



SCALE
1" = 300'

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

CALLED 104.705 AC.
DAVID S. KOHM
VOL. 018, PG. 752
O.P.R.G.C.T.

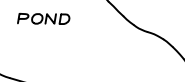
CALLED 94.812 AC.
BOBBY S. POTEET &
MARY E. POTEET
VOL. 1068, PG. 429
D.R.G.C.T.

CALLED 23.031 AC.
PATRICK J. LOVERA &
MARY LORETTA LOVERA
VOL. 1381, PG. 605
D.R.G.C.T.

MARTIN MOORE SURVEY
ABSTRACT NO. 864

S 89°27'12" E 2388.06'

170.437 AC.



N 00°07'05" W 1168.88'

N 89°27'13" W 1359.45'

CALLED 38.286 AC.
LINDA J. MONK
VOL. 4628, PG. 582
O.P.R.G.C.T.

SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Hudson Title Group Commitment GF No. LY221208, effective date December 4, 2022.

1. Easement(s) and rights incidental thereto, as granted in a document granted to State of Texas, recording date of May 11, 1964, recorded in Volume 1006, Page 81, Real Property Records, Grayson County, Texas.

Does not affect the surveyed property.

- J. Easement(s) and rights incidental thereto, as granted in a document granted to Collin County Soil and Water Conservation District, recording date of August 23, 1966, recorded in Volume 1063, Page 733, Real Property Records, Grayson County, Texas.

Blanket easement affects the larger tract of land from which the surveyed property was cut from. Affects the survey by rights of ingress and egress.

- k. Easement(s) and rights incidental thereto, as granted in a document granted to Kentuckytown Water Supply Corporation, recording date of March 28, 1979, recorded in Volume 1467, Page 277, Real Property Records, Grayson County, Texas.

Blanket easement affects the surveyed property for a 15-foot wide water line easement centered on water line as installed, also affects by rights of ingress and egress. Easement shown as per Kentuckytown Water Company.

- l. Easement(s) and rights incidental thereto, as granted in a document granted to: Kentuckytown Water Supply Corporation, recording date of March 28, 1979, recorded in Volume 1467, Page 279, Real Property Records, Grayson County, Texas.

Blanket easement affects the surveyed property for a 15-foot wide water line easement centered on water line as installed, also affects by rights of ingress and egress. Easement shown as per Kentuckytown Water Company.

- m. Easement(s) and rights incidental thereto, as granted in a document granted to Grayson-Collin Electric Cooperative, Inc., recording date of July 16, 1992, recorded in Volume 2221, Page 858, Real Property Records, Grayson County, Texas.

Affects the surveyed property as shown.

- n. Easement(s) and rights incidental thereto, as granted in a document granted to Grayson Collin Electric Cooperative, Inc., recording date of July 2, 1999, recorded in Volume 2809, Page 582, Real Property Records, Grayson County, Texas.

Affects the surveyed property as shown.

LEGEND

- 1/2" STEEL ROD SET
- ⊙ 1/2" STEEL ROD FOUND
- ⊙ 5/8" STEEL ROD FOUND
- ▲ CONCRETE MONUMENT FOUND
- PP POWER POLE
- W WATER METER
- T TELEPHONE PEDESTAL
- BOUNDARY LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- x - x - BARB WIRE FENCE
- o - CHAINLINK FENCE
- - - OHE OVERHEAD ELECTRIC LINE

AREA POSSIBLY AFFECTED
IN VOL. 1063, PG. 733

SEE LEGAL
ATTACHED

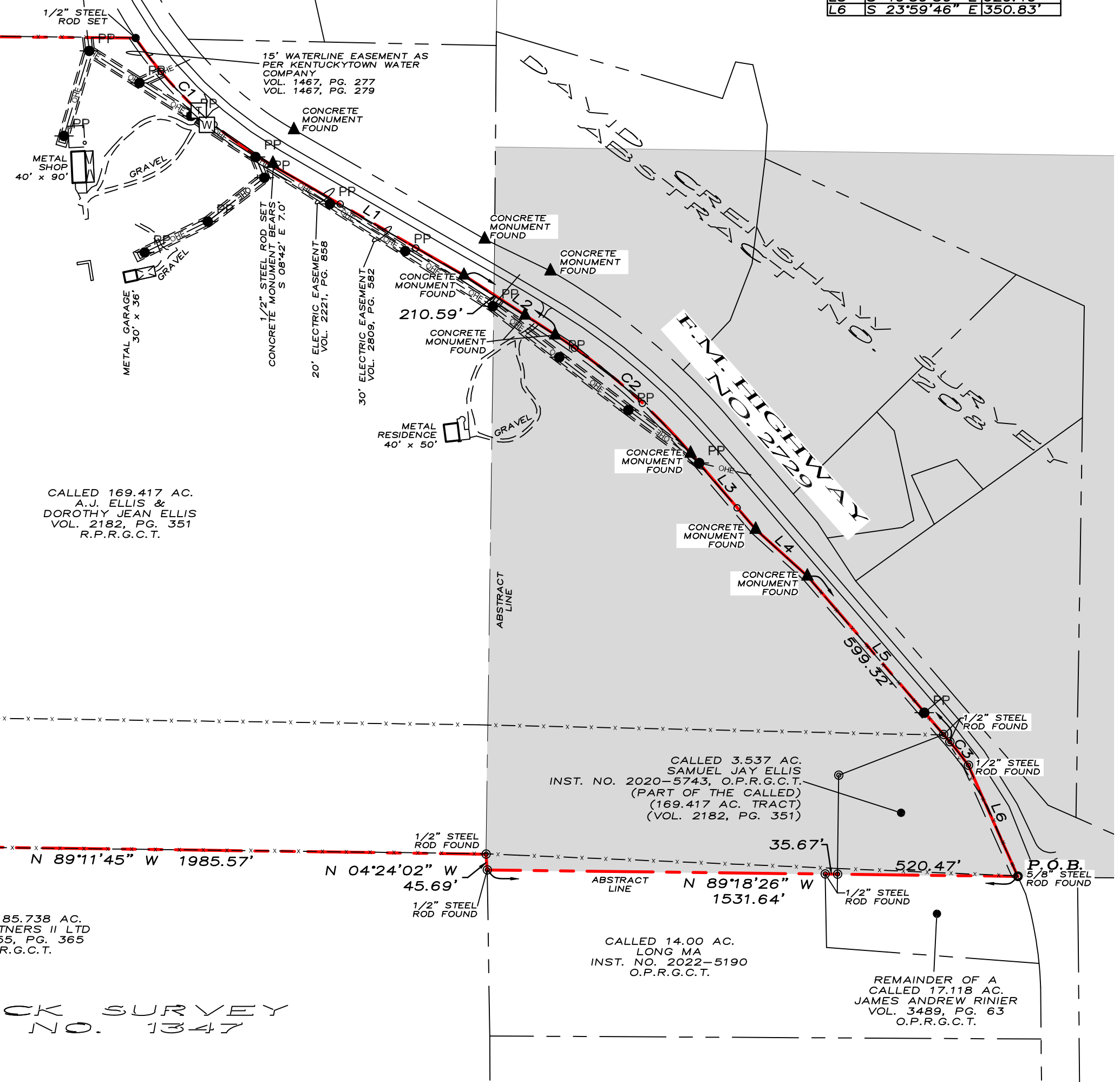
UNDERWOOD

DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

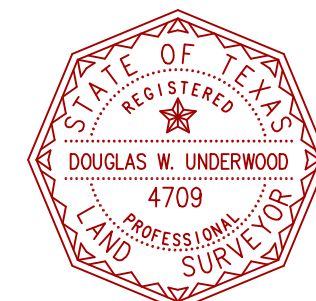
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	1206.27	547.55'	S 47°10'05" E	542.86'	26°00'28"
C2	1835.07	119.90'	S 48°47'18" E	518.16'	18°13'58"
C3	1096.27	86.66'	S 38°21'46" E	86.63'	4°31'44"

LINE	BEARING	DISTANCE
L1	S 60°10'19" E	634.67'
L2	S 56°54'20" E	315.61'
L3	S 40°31'40" E	288.71'
L4	S 47°54'54" E	201.43'
L5	S 40°39'30" E	629.40'
L6	S 23°59'46" E	350.83'



Certify to: Laptain, LLC; Heirs and Devises of the Estate of A.J. Ellis; Mimmie Jean Cox, Independent Executrix of the Estate of Dorothy Jean Ellis; Samuel Jay Ellis, Independent Executrix of the Estate of Dorothy Jean Ellis; Fidelity National Title Insurance Company; Hudson Title Group;

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.



D.W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
DATE OF SURVEY: 12/27/22
REVISED SURVEY: 01/13/2023

JOB NO. 22121313
FW: LR - DFT: BH