



### **Legal Description**

Job No. 22080844

Situated in the County of Grayson, State of Texas, being a part of Thomas Harshbarger Survey, Abstract No. 565, and part of F. Ridge Survey, Abstract No. 1419, and part of J. L. Tippit Survey, Abstract No. 1268, and being all of a called 103.018 acre tract of land described as Exhibit C in the deed to Martha Jane Hunt, recorded in Volume 2839, Page 388, Official Public Records, Grayson County, Texas, and all of a called 111.07 acre tract of land described in the deed to The Gerick Family Trust, recorded in Instrument No. 2017-22287, said Official Public Records, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northwest corner of said 103.018 acre tract, common to the southwest corner of a called 25.699 acre tract of land described in the deed to Jerry Boaz, recorded in Volume 5952, Page 687, said Official Public Records, and in Spalding Road;

Thence South 88°24'33" East, with the northerly line of said 103.018 acre tract, and with the southerly line of said 25.699 acre tract, and with the southerly line of a called 22.487 acre tract of land described in the deed to Robert Dale Barrett, recorded in Volume 2852, Page 761, said Official Public Records, a distance of 2463.82 feet a fence corner post found for the northeast corner of said 103.018 acre tract, common to the southeast corner of said 22.487 acre tract, and on a westerly line of a called 450.19 acre tract of land described in the deed to SSM Sherman Texas Investments, LLC, recorded in Instrument No. 2021-44140, said Official Public Records;

Thence South 01°33'43" West, with the easterly line of said 103.018 acre tract, and with a westerly line of said 450.19 acre tract, along or near a fence, a distance of 1816.42 feet to a fence corner post found for the southeast corner of said 103.018 acre tract, common to the northeast corner of aforesaid 111.07 acre tract, and common to the western-most southwest corner of said 450.19 acre tract;

Thence South 55°20'08" East, with the easterly line of said 111.07 acre tract, along or near a fence, a distance of 145.98 feet to an angle point;

Thence South 08°05'06" East, continuing with the easterly line of said 111.07 acre tract, along or near a fence, a distance of 231.26 feet to a found fence corner post, and on a westerly line of aforesaid 450.19 acre tract;

Thence South 01°39'16" West, continuing with the easterly line of said 111.07 acre tract, and with a westerly line of said 450.19 acre tract, along or near a fence, a distance of 2339.77 feet to a 1/2" steel rod found for the southeast corner of said 111.07 acre tract, common to the southern-most southwest corner of said 450.19 acre tract, and with the northerly line of a called 150.000 acre tract of land described in the deed to TX56 Sherman Venture, LLC, recorded in Instrument No. 2022-11995, said Official Public Records;

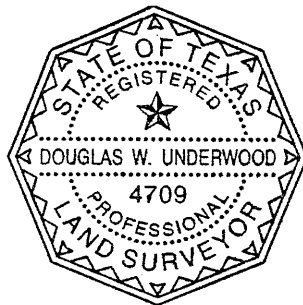
Thence North 89°01'53" West, with a southerly line of said 111.07 acre tract, and with the northerly line of said 150.000 acre tract, and with the northerly line of a called 71.63 acre tract of land described in the deed to Allejen Ranch, LLC, recorded in Instrument No. 2020-11770, said Official Public Records, along or near a fence, a distance of 789.45 feet to a 1/2" steel rod found for the southern-most southwest corner of said 111.07 acre tract, common to the southeast corner of a called 5.00 acre tract of land described in the deed to Ed Hutson and Lynda Hutson, recorded in Volume 38.22, Page 476, said Official Public Records;


Thence North 01°26'49" East, with a westerly line of said 111.07 acre tract, and with the easterly line of said 5.00 acre tract, along or near a fence, a distance of 723.82 feet to a 1/2" steel rod found for the northeast corner of said 5.00 acre tract, common to the southeast corner of a called 17.81 acre tract of land described in the deed to Joel Leroy Field and Amie Field, recorded in Volume 5385, Page 587, said Official Public Records;

Thence North 00°20'59" East, continuing with a westerly line of said 111.07 acre tract, and with the easterly line of said 17.81 acre tract, along or near a fence, a distance of 429.30 feet to a 1/2" steel rod found for a re-entrant corner on the southerly line of said 111.07 acre tract, common to the northeast corner of said 17.81 acre tract;

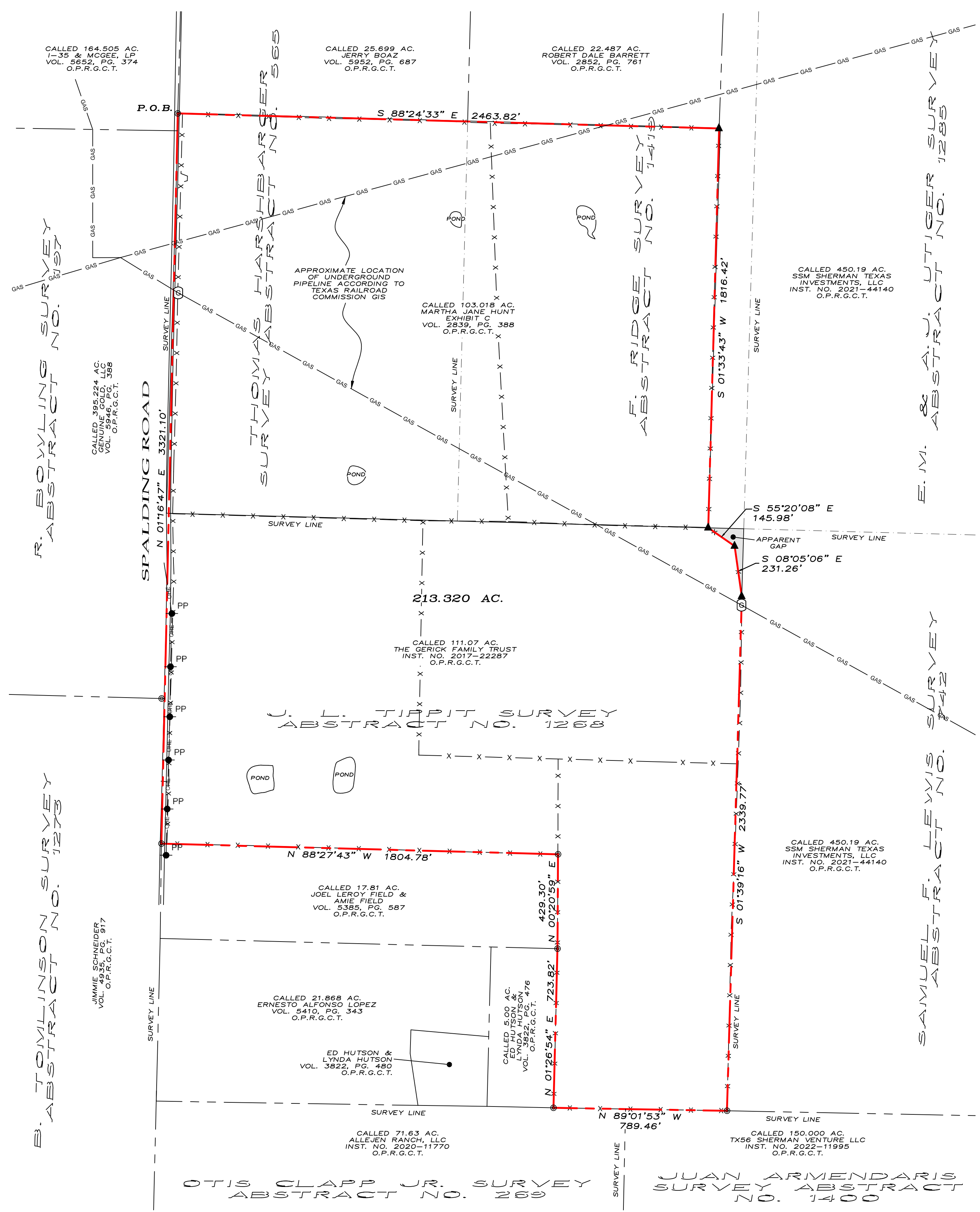
Thence North 88°27'43" West, with a southerly line of said 111.07 acre tract, and with the northerly line of said 17.81 acre tract, along or near a fence, a distance of 1804.78 feet to a 1/2" steel rod found for the western-most southwest corner of said 111.07 acre tract, common to the northwest corner of said 17.81 acre tract, and in aforesaid Spalding Road;

Thence North 01°16'47" East, with a westerly line of said 111.07 acre tract, and the westerly line of aforesaid 103.018 acre tract, and in Spalding Road, a distance of 3321.10 feet to the Point of Beginning and containing 213.320 acres of land, more or less.



  
08/18/2022  
\_\_\_\_\_  
Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709  
Firm No. 1006300

SCALE  
1" = 300'



CALLED 164.505 AC.  
I-35 & MOGEE, LP  
VOL. 5652, PG. 374  
O.P.R.G.C.T.

CALLED 25.699 AC.  
JERRY BOAZ  
VOL. 5952, PG. 687  
O.P.R.G.C.T.

CALLED 22.487 AC.  
ROBERT DALE BARRETT  
VOL. 2852, PG. 761  
O.P.R.G.C.T.

CALLED 395.224 AC.  
GENUINE GOLD, LLC  
VOL. 5946, PG. 388  
O.P.R.G.C.T.

APPROXIMATE LOCATION  
OF UNDERGROUND  
PIPELINE ACCORDING TO  
TEXAS RAILROAD  
COMMISSION GIS

CALLED 103.018 AC.  
MARTHA JANE HUNT  
EXHIBIT C  
VOL. 2839, PG. 388  
O.P.R.G.C.T.

CALLED 450.19 AC.  
SSM SHERMAN TEXAS  
INVESTMENTS, LLC  
INST. NO. 2021-44140  
O.P.R.G.C.T.

CALLED 111.07 AC.  
THE GERICK FAMILY TRUST  
INST. NO. 2017-22287  
O.P.R.G.C.T.

J. L. TRIPIT SURVEY  
ABSTRACT NO. 1268

CALLED 17.81 AC.  
JOEL LEROY FIELD &  
AMIE FIELD  
VOL. 5385, PG. 587  
O.P.R.G.C.T.

CALLED 21.868 AC.  
ERNESTO ALFONSO LOPEZ  
VOL. 5410, PG. 343  
O.P.R.G.C.T.

ED HUTSON &  
LYNDA HUTSON  
VOL. 3822, PG. 480  
O.P.R.G.C.T.

CALLED 500 AC.  
ED HUTSON &  
LYNDA HUTSON  
VOL. 3822, PG. 476  
O.P.R.G.C.T.

CALLED 71.63 AC.  
ALLEVEN RANCH, LLC  
INST. NO. 2020-11770  
O.P.R.G.C.T.

CALLED 450.19 AC.  
SSM SHERMAN TEXAS  
INVESTMENTS, LLC  
INST. NO. 2021-44140  
O.P.R.G.C.T.

CALLED 150,000 AC.  
TX56 SHERMAN VENTURE LLC  
INST. NO. 2022-11995  
O.P.R.G.C.T.

OTIS CLAPP JR. SURVEY  
ABSTRACT NO. 269

JUAN ARMENDARIS  
SURVEY ABSTRACT  
NO. 1400

SEE LEGAL  
ATTACHED

- LEGEND**
- ⊙ 1/2" STEEL ROD FOUND
  - ▲ FENCE CORNER POST FOUND
  - ⓐ GAS MARKER
  - PP POWER POLE
  - BOUNDARY LINE
  - - - PROPERTY LINE
  - x - x - BARB WIRE FENCE
  - OHE OVERHEAD ELECTRIC LINE

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



*D.W.U.*  
Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709  
DATE OF SURVEY: 08/18/22

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

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