glen Greene to E.C.I. Cemetery Services Of Texas, Inc., by deed dated May 28, 1997, recorded in Volume 2548, Page 898, said Official Public Records;*

*Thence North 87 °15'12" West with said center of road a distance of 32.77 feet to a spike-nail set marking the Southeast corner of the 6.411 acre tract of land conveyed by James A. Barnett et ux to Texas Power & Light Company by deed dated July 2, 1957, recorded in Volume 858, Page 244, said Deed Records;*

*Thence North 01 °26'34" East, entering a chain link fence on the North side of said road at 41.3 feet and continuing with said fence for a total distance of 702.80 feet to a metal corner post maintaining the Northeast corner of the said 6.411 acre tract;*

*Thence North 88 °33'15" West with a wire fence a distance of 400.79 feet to a 3/8" steel rod found maintaining the Northwest corner of the said 6.411 acre tract and the Southeast corner of the said 16.739 acre tract in the said West line of the 40.5 acre tract;*

*Thence North 01 °43'34" East with a fence along said West line a distance of 689.42 feet to the Point-of-Beginning and containing 31.769 acres of land more or less.....*

*I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that the above legal description was prepared from an actual survey made on the ground and is true and correct to the best of my knowledge and belief.*

*D. W. Underwood* 01/14/01

**Douglas W. Underwood**  
**Registered Professional**  
**Land Surveyor No. 4709**

