

GRAYSON COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the Dionisio Yglesias Survey, Abstract No. 1393, Grayson County, Texas and being part of a called 127.472 acres tract of land described in Deed to Jeffrey L. Murphy and Tami M. Murphy as recorded in Instrument No. 2021-10636, Official Records, Grayson County, Texas, and being more particularly described herein as follows:

BEGINNING at a 1/2 inch iron rod found in the North Right-of-Way line of F.M. 901 (a called 120' R.O.W.) for the Southeast corner of said Murphy tract and being the most Southerly Southwest corner of a called 20.000 acres tract of land described in Deed to David H. McCorkle or Janey Sue McCorkle as recorded in Volume 3056, Page 404, said Official Records, said point being in a curve to the left having a radius of 5,789.60 feet;

THENCE Westerly, along the arc of said curve, with the South line of said Murphy tract and the North line of said F.M. 901, a distance of 115.57 feet with a delta angle of 1 degree 08 minutes 37 seconds, a chord bearing of South 89 degrees 44 minutes 23 seconds West, and a chord distance of 115.57 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC"(typical) set for corner;

THENCE South 89 degrees 10 minutes 11 seconds West, continuing with the South line of said Murphy tract, along the North line of said F.M. 901, a distance of 382.64 feet to a 5/8 inch iron rod set for the most Southerly Southwest corner of the herein described tract;

THENCE North 00 degrees 02 minutes 31 seconds East, with the West line of the herein described tract, severing said Murphy tract, a distance of 820.57 feet to a 5/8 inch iron rod set for an interior corner of the herein described tract;

THENCE South 89 degrees 10 minutes 11 seconds West, with a South line of the herein described tract, severing said Murphy tract, a distance of 204.98 feet to a 5/8 inch iron rod set in a fence line for the most Northerly Southwest corner of the herein described tract;

THENCE North 00 degrees 19 minutes 57 seconds East, with the West line of the herein described tract, severing said Murphy tract, along and near a fence, a distance of 449.70 feet to a 4 inch steel fence corner post found for the Northwest corner of the herein described tract;

THENCE South 87 degrees 53 minutes 57 seconds East, with the North line of the herein described tract, severing said Murphy tract, along and near a fence, a distance of 496.83 feet to a 5 inch steel fence corner post found for an interior corner of said Murphy tract and the most Northerly Southwest corner of said McCorkle tract;

THENCE South 88 degrees 33 minutes 08 seconds East, with a North line of said Murphy tract and a South line of said McCorkle tract, a distance of 242.96 feet to a 1/2 inch iron rod found at a 3 inch steel fence corner post for the most Southerly Northeast corner of said Murphy tract and an interior corner of said McCorkle tract;

THENCE South 01 degrees 49 minutes 39 seconds West, with the East line of said Murphy tract and the West line of said McCorkle tract, a distance of 1,237.49 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 16.896 acres of land, more or less.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 48181 0100 F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF SEPTEMBER 29, 2010.

GENERAL NOTES

- ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON OCTOBER 8, 2021.
- ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

Joe C. Vaughn, Jr.
JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
MARCH 22, 2021
FIRM REGISTRATION NO. 10129300



LAND TITLE SURVEY

TBD F.M. 901

16.896 ACRES
DIONISIO YGLESIAS SURVEY
ABSTRACT NO. 1393
GRAYSON COUNTY, TEXAS

20816 FM 901

DRAWN BY: CMW
CHECKED BY: JCV
DATE: 3/22/22
SHEET: 1 OF 1
SCALE: AS SHOWN



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5789.60'	115.57'	1°08'37"	S 89°44'23" W	115.57'
DEED	5791.00'	115.57'		N 89°42'42" W	

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - ADJOINING PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - PIPE FENCE
 - OVERHEAD UTILITIES
 - = CAPPED IRON ROD SET MARKED "PLS INC"
 - ⊙ = IRON ROD FOUND
 - E.M. = ELECTRIC METER
 - ⊗ = WATER METER
 - = CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.

