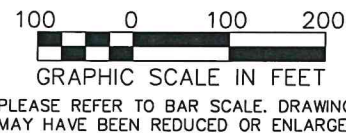
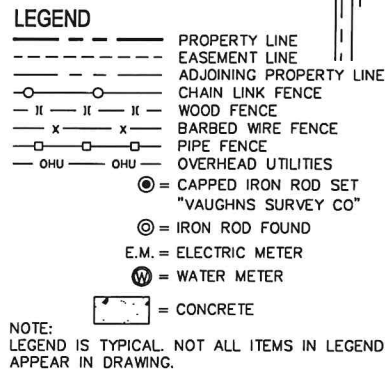
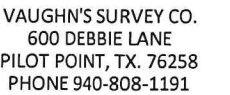


V:\2024\Talley Land Development\TBD Bucksnot Road\Plat\TBD Bucksnot Road.dwg, 8/12/2024 8:36:25 AM



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.00'	236.16'	90°12'19"	N 45°15'54" E	212.51'
PLAT	----	236.29'	----	----	----

LINE	BEARING	DISTANCE
L1	N 00°07'15" E	200.54'
PLAT	N 00°07'50" E	200.00'
L2	S 89°49'56" E	349.93'
PLAT	S 89°52'10" E	350.00'

THE COMPLETE LAND TITLE SURVEY
SHOWN HEREON COMPRISES 2 PAGES
AND "PAGE 2" ACCOMPANIES AND IS
ATTACHED HERETO BY THIS REFERENCE.

DRAWN BY:	JDF/WDJ
CHECKED BY:	JCV
DATE:	8/12/24
SHEET:	1 OF 2
SCALE:	AS SHOWN

LAND TITLE SURVEY

TBD BUCKSNORT ROAD

LOT 2
A.J. JERNIGAN ADDITION
GRAYSON COUNTY, TEXAS

TBD BUCKSNORT ROAD

PROPERTY DESCRIPTION

Lot 2 of the A. J. Jernigan Addition, an Addition to Grayson County, Texas, as shown by Plat of Record in Volume 23, Page 30, Plat Records, Grayson County, Texas.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, REFERENCED BY GF NO. CTDAL93-8000932400701ART AND BEARING AN EFFECTIVE DATE OF JULY 23, 2024.

SCHEDULE B ITEMS

- 1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE SOUTH GRAYSON WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 1440, PAGE 174, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10f)
- 2.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE SOUTH GRAYSON WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 1440, APGE 173, REAL PROPERTY RECORDS, GRAYSON COUNTY TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10g)
- 3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE SOUTH GFRAYSON WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 1440, PAGE 172, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10h)
- 4.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE ENERGY TRANSFER FUEL, LP EASEMENT RECORDED UNDER CLEKR'S FILE NO. 2007-00010674, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10i)

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 # 480829 0575 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

1. 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 AUGUST 2, 2024.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. 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. 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.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
AUGUST 12, 2024
FIRM REGISTRATION NO. 10184786

VAUGHN'S SURVEY CO.
600 DEBBIE LANE
PILOT POINT, TX. 76258
PHONE 940-808-1191



THE COMPLETE LAND TITLE SURVEY
SHOWN HEREON COMPRISES 2 PAGES
AND "PAGE 1" ACCOMPANIES AND IS
ATTACHED HERETO BY THIS REFERENCE.

DRAWN BY:	JDF /WDJ
CHECKED BY:	JCV
DATE:	8/12/24
SHEET:	2 OF 2
SCALE:	N.T.S.

LAND TITLE SURVEY
TBD BUCKSNORT ROAD

LOT 2
A.J. JERNIGAN ADDITION
GRAYSON COUNTY, TEXAS

TBD BUCKSNORT ROAD