Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System. The distances shown hereon are ground distances.

Thomas Toby Survey
Abstract No. 1241
Grayson County, Texas

Michael Henry Gonzilas
2.11 Acres
Vol. 4797, Pg. 69,
O.P.R.G.C.T.

Perpetual Easement for ingress & egress purposes
Vol. 4797, Pg. 69,
O.P.R.G.C.T.

1/2" capped rebar set (RPLS 6578)

L2

S36°01'14"E
133.89'

passing 1/2" capped rebar set (RPLS 6578) @ 99.12'

L1

1/2" capped rebar set (RPLS 6578)

S89°01'36"E
234.37'

1/2" capped rebar set (RPLS 6578)

remainder of the David Isbon & Charles Isbon "called" 79.3 Acres
Vol. 4899, Pg. 13,
O.P.R.G.C.T.

N38°15'23"W
193.03'

gravel road

L3

1/2" capped rebar set (RPLS 6578)

L4

1/2" capped rebar set (RPLS 6578)

L5

1/2" capped rebar set (RPLS 6578)

65.03'

S45°42'15"E 245.89'

1/2" capped rebar set (RPLS 6578)

dirt road

N15°31'02"E
55.89'

N14°04'23"W
120.43'

1/2" capped rebar set (RPLS 6578)

remainder of the David Isbon & Charles Isbon "called" 79.3 Acres
Vol. 4899, Pg. 13,
O.P.R.G.C.T.

10.573 Acres

being a part of the David Isbon & Charles Isbon "called" 79.3 Acres
Vol. 4899, Pg. 13,
O.P.R.G.C.T.

N02°58'06"E
514.93'

S06°02'20"E
287.96'

30 ft. wide access easement
0.521 Acres

P.O.B.
5/8" rebar found

L6

1/2" capped rebar set (RPLS 6578)

N07°31'17"W
579.97'

1/2" capped rebar set (RPLS 6578)

S88°19'33"W
165.24'

1/2" capped rebar set (RPLS 6578)

S06°49'12"E
248.70'

Tiffany Lane

Faye

5/8" rebar found

N05°46'38"W
402.17'

P.O.B. Easement

S67°07'57"W
172.56'

1/2" capped rebar set (RPLS 6578)

S15°16'38"E
183.01'

Tipps Road

N60°36'26"E
292.49'

1/2" capped rebar set (RPLS 6578)

N88°00'27"W
315.56'

8" pvc pipe filled w/ conc.

Line Table		
Line #	Length	Bearing
L1	105.36'	N14°27'20"W
L2	75.37'	N84°19'25"E
L3	100.54'	S05°17'26"E
L4	42.55'	N82°09'47"E
L5	29.59'	S06°30'21"E
L6	72.33'	N87°35'49"E