

James Garland Survey Abst.No.441

Jerry W. Weaver et ux,
Betty R. Weaver
03 May 1983 (40.943 Ac.)
Vol. 1644 Pg. 117 D.R.

Jerry W. Weaver et ux,
Betty R. Weaver
03 May 1983 (40.943 Ac.)
Vol. 1644 Pg. 117 D.R.

Ivan Andre Zael
12 Aug. 2003
Vol. 3509 Pg. 392 D.R.

United States of America
18 Sept. 1984 (1.3 Ac.)
Vol. 1714 Pg. 87 D.R.
Flowage Easement

United States of America
18 Sept. 1984 (1.3 Ac.)
Vol. 1714 Pg. 87 D.R.
Flowage Easement

POINT OF
BEGINNING

S 89°04'33" E 459.27'

870467.1
19.983

30' x 48' Metal Barn

30' x 36' Metal Barn

30' x 36' Metal Barn

30' x 36' Metal Barn

30' x 36' Metal Barn

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FLOOD STATEMENT:

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Panel Number 48181C effective date of 29 September 2010, and that map indicates that this property is not within Zone "A" (special flood hazard area) as shown on Panel Number 0350-F of said map.

This flood statement does not imply that the property and/or the 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.

OWNER:

Juan Carlos Rojas Martin
03 February 2012
Vol. 5077 Pg. 811 D.R.

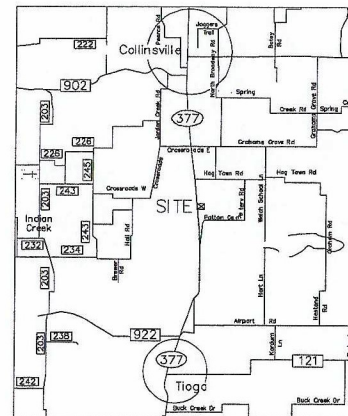
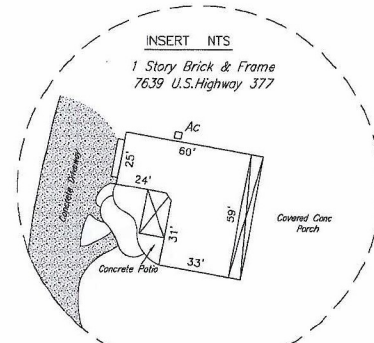
NOTES:

- Grayson-Collin Electric CO-OP, Vol. 1468 Pg. 747 D.R.
Affects this tract as shown.
- United States of America, Vol. 1706 Pg. 699 D.R.
Affects this tract as shown.

INSERT NTS

1 Story Brick & Frame
7639 U.S. Highway 377

United States of America
08 May 1984
Vol. 1804 Pg. 443 D.R.
(52.83 Ac.)



Location Map

** PROPERTY DESCRIPTION **

All that certain tract or parcel of land situated in the James Garland Survey, Abstract Number 441, County of Grayson, State of Texas; said tract being all of a 19.983 Acre tract as described in Deed to Juan Carlos Rojas Martin, filed 03 February 2012, and Recorded in Volume 5077 Page 811 of the Deed Records of the County of Grayson, State of Texas; said tract also known as 7639 U.S. Highway 377, and being more fully described as follows:

BEGINNING for the northeast corner of the tract being described herein at a found 1/2 inch Rebar, said rebar being the northeast corner of said Martin tract, and on the west Right-of-Way line of U.S. Highway Number 377 (an asphalt surfaced public road), and the northwest corner of a called 0.837 Acre tract as shown by Deed to The State of Texas, dated 21 September 1964, and Recorded in Volume 1015 Page 581 of said Deed Records, and the most easterly southeast corner of a called 40.943 Acre tract as described in Deed to Jerry W. Weaver et ux, Betty R. Weaver, filed 03 May 1983, and Recorded in Volume 1644 Page 117 of said Deed Records, said rebar also being the southwest corner of a called 0.094 Acre tract as shown by Deed to The State of Texas, and Recorded in Volume 1099 Page 422 of said Deed Records, Grayson County, Texas;

Thence: South 05 degrees 59 minutes 33 seconds East, with the east line of said Martin tract, and with the west line of said Highway, a distance of 300.00 feet to a found 1/2 inch Steel Square Tubing for the start of a curve to the right whose radius is 5666.65, central angle of 07 degrees 44 minutes 12 seconds, chord bearing and distance of south 02 degrees 05 minutes 24 seconds east, a distance of 764.58 feet;

Thence: With said curve to the right, for an Arc length of 765.17 feet to a found 1/2 inch Steel Square Tubing for the end of said curve;

Thence: South 02 degrees 06 minutes 03 seconds West, with the east line of said Martin tract, and the west line of said Highway, a distance of 523.30 feet to a found 1/2 inch Rebar for the southeast corner of said Martin tract, and the most easterly northeast corner of a called 142.36 Acre tract as described in Deed to Tran Andre Zael, filed 12 August 2003, and Recorded in Volume 3509 Page 392 of said Deed Records;

Thence: North 87 degrees 11 minutes 57 seconds west, with the south line of said Martin tract, and the north line of said Zael tract, and with a wire fence line, a distance of 590.59 feet to a found 1/2 inch Rebar by a wood fence corner post for the southwest corner of said Martin tract, and an ell corner of said Zael Tract;

Thence: North 02 degrees 30 minutes 02 seconds East, with the west line of said Martin tract, and the east line of said Zael tract, and with a wire fence line, a distance of 343.33 feet to a found 1/2 inch Steel Rebar by a wood fence corner post for the most northerly northeast corner of said Zael tract, and the southeast corner of said Weaver tract;

Thence: North 03 degrees 31 minutes 10 seconds East, with a wire fence line, a distance of 432.12 feet to a found 1/2 inch Rebar for a corner;

Thence: North 03 degrees 33 minutes 42 seconds East, with the west line of said Martin tract, and with a wire fence line, a distance of 791.15 feet to a found 1/2 inch Steel Rebar for the northwest corner of said Martin tract, and an ell corner of said Weaver tract;

Thence: South 89 degrees 04 minutes 33 second East, with the north line of said Martin tract, the south line of said Weaver tract, and with a wire fence line, a distance of 459.27 feet to the POINT OF BEGINNING and containing 19.983 Acres of land.

The undersigned does hereby state, that a survey was made on the ground, dated 18 August 2016, on the property legally described herein or in attached field notes and is correct; except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described hereinabove.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated herein, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

22 August 2016

Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577



COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6571 E-mail: CLS108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

7639 U.S. Highway 377
19.983 Acres in the
James Garland Survey Abst.No.441
County of Grayson
State of Texas

Registered Professional
Land Surveyors Seal

Drawn by: MJC
Check by: DKC

Job No.
16-11300

Date: 22 August 2016

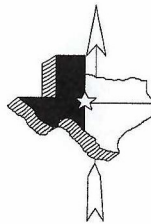
Lake Ray Roberts

Notes:

- If the Original Surveyors Seal & Signature IS NOT in "RED" then the drawing may be a copy or forgery.
- There May Or May Not Be Pipe Lines On This Property.
- Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
- This Survey May or May Not Comply With City or County Platting Regulations.
- Errors: The Client or Client's representative will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report. After this time has expired all parties involved must accept the survey as issued.

LEGEND

SR = Set 3/4" Rod
FP = Found Rebar
SP = Set 1/2" Sq Tubing
FST = Fd 1/2" Sq Tubing
FSR = Fd 3/4" Rod
ROW = Right-of-Way
-X- = Fence Line
() = Deed Call
-E- = Electric Line
-T- = Telephone Line
-C- = TV Cable
GM = Gas Meter
PM = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Underd phone
FOP = Fence corner Post
UE = Utility Easement
BC = Back of Curb



SCALE: 1" = 200'