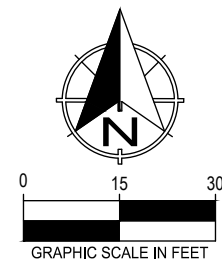
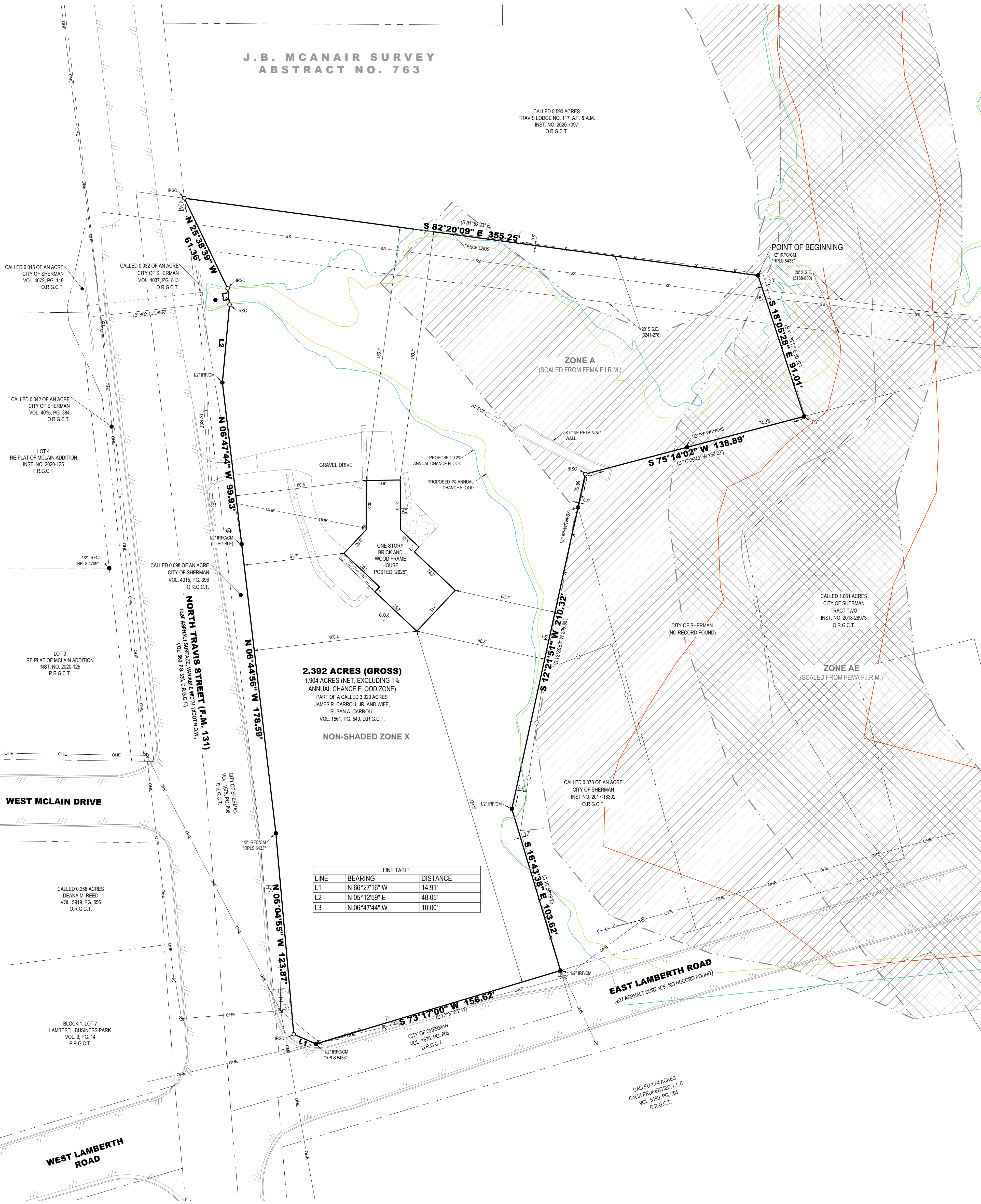


J.B. MCANAIR SURVEY
ABSTRACT NO. 763

CALLED 5.590 ACRES
TRAVIS LODGE NO. 117, A.F. & A.M.
INST. NO. 2020-7097
O.R.G.C.T.



All bearings shown are based on grid north of the
Texas Coordinate System of 1983, North Central
Zone (4202), North American Datum of 1983.



2.392 ACRES (GROSS)
1.904 ACRES (NET, EXCLUDING 1%
ANNUAL CHANCE FLOOD ZONE)
PART OF A CALLED 3.020 ACRES
JAMES R. CARROLL JR. AND WIFE,
SUSAN A. CARROLL
VOL. 1561, PG. 540, D.R.G.C.T.

NON-SHADED ZONE X

LINE	BEARING	DISTANCE
L1	N 66°27'16" W	14.91'
L2	N 05°12'59" E	48.05'
L3	N 06°47'44" W	10.00'

GENERAL NOTES:

- This survey was completed without the benefit of a current title commitment. Additional Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485503, effective date 09/29/2010 and that map indicates that this property is within "Zone AE" defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood with base flood elevations determined" and "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Certify to: James R. Carroll, Susan A. Carroll;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 05/25/2022, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.



Chris R. Noah, R.P.L.S. No. 6585

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of the remaining portion of a called 3.020 acre tract of land described in the deed to James R. Carroll Jr. and wife, Susan A. Carroll, recorded in Volume 1561, Page 540, Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "RPLS 5433" found for the northern-most northeast corner of said 3.020 acre tract, common to a re-entrant corner on a southerly line of a called 5.590 acre tract of land described in the deed to Travis Lodge No. 117, A.F. & A.M., recorded in Instrument No. 2020-7097, Official Records of Grayson County, Texas;

THENCE North 12°05'28" East, with an easterly line of said 3.020 acre tract, and with an easterly line of said 5.90 acre tract, a distance of 91.01 feet to a square tubing found for the eastern-most southeast corner of said 3.020 acre tract, common to the southern-most southwest corner of said 5.90 acre tract;

THENCE South 75°14'02" West, with a southerly line of said 3.020 acre tract, passing en route at a distance of 74.23 a 1/2-inch iron rod found for witness, and continuing on said course, a total distance of 138.89 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for corner;

THENCE South 73°17'00" West, with an easterly line of said 3.020 acre tract, passing en route at a distance of 20.89 a 1/2-inch iron rod found for the northeasterly corner of a called 0.378 of an acre tract of land described in the deed to the City of Sherman, recorded in Instrument No. 2017-18302, said Official Records, and continuing on said course, with the westerly line of said 0.378 acre tract, a total distance of 210.32 feet to a 1/2-inch iron rod found for corner;

THENCE South 16°43'38" East, continuing with an easterly line of said 3.020 acre tract, and with the westerly line of said 0.378 acre tract, a distance of 103.62 feet to a 1/2-inch iron rod found for the southeast corner of the herein described tract of land, common to the southwest corner of said 0.378 acre tract, and common to the eastern-most northeast corner of a tract of land described in the deed to the City of Sherman, recorded in Volume 1675, Page 806, said Deed Records, and on the northerly right-of-way line on East Lamberth Road;

THENCE South 73°17'00" West, crossing said 3.020 acre tract with a northerly line of said City of Sherman Tract (1675-806), and with the northerly right-of-way line of said East Lamberth Road, a distance of 156.62 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5433" found for the southeast corner of a called 0.098 of an acre tract of land described in the deed to the City of Sherman, recorded in Volume 4015, Page 396, said Official Records, and at the intersection of the

northerly right-of-way line of said East Lamberth Road, and the easterly right-of-way line of North Travis Street (FM 131);

THENCE North 66°27'16" West, continuing across said 3.020 acre tract with the easterly line of said 0.098 acre tract, and with the easterly right-of-way line of said North Travis Street, a distance of 14.91 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southwest corner of the herein described tract of land;

THENCE North 05°04'55" West, continuing across said 3.020 acre tract with the easterly line of said 0.098 acre tract, with the easterly right-of-way line of said North Travis Street (FM 131), a distance of 123.87 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5433" found for corner;

THENCE North 06°44'56" West, continuing across said 3.020 acre tract with the easterly line of said 0.098 acre tract, and with the easterly right-of-way line of said North Travis Street (FM 131), a distance of 178.59 feet to a 1/2-inch iron rod with an illegible cap found for the southerly corner of a called 0.032 of an acre tract of land described in the deed to the City of Sherman, recorded in Volume 4037, Page 813, said Official Records;

THENCE in a northerly direction, continuing across said 3.020 acre tract with the easterly line of said 0.032 acre tract, and with the easterly right-of-way line of said North Travis Street (FM 131), the following Four (4) courses:

- North 06°47'44" West, a distance of 99.93 feet to a 1/2-inch iron rod found for corner;
- North 05°12'59" East, a distance of 48.05 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for corner;
- North 06°47'44" West, a distance of 10.00 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for corner;
- North 25°38'39" West, a distance of 61.36 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of the herein described tract of land, common to the northeasterly corner of said 0.032 acre tract, and common to the northwesterly corner of aforesaid 0.098 acre tract, and common to the northern-most northeast corner of aforesaid City of Sherman Tract (1675-826), and common to western-most southwest corner of aforesaid 5.590 acre tract, and on the northerly line of said 3.020 acre tract;

THENCE South 82°20'09" East, with the northerly line of said 3.020 acre tract, and with the southerly line of said 5.590 acre tract, a distance of 355.25 feet to the POINT OF BEGINNING and enclosing 2.392 acres (104,190 square feet) of land, more or less.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ PLASTIC CAP
FST	FOUND SQUARE TUBE
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
S.S.E.	SANITARY SEWER EASEMENT
(E)	ELECTRIC BOX
(E)	ELECTRIC METER
(E)	UTILITY/POWER POLE
(E)	GUY
(E)	TELEPHONE BOX
(E)	BURIED TELEPHONE MARKER
(E)	TELEPHONE VAULT
(E)	BURIED NATURAL GAS MARKER
(E)	WATER METER
(AC)	AC UNIT
RCP	REINFORCED CONCRETE PIPE
(S)	SANITARY SEWER MANHOLE
C.O.	CLEAN OUT
(S)	STORM DRAIN MANHOLE
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT
---	WIRE FENCE
---	CHAIN LINK FENCE
---	ASPHALT
---	OVERHEAD ELECTRIC/UTILITY
---	SANITARY SEWER LINE

TITLE SURVEY
2.392 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
2625 North Travis Street, Sherman
Grayson County, Texas



18PLS Firm No. 10194715
Drawn by: LGT
Checked by: CRN
Scale: 1"=30'
Date: 06/14/2022
Project No. 22-0222
Sheet No. 1 of 1

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