

Bettina Rising &
Ann L. Shub, Trustees
97.32 Acres
Vol. 2581, Pg. 693

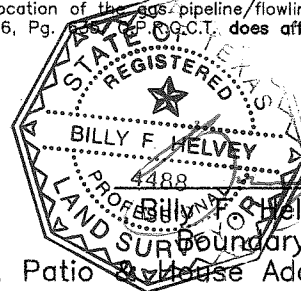
Rex Cruse Drive
a public street

Scale:
1"=100'

PP = power pole
SP = service pole

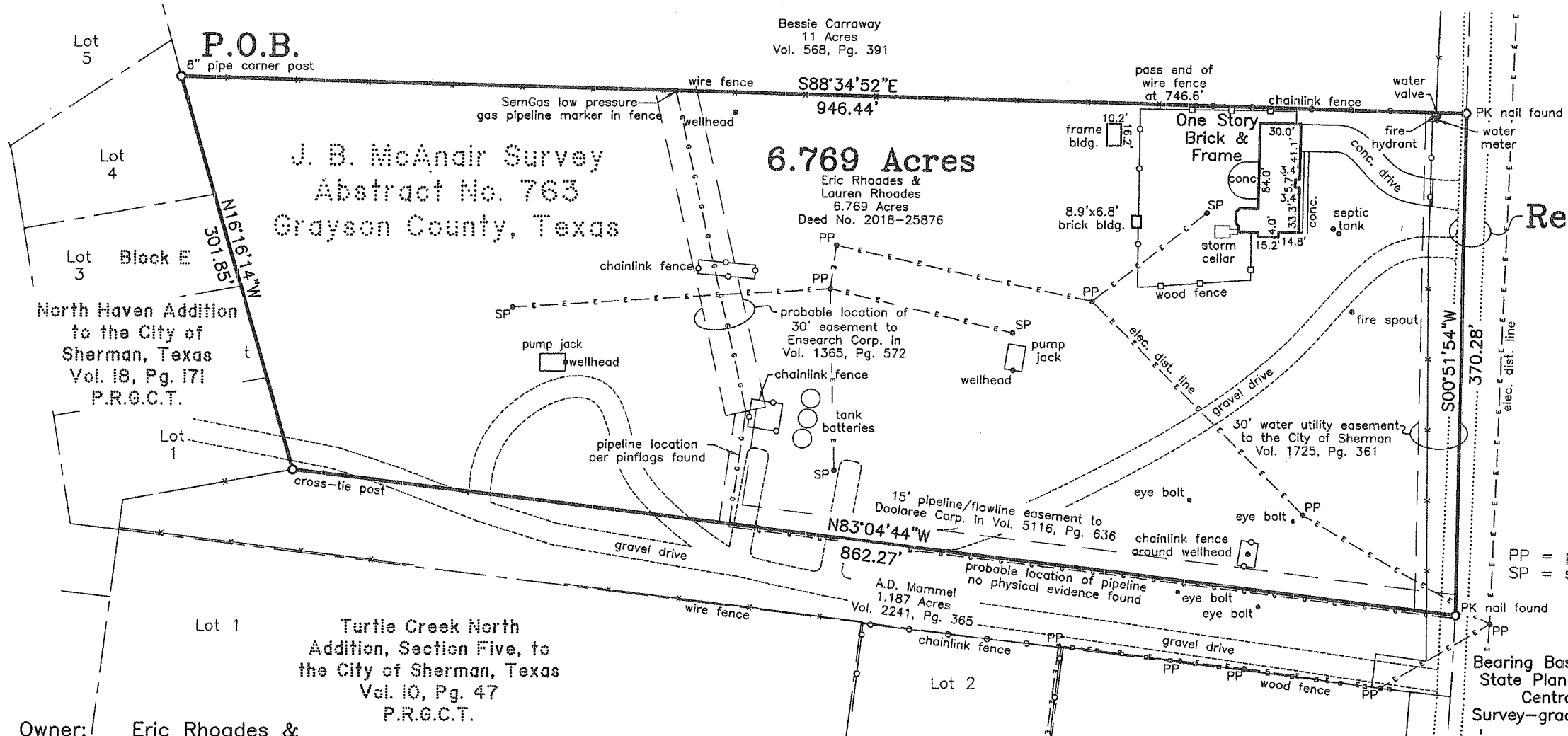
Bearing Base: Grid North, NAD83 Texas
State Plane Coordinate System, North
Central Zone, as derived by
Survey-grade Global Positioning System

- (1) The location of the "blanket" easement granted to the Texas Pipe Line Company in Vol. 756, Pg. 290, D.R.G.C.T. does affect the subject property shown hereon.
- (2) The location of the easement granted to Ensearch Corporation in Vol. 1365, Pg. 572, D.R.G.C.T. does affect the subject property, as shown hereon.
- (3) The location of the easement granted to Ensearch Corporation in Vol. 1436, Pg. 96, D.R.G.C.T. does affect the subject property shown hereon, however, the exact location of the pipeline and easement cannot be determined with available information.
- (4) The location of the water utility easement granted to the City of Sherman in Vol. 1725, Pg. 361, D.R.G.C.T. does affect the subject property, as shown hereon.
- (5) The location of the "blanket" easement granted to Doolaree Corporation in Vol. 5108, Pg. 240, O.P.R.G.C.T. does affect the subject property shown hereon.
- (6) The location of the gas pipeline/flowline easement granted to Doolaree Corporation in Vol. 5116, Pg. 636, D.R.G.C.T. does affect the subject property, as shown hereon.



Billy F. Helvey, R. P. L. S. No. 4488
Boundary Survey: August 22, 2012
House Addition: December 20, 2019

Remove/Add Buildings, Patio & House Addition: December 20, 2019



Owner: Eric Rhoades &
Lauren Rhoades

Address: 3300 Rex Cruse Drive
Sherman, Texas

This survey is for the sole benefit of the transaction by and between: the owner stated at left, Guild Mortgage Company and Red River Title Company (refinancing purposes only) and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

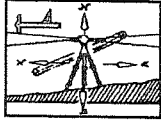
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: kate@helveywagnersurveying.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0270 F, Revised Date: September 29, 2010.

VICE PRESIDENT
KENNETH N. RUSSELL, R. P. L. S.

PRESIDENT
BILLY F. HELVEY, R. P. L. S.



Boundary Surveys - Topographic Surveys - Sub-Divisions
Residential - Commercial - Oil Well Site Locations
Construction Staking

Helvey And Associates Surveying, Inc.

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088

6.769 Acres

SITUATED in the County of Grayson, State of Texas, and being a part of the J. B. McAnair Survey, Abstract No. 763, and being the same 6.769 ac. tract of land conveyed to Robert B. Rowland by Bokf, N.A. d/b/a Bank of Texas, N.A., as Trustee of the Eugene E. Sexton and Iva Mae Sexton Intervivos Trust by Special Warranty Deed dated November 22, 2011 and recorded in Volume 5050, Page 424, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 8 inch pipe corner post in the East line of Lot 4, Block E, North Haven Addition to the City of Sherman, Texas, as per plat of record in Volume 18, Page 171, Plat Records, Grayson County, Texas, at the Southwest corner of the 11 ac. tract of land conveyed to Bessie Carraway in Volume 568, Page 391, Deed Records, Grayson County, Texas, at the Northwest corner of said Rowland 6.769 ac.;

THENCE South 88 deg. 34 min. 52 sec. East, with the general course of a wire fence maintaining the South line of said Carraway 11 ac. and the North line of said Rowland 6.769 ac., passing the end of said wire fence at 746.6 ft. and continuing for a total distance of 946.44 ft. to a PK nail found in the pavement of Rex Cruse Drive, a public street, in the West line of the 97.32 ac. tract of land conveyed to Bettina Rising and Ann L. Shub in Volume 2581, Page 693, Official Public Records, Grayson County, Texas, at the Southeast corner of said Carraway 11 ac. at the Northeast corner of said Rowland 6.769 ac.;

THENCE South 00 deg. 51 min. 54 sec. West, with the West line of said Rising and Shub 97.32 ac., a distance of 370.28 ft. to a PK nail found at the Northeast corner of the 1.187 ac. tract of land conveyed to A. D. Mammel in Volume 2241, Page 365, Real Property Records, Grayson County, Texas, at the Southeast corner of said Rowland 6.769 ac.;

THENCE North 83 deg. 04 min. 44 sec. West, with the North line of said Mammel 1.187 ac., a distance of 862.27 ft. to a cross-tie corner post at the Southeast corner of Lot 1, Block E, said North Haven Addition, at the most Northerly Northwest corner of said Mammel 1.187 ac., at the Southwest corner of said Rowland 6.769 ac.;

THENCE North 16 deg. 16 min. 14 sec. West, with the East line of said Lot 1, passing the Northeast corner of said Lot 1 and the Southeast corner of Lot 2, Block E, said North Haven Addition, and continuing now with the East line of said Lot 2, passing the Northeast corner of said Lot 2 and the Southeast corner of Lot 3, Block E, said North Haven Addition and continuing now with the East line of said Lot 3, passing the Northeast corner of said Lot 3 and the Southeast corner of said Lot 4 and continuing now with the East line of said Lot 4 for a total distance of 301.85 ft. to the **PLACE OF BEGINNING** and containing **6.769 ACRES** of land.

Billy F. Helvey, R. P. L. S. No. 4488
August 22, 2012

