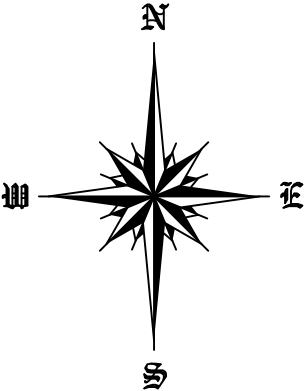


~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)



Legend

- GUY ANCHOR
- POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- BARBWIRE FENCE
- ASPHALT

ONLY VISIBLE ABOVE GROUND UTILITIES HAVE BEEN LOCATED. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED OR SHOWN ON THIS PLAT. CALL 811 BEFORE YOU DIG.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EXISTING EASEMENTS MAY AFFECT THIS PROPERTY.

Legal Description

Situated in the County of Grayson, State of Texas being a part of the A.H. Parr Survey, Abstract No. 983, and being a part of a 13.44 acre tract of land conveyed to Luke Westley Bright by deed of record in Document No. 2017-19391, Official Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the south right-of-way of U.S. Highway No. 82, maintaining the northeast corner of said 13.44 acre Bright Tract and the northeast corner of a 19.93 acre tract of land conveyed to Terena Simpson by deed of record in Volume 5342, Page 149 of said Official Public Records;

Thence **North 89°32'32" East**, along the south right-of-way line of said U.S. Highway No. 82 and the north line of said 13.44 acre Bright Tract, a distance of **463.39 feet** to a Pipe fence corner post maintaining the northeast corner of said 13.44 acre Bright Tract and the northwest corner of a 13.44 acre tract of land conveyed to Dan P. Griffin and Kaylene S Griffin by deed of record in Volume 3790, Page 631, Official Public Records, Grayson County, Texas;

Thence **South 00°20'13" East**, along the east line of said 13.44 acre Bright Tract and the west line of said 13.44 acre Griffin Tract, a distance of **562.50 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in a barbwire fence row for the southeast corner of the herein described tract;

Thence **North 89°12'59" West**, with the existing barbwire fence row, a distance of **463.48 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of said 13.44 acre Bright Tract and in the east line of said 19.93 acre tract;

Thence **North 00°20'13" West**, along the west line of said 13.44 acre Bright Tract, and the east line of said 19.93 acre tract, a distance of **552.46 feet** to the **Point-of-Beginning** and containing **5.930 acres** of land.

I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-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.

John C. Copley
John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 03/03/2025
DATE OF SURVEY: 03/06/2025



U.S. HIGHWAY NO. 82

P.O.B.
1/2" STEEL
ROD FOUND

N 89°32'32" E

463.39'

PIPE FENCE
CORNER POST

A.H. Parr Survey
Abstract No. 983

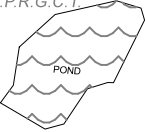
N 00°20'13" W

552.46'

5.930 Acres

258328 Sq. Ft.

13.44 AC
WESLEY LUKE BRIGHT
DOC. NO. 2017-19391
R.P.R.G.C.T.



30' WIDE ACCESS EASEMENT
FOR ACCESS TO U.S. HWY NO. 82
DOCUMENT NO. 2017-19391
R.P.R.G.C.T.

19.93 AC
TERENA SIMPSON
VOL. 5342, PG. 149
O.P.R.G.C.T.

1/2" STEEL
ROD SET
(RPLS 6720)

N 89°12'59" W

463.48'

1/2" STEEL
ROD SET
(RPLS 6720)

13.44 AC
DAN P. GRIFFIN
KAYLENE S. GRIFFIN
VOL. 3790, PG. 631
O.R.G.C.T.

REMAINDER OF 13.44 AC
WESLEY LUKE BRIGHT
DOC. NO. 2017-19391
R.P.R.G.C.T.



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