

# SURVEY PLAT



1529 E I-30, STE. 103  
GARLAND, TEXAS 75043  
FIRM REGISTRATION NO. 10194366  
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 23343 WEST U.S. HIGHWAY 82 in the city of SHERMAN Texas.

BEING all that certain lot, tract or parcel of land situated in the Thomas Lott Survey, Abstract No. 725, Grayson County, Texas, being a portion of a tract of land described in deed to Floyd D. Baggs and Margaret Baggs, recorded in Volume 3484, Page 577, Deed Records, Grayson County, Texas (D.R.G.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from a 1/2 inch iron rod found for corner in Gibbons Road, and in Gage Road, at the Northwest corner of a tract of land described in deed to Julia Hays, a single person, recorded under Instrument No. 2013-12940 (D.R.G.C.T.);

THENCE South 00 deg. 49 min. 23 sec. West, a distance of 574.41 feet to a 60D nail found for corner in said Gibbons Road, in the West line of a tract of land described in deed to Rebecca Ann Gibbons Fennell and Karen Michelle Gibbons Miller, equally share and share alike, recorded in Volume 5911, Page 403 (D.R.G.C.T.), at the Easterly Southeast corner of that remaining portion of said Baggs tract, being the PLACE OF BEGINNING;

THENCE South 00 deg. 49 min. 23 sec. West, a distance of 326.40 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 deg. 19 min. 08 sec. West, a distance of 24.69 feet to a concrete monument found for corner;

THENCE South 72 deg. 37 min. 25 sec. West, a distance of 158.02 feet to a concrete monument found for corner in the North line of U.S. Highway 82;

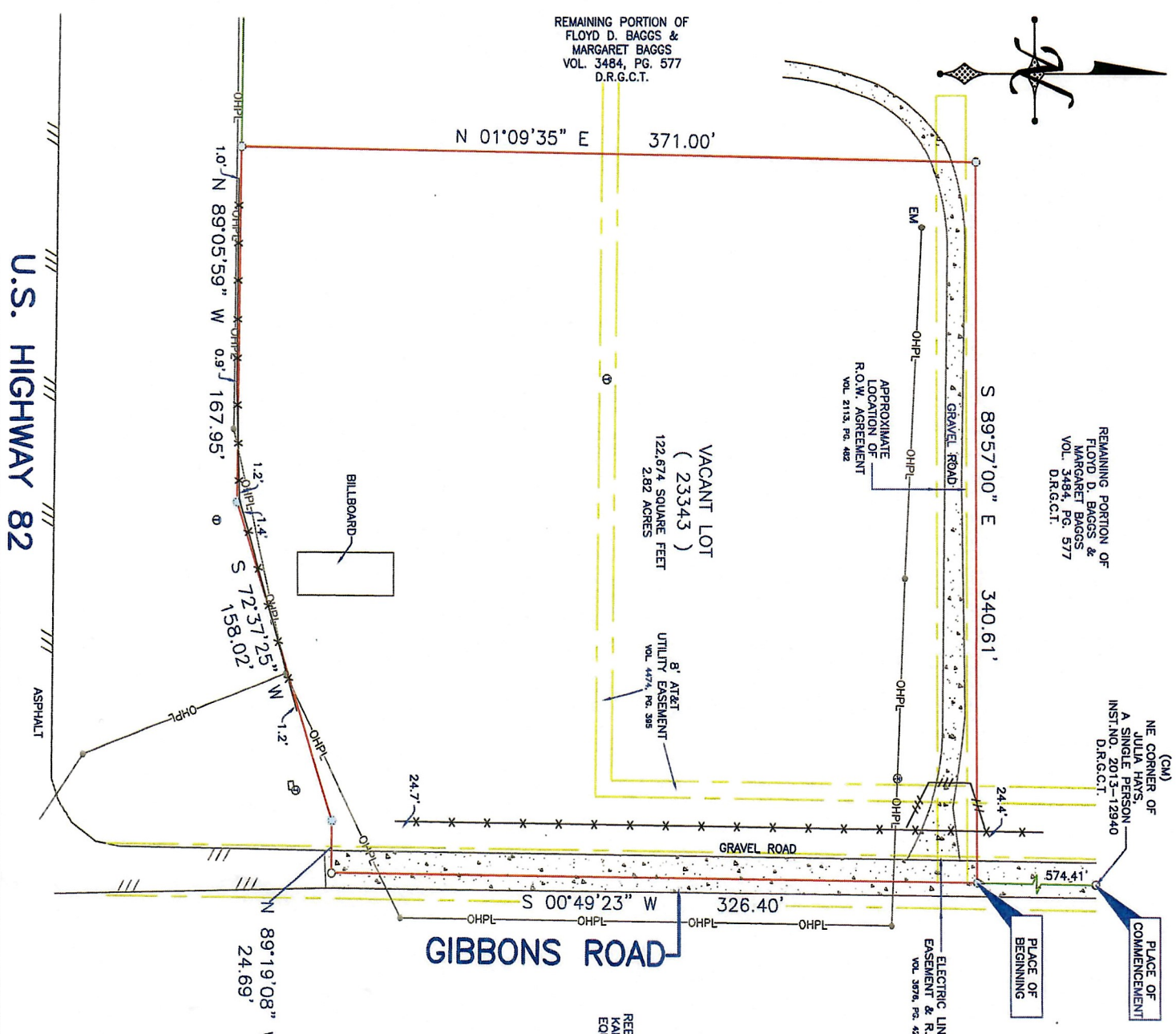
THENCE North 89 deg. 05 min. 59 sec. West, with the North line of said U.S. Highway 82 a distance of 167.95 feet to a 1/2 inch yellow-capped iron rod set for corner at the Southerly Southeast corner of that remaining portion of said Baggs tract;

THENCE North 01 deg. 09 min. 35 sec. East, a distance of 371.00 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 89 deg. 57 min. 00 sec. East, a distance of 340.61 feet to the PLACE OF BEGINNING and containing 122,674 square feet or 2.82 acres of land.



First American Title



PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS VOL. 550 PG. 435; VOL. 1013, PG. 575; VOL. 4318, PG. 630; INST. NO. 2023-9381

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

REBECCA ANN GIBBONS FENNELL & KAREN MICHELLE GIBBONS MILLER, EQUALLY SHARE AND SHARE ALIKE VOL. 5911, PG. 403 D.R.G.C.T.

REMAINING PORTION OF FLOYD D. BAGGS & MARGARET BAGGS VOL. 3484, PG. 577 D.R.G.C.T.

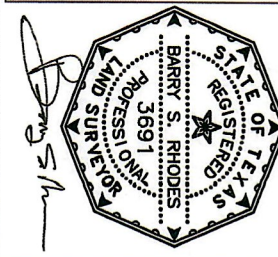
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements, TITLE AND ABSTRACTING WORK FURNISHED BY FIRST AMERICAN TITLE.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNEE IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIRST AMERICAN TITLE

LEGEND	
WOOD FENCE	WIRE FENCE
CHAIN LINK	WIRE FENCE
CONCRETE MONUMENT	CONCRETE MONUMENT
60D NAIL FOUND	60D NAIL FOUND
1/2" YELLOW-CAPPED IRON ROD SET	1/2" YELLOW-CAPPED IRON ROD SET
5/8" IRON ROD FOUND	5/8" IRON ROD FOUND
CONCRETE MONUMENT	ELECTRIC METER
CLEAN OUT	PE - POLE FOUND
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER METER
(UNLESS OTHERWISE NOTED)	



U.S. HIGHWAY 82

Drawn by: BM

ACCEPTED BY: