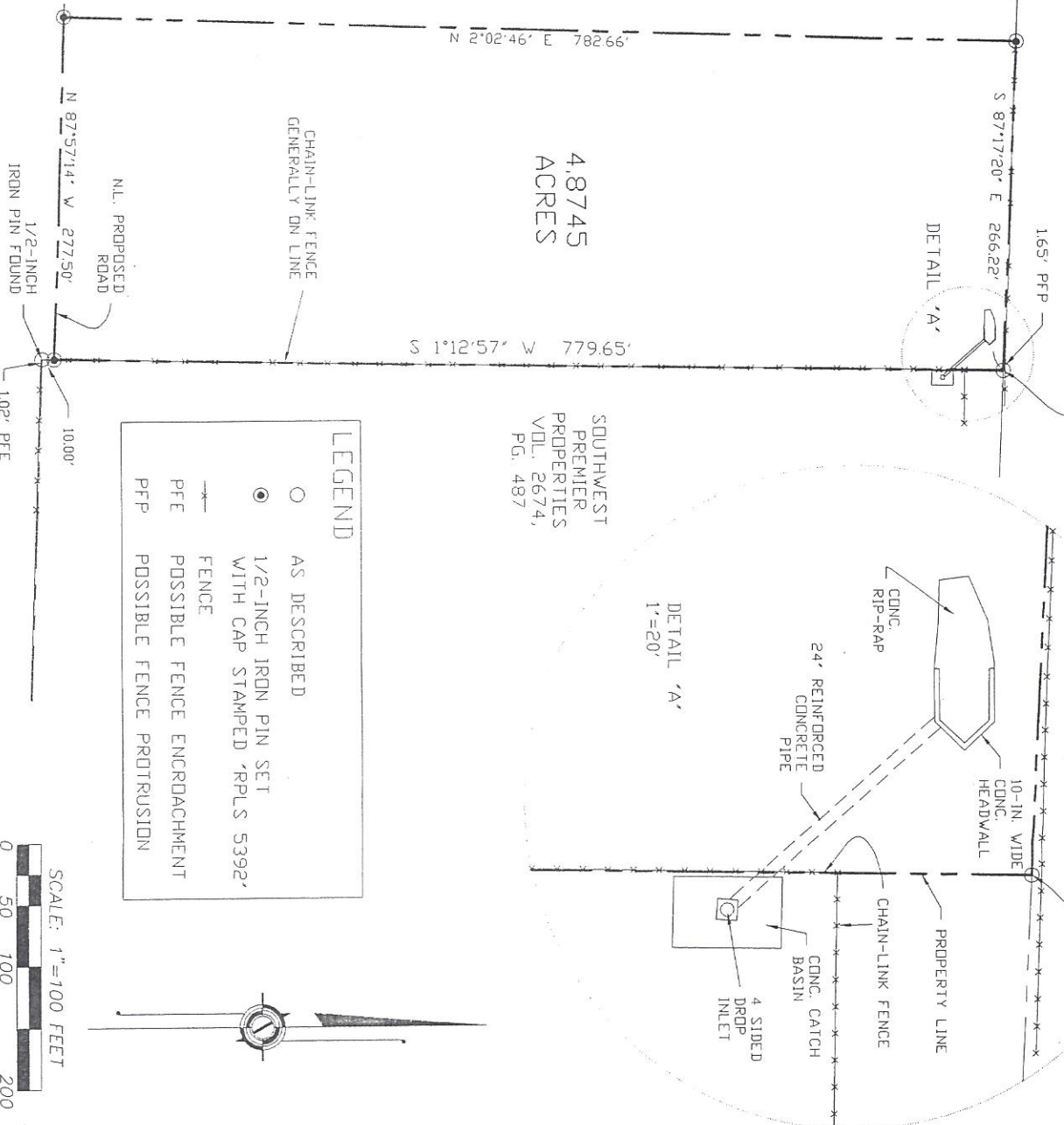


DESCRIPTION 4.8745 ACRES

SY JUNE FRANKS
VOL. 2024,
PG. 570

BEGINNING,
1/2-INCH IRON PIN FOUND
N-NEC CALLED 47.050 AC. TR.
VOL. 1916, PG. 662



SITUATED in Grayson County, Texas, in the T. J. Shannon Survey, Abstract No. 1137, being a survey of part of the called 47.050 acre tract described in a Trustee's Deed from Sierra Land Fund III, a Texas Limited Partnership to Jimmie C. Graham and wife, Neil Graham, beneficiaries, and John D. Hill, Trustee, dated April 7, 1987, recorded in Volume 1916, Page 662 of the Grayson County Deed Records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the northern-most northeast corner of said 47.050 acre tract:
THENCE South 1° 12' 57" West, with an east line of said 47.050 acre tract, passing a chain-link corner post at approximately 31.8' and continuing generally with a chain-link fence, 779.65 feet to a 1/2-inch iron pin set in the north line of a proposed road; a 1/2-inch iron pin found at an ell corner in said 47.050 acre tract bears South 1° 12' 53" West, 10.00 feet;
THENCE North 87° 57' 14" West, with the north line of said proposed road, 277.50 feet to a 1/2-inch iron pin set;
THENCE North 2° 02' 46" East, 782.66 feet to a 1/2-inch iron pin set in the north line of said 47.050 acre tract;
THENCE South 87° 17' 20" East, with the north line of said 47.050 acre tract and generally near a fence, 266.22 feet to the PLACE OF BEGINNING and containing 4.8745 ACRES OF LAND.

CERTIFICATION.

I, hereby certify that I made the survey on the ground on January 28, 2005, on the herein described tract shown hereon and set corner stakes as reflected on the plat and that only visible or apparent improvements on the ground are as shown on the survey; to my knowledge, there are no visible or apparent encroachments, overlapping of improvements or conflicts except as shown on the survey plat.

Philip L. Smith
Philip L. Smith, Registered Professional Land Surveyor No. 5392
1512 W. University, Suite 300
McKinney, Texas 75069
(972) 562-3959



NOTES:

- 1) DIRECTIONAL CONTROL LINE: South line of 47.050 acre tract recorded in Volume 1916, Page 662.
- 2) CONTROLLING MONUMENTS: 5/8-inch iron pin found at northeast corner of Lot 1, Block 1 of the Replat of Lot 2 of Evans Business Park, recorded in Volume 12, Page 50 of the Grayson County Plat Records, and 4-inch pipe corner post found at southwest corner of said 47.050 acre tract recorded in Volume 1916, Page 662.
- 3) According to Flood Insurance Rate Map No. 48181C0135 E, dated July 17, 1995, the land plotted hereon lies within ZONE X, described as "Areas determined to be outside the 500-year flood plain".
- 4) The easement to Bi-Stone Fuel Company recorded in Volume 1173, Page 404 does not apply to the property plotted hereon.
- 5) The easement to Chevron U. S. A., Inc. recorded in Volume 1896, Page 588 does not apply to the property plotted hereon.