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REMAINDER OF
14,961 AC.
EDDY BRYAN BRADSHAW
et ux
VOL. 3298 PG. 784
O.P.R.G.C.T.

5.01 AC.
LEWIS S. OWENS
at ux
VOL 3302 PG 334
O.P.R.G.C.T.

3.000 AC.
ROBBIE HULSEY
VOL. 3775. PG. 764
O.P.A.G.C.T.

1200 AC.
VENUS NORWOOD HULSEY, JR.
VOL. 363A PG. 302
O.P.R.G.C.T.

SMITH CREEK

KOCH PIPELINES, INC.
VOL. 2211, PG. 433
PAGE 001

REMAINDER OF
988.25 AC
RONALD V. TERRY
DEBORAH S. TERRY
CO-TRUSTEES
VOL. 3471, PG. 799
O.P.R.G.C.T.

34.53
ACRES

GARY CLYDE COX
CONTRACT 5 & P
VOL. 2016, PG. 572
R.P.R.G.C.T.

RIGHT-OF-WAY EASEMENT
GRAYSON-COLLIN
ELECTRIC COOPERATIVE, INC.
VOL 1245, PG. 67-

ABANDONED RAILROAD
RIGHT OF WAY

NOTE

THE SUBJECT PROPERTY IS NOT AFFECTED BY PIPELINE EASEMENT TO STERLING HYDROCARBON, INC. RECORDED IN VOLUME 1557, PAGE 360. AS SHOWN, THE SUBJECT PROPERTY IS ASSIGNED TO KOCH PIPELINES, INC. AS RECORDED IN VOLUME 1557, PAGE 360. AS SHOWN, THE SUBJECT PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED IN VOLUME 2211, PAGE 453. AS SHOWN, THE SUBJECT PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED IN VOLUME 2211, PAGE 453. AS SHOWN, THE SUBJECT PROPERTY IS NOT AFFECTED BY EASEMENT, AND RIGHT-OF-WAY TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 992, PAGE 455, DOES NOT AFFECT THE SUBJECT PROPERTY. AS SHOWN, THE SUBJECT PROPERTY IS AFFECTED BY RIGHT-OF-WAY EASEMENT TO GAINSON-COLLIN ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1420, PAGE 167. AS SHOWN, THE SUBJECT PROPERTY IS NOT AFFECTED BY EASEMENT FOR WATER WELL RECORDED IN VOLUME 3387, PAGE 82.

SMITH CREEK

LINE	LENGTH	BEARING
L1	183.45	N 65° 7' 13" W
L2	125.76	N 74° 5' 18" W
L3	133.29	S 89° 59' 51" W
L4	92.21	S 87° 40' 14" W
L5	140.26	N 76° 25' 39" W
L6	132.66	S 83° 41' 17" W
L7	63.50	S 58° 03' 57" W
L8	105.04	S 06° 42' 49" E
L9	192.87	S 55° 22' 56" E

BOON'S BRANCH

L10	226.72	W	19.94.25	W
L11	173.58	W	19.55.42	W
L12	51.55	W	19.15.42	W
L13	37.99	W	18.30.28.13	W
L14	33.12	W	17.47.41.19	W
L15	69.80	S	6.71.25.51	W
L16	22.52	S	61.82.01.7	W
L17	24.55	N	60.58.17.2	W
L18	52.92	N	46.51.33.5	W
L19	117.03	N	19.43.39	W
L20	117.03	N	19.43.39	W
L21	14.68	N	2.45.45.5	W
L22	125.47	N	00.02.00.5	W
L23	19.52	N	34.55.40	E
L24	19.52	N	34.55.40	E
L25	64.55.5	E	64.55.5	E
L26	45.29	S	3.65.17.6	E
L27	44.05	E	7.17.13	E
L28	45.05	E	7.17.13	E
L29	24.95	N	61.61.49	E
L30	32.80	N	30.19.06	E
L31	114.05	N	06.17.28	W
L32	122.43	N	10.14.28	W

REMAINDER OF
588.25 AC.
RONALD C. TERR
DEBORAH S. TERR
CO-TRUSTEES;
VOL. 347, PG. 78
O.P.R.G.C.T.

Studied in the County of Grayson, State of Texas, being a part of the Richard P. McInlyne Survey, Abstract No. 787, and being a portion of the 588.25 acre tract of land conveyed by Marie E. Clayton to Ronald V. Terry and Deborah S. Terry, Co-trustees by deed dated June 11, 2003, recorded in Volume 3471, Page 799 Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the most westerly Northwest corner of the said Clayton tract in the Northeast corner of an East-West public road locally known as Oak Ridge Road, Thence South 41°08'37" East with said centerline of Oak Ridge Road and a North line of the said Terry tract a distance of 494.66 feet to a 1/2" steel rod found at an angle point; Thence South 73°04'29" East continuing with said centerline and North line a distance of 650.26 feet to a 1/2" steel rod found at an angle point; Thence South 65°29'35" East continuing with said centerline and North line a distance of 416.61 feet to a 1/2" steel rod set for the Northeast corner of the herein described tract at the Southern edge of said road at its beginning transition curve to the North; Thence South 14°05'04" West, passing a 1/2" steel rod set at 20 feet and continuing, passing a 1/2" steel rod set on the North side of said creek at 878.67 feet and continuing for a total distance of 379.66 feet to the Southeast corner of the herein described tract in the center of said creek; Thence in a Westerly direction

North 6517'13" West a distance of 183.45 feet,
North 7459'18" West a distance of 125.76 feet,
South 8959'51" West a distance of 133.29 feet,
South 8740'14" West a distance of 97.21 feet,
North 7625'39" West a distance of 140.26 feet,
South 8341'17" West a distance of 132.66 feet,
South 5803'37" West a distance of 63.50 feet,
South 0642'49" East a distance of 105.04 feet,
South 5522'56" West a distance of 197.87 feet to
the most Southerly Southwest corner of the herein described tract
of the Point of Intersection of said creek with the West line of
the said Terry tract.

Thence North 0024'19" East with said West line, exiting
said Smith Creek and continuing along a fence for a total
distance of 97.45 feet to a wooden post at an angle point.
Thence North 0039'23" East continuing with said West line
and general course of said fence, at a distance of 757.4 feet
crossing a metal post on the South side of Boon's Branch and
continuing for a total distance of 784.03 feet to an inside "L"
corner in the centerline of said Boon's Branch.

centering of Boon's Branch along the West line of the said Terry tract the following calls and distances:

North 79°18'25" West, a distance of 206.72 feet,
North 11°12'01" East, a distance of 173.29 feet,
North 13°35'42" West, a distance of 51.55 feet;
North 30°28'13" West, a distance of 37.95 feet;
South 86°47'19" West, a distance of 32.12 feet;
South 87°12'51" West, a distance of 69.80 feet;
South 81°20'19" West, a distance of 22.52 feet;
North 60°58'17" West, a distance of 24.25 feet;
North 46°31'35" West, a distance of 52.92 feet;
North 19°43'39" West, a distance of 117.03 feet;
North 42°52'45" West, a distance of 114.08 feet;
North 00°08'00" West, a distance of 55.89 feet;
North 54°59'40" East, a distance of 125.48 feet;
North 83°55'53" East, a distance of 19.57 feet;
North 64°19'52" East, a distance of 45.29 feet;
South 36°07'10" East, a distance of 44.05 feet;
South 71°37'33" East, a distance of 48.02 feet;
North 64°16'42" East, a distance of 24.95 feet;
North 30°49'06" East, a distance of 31.80 feet;
North 06°17'54" East, a distance of 114.05 feet;
North 10°14'38" East, a distance of 122.43 feet to an angle point in said West line;

Thence North 52°15'50" East continuing with said West line, ending said Boon's Branch and continuing for a total distance of 123.66 feet to the Point-of-Beginning and containing 34.53 acres of land more or less.

¹ James R. Martz, Registered Professional Land Surveyor, hereby certifies that a survey was made on the ground on the property legally described herein and is true and correct and that there are no visible discrepancies, conflicts, shortages in area, or rights 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.

10-3-05

James P. Muret
Registered Professional
Land Surveyor No. 5433

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GOVERNMENT

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