

SCALE
1" = 200'

~ 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 Whitesides and Offit Survey, Abstract No. 1389, and part of Warren Brown & Benj. Ricketts Survey, Abstract No. 1553, and being a retracement survey of a called 23.03 acre tract of land described in the deed to Michelle Klawunn and Bradley Fincher, recorded in Volume 4042, Page 218, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southeast corner of said 23.03 acre tract, common to the northeast corner of a called 6.6367 acre tract of land described in the deed to Samuel Joseph Nechamkin and Gary J. Hoge, recorded in Volume 4019, Page 888, said Official Public Records, and on the westerly right-of-way line of U.S. Highway No. 75;

Thence North 88°10'42" West, with the southerly line of said 23.03 acre tract, and with the northerly line of said 6.6367 acre tract, along or near a fence, a distance of 618.73 feet to a P/K nail found for the southwest corner of said 23.03 acre tract, and in North Loy Lake Road;

Thence with the westerly line of said 23.03 acre tract, and in said North Loy Lake Road, the following 6 courses:

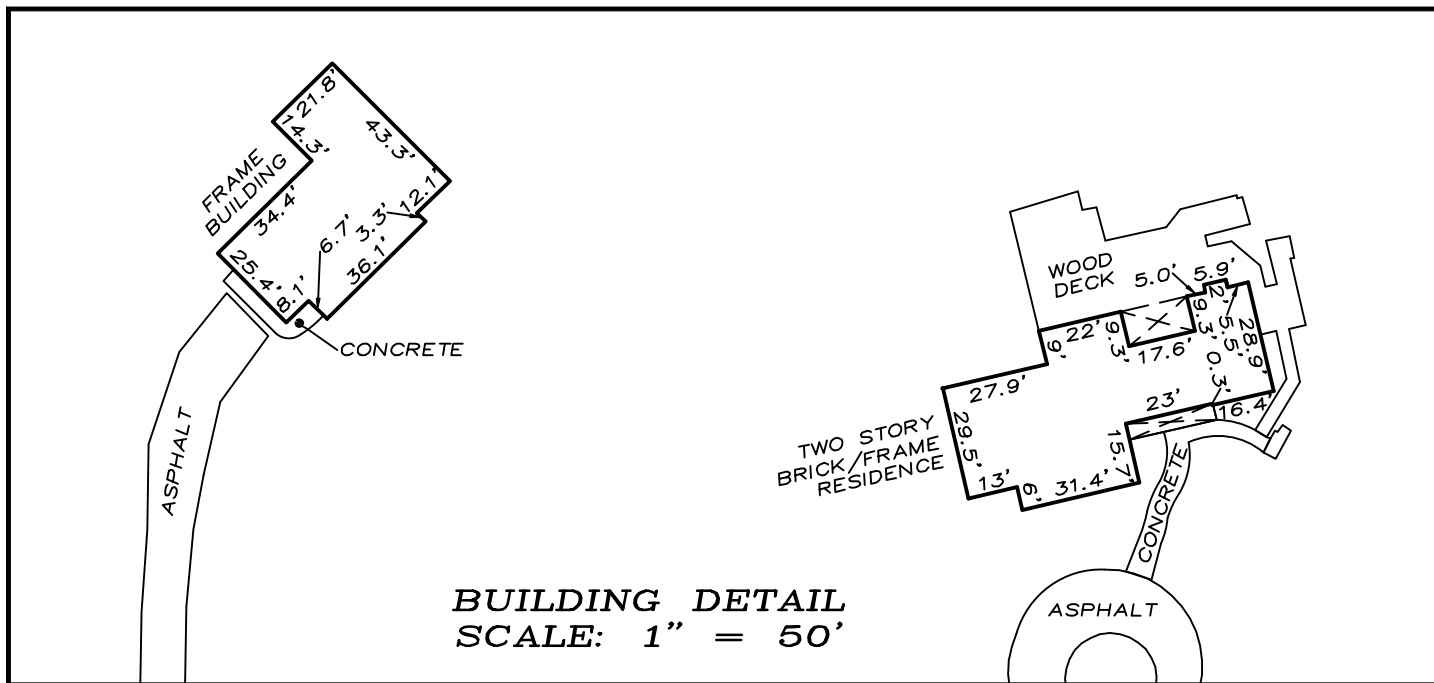
1. North 01°16'03" East, a distance of 484.98 feet to a set P/K nail;
2. North 04°39'05" West, a distance of 88.91 feet to a found P/K nail;
3. North 17°37'03" West, a distance of 209.62 feet to a found P/K nail;
4. North 11°28'42" West, a distance of 99.13 feet to a set P/K nail;
5. North 02°16'48" East, a distance of 69.72 feet to a set P/K nail;
6. North 12°56'56" East, a distance of 295.10 feet to a P/K nail found for the northwest corner of said 23.03 acre tract, common to the southwest corner of a called 12.033 acre tract of land described in the deed to Furizon, Limited, recorded in Document No. 2023-11419, Real Property Records, Grayson County, Texas;

Thence South 77°53'28" East, with the northerly line of said 23.03 acre tract, and with the southerly line of said 12.033 acre tract, a distance of 639.77 feet to a 1/2" steel rod set for the southeast corner of said 12.033 acre tract, common to the southwest corner of a called 17.245 acre tract of land described in the deed to Furizon, Limited, recorded in Document No. 2018-23042, said Real Property Records;

Thence South 77°54'56" East, continuing with the northerly line of said 23.03 acre tract, and with the southerly line of said 17.245 acre tract, along or near a fence, a distance of 493.16 feet to a 1/2" steel rod found for the northeast corner of said 23.03 acre tract, and common to the southeast corner of said 17.245 acre tract, and on the westerly right-of-way line of aforesaid U.S. Highway No. 75;

Thence South 40°22'03" West, with the easterly line of said 23.03 acre tract, and with westerly right-of-way line of said U.S. Highway No. 75, a distance of 99.72 feet to a found concrete monument;

Thence South 23°54'27" West, continuing with the easterly line of said 23.03 acre tract, and with westerly right-of-way line of said U.S. Highway No. 75, along or near a fence, a distance of 1021.56 feet to the Point of Beginning and containing 23.0 acres of land, more or less.

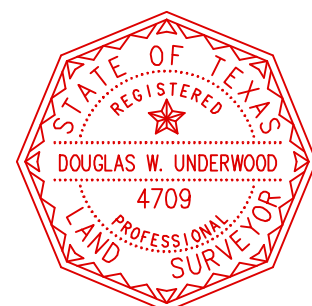


LEGEND

P.O.B.	POINT OF BEGINNING	C	CABLE MARKER
●	1/2" STEEL ROD SET	TV	TV PEDISTAL
⊙	1/2" STEEL ROD FOUND	MH	SEWER MANHOLE
▲	P/K NAIL FOUND	---	BOUNDARY LINE
△	P/K NAIL SET	- - -	PROPERTY LINE
□	CONC. MON. FOUND	- x - x - x -	BARBWIRE FENCE
PP	POWER POLE	OHE	OVERHEAD ELEC.
⊠	TELEPHONE PEDISTAL		

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.U.
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 08/24/23



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