

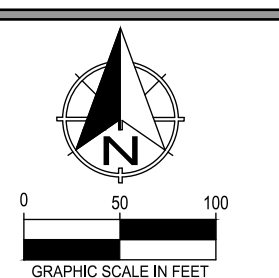
**BUFORD MORGISON SURVEY
ABSTRACT NO. 1498**

REMAINDER OF A CALLED 51.82 ACRES
QUENTIN O. GREGORY AND WIFE,
ADALPHINA GREGORY
VOL. 907, PG. 472
D.R.G.C.T.

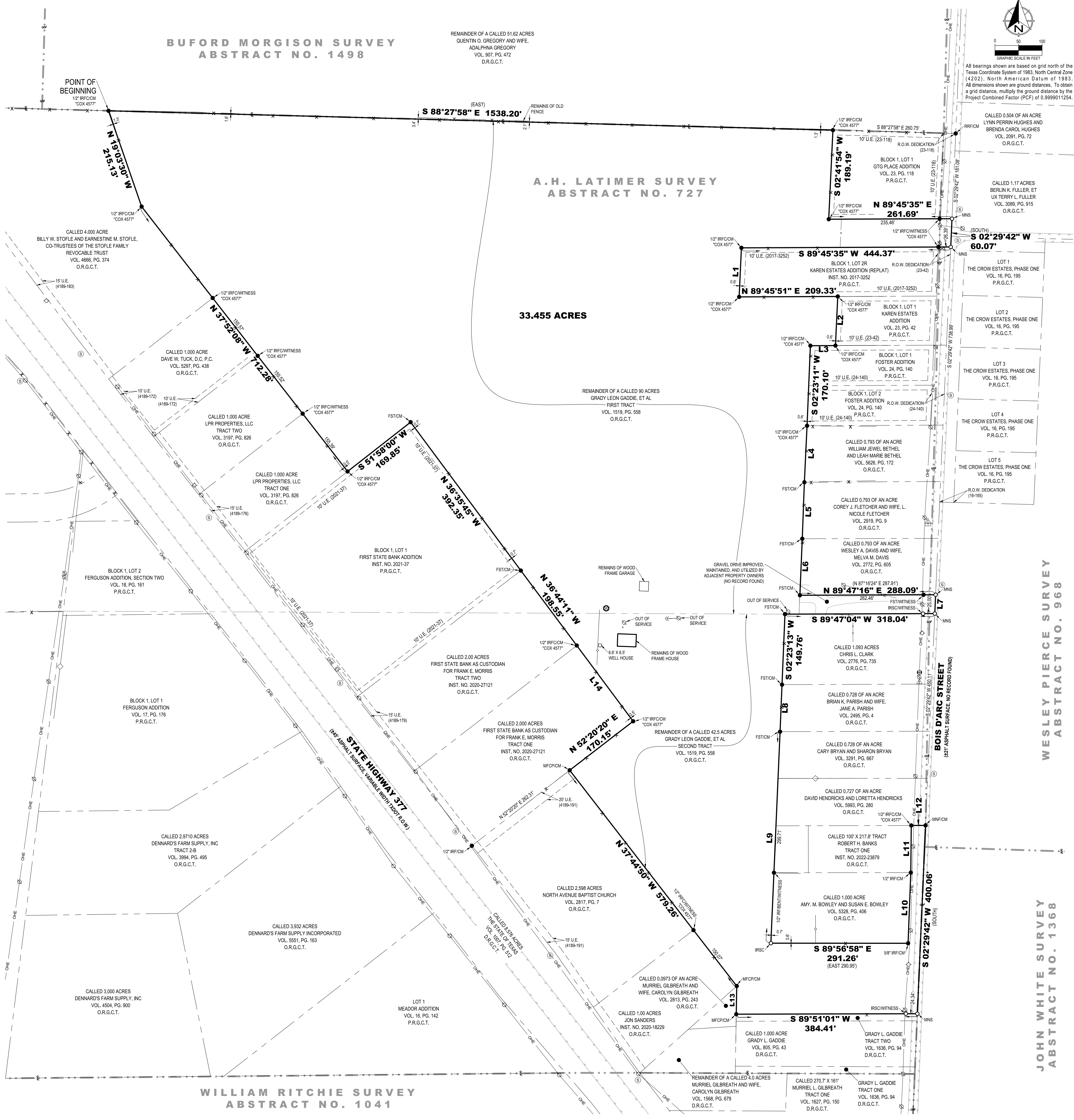
**A. H. LATIMER SURVEY
ABSTRACT NO. 727**

33.455 ACRES

**WILLIAM RITCHIE SURVEY
ABSTRACT NO. 1041**



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999901254.



**WESLEY PIERCE SURVEY
ABSTRACT NO. 968**

**JOHN WHITE SURVEY
ABSTRACT NO. 1368**

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:
Only those easements and/or other matters of record, as listed in Title Commitment FG No. 323335, issued by Fidelity National Title Insurance Company, countersigned by Chapin Title Company, with an effective date of September 11, 2022, and an issued date of September 27, 2022, and related below were considered for this Survey. The surveyor did not perform an abstract of title.

- 10a. Easement from Effie Gaddie to the City of Whitesboro, of record in Volume 1506, Page 28 of the Deed Records of Grayson County, Texas.
(Blanket Easement does affect the surveyed property.)
- 10p. Water well agreement as described in instrument recorded in Volume 1508, Page 23, Deed Records, Grayson County, Texas.
(Unable to be located by description.)
- 10q. Easement from Grady L. Gaddie, et al to the City of Whitesboro, of record in Volume 4189, Page 176 of the Official Public Records of Grayson County, Texas.
(Does not affect the surveyed property.)

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Whitesboro, Grayson County, Texas, Community Number 481623, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0225 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: Karen Goodwin, Jana Amos, surviving heirs of Ruby Fae Wooten, Deceased; Cynthia Jane Gaddie Thompson, surviving heir of Grady Leon Gaddie, Deceased; Connie Jean Stinebaugh, surviving heir of Mary Louise Stinebaugh, Deceased; David Clyde Carter, Kay Elaine Carter, Individually and as Co-Independent Executors of the Estate of Virginia Nell Carter, Deceased, Fidelity National Title Insurance Company, Chapin Title Company.

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 11/07/2022, 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



- GENERAL NOTES:**
- Abstract lines shown are approximate.
 - The surveyed property may or may not be subject to a Sanitary Sewer Easement to City of Whitesboro recorded in Volume 1277, Page 733, D.R.G.C.T., the description contained therein too vague to be definitively located.

LEGEND

● FOUND MONUMENT	O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
○ SET MONUMENT	VOL., PG. VOLUME, PAGE
IRSC 1/2" IRON ROD W/ PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	INST. NO. INSTRUMENT NO.
MNS MAG NAIL SET W/ PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET	□ UTILITY/POWER POLE
IRF IRON ROD FOUND	— GUY
IRFC IRON ROD FOUND W/ PLASTIC CAP	⊗ BURIED TELEPHONE MARKER
FSF FOUND SQUARE TUBE	△ TELEPHONE VAULT
IRF RAILROAD SQUARE FOUND	⊕ FIRE HYDRANT
MNF MAG NAIL FOUND	⊙ WATER METER
MFCP METAL FENCE CORNER POST	⊖ WATER VALVE
CM CONTROLLING MONUMENT	⊕ WATER WELL
() DEED OR PLAT CALL	⊙ SANITARY SEWER MANHOLE
— BOUNDARY LINE	— ADJOINER LINE
— PLAT RECORDS, GRAYSON COUNTY, TEXAS	— WIRE FENCE
— DEED RECORDS, GRAYSON COUNTY, TEXAS	— ASPHALT
— DEED RECORDS, GRAYSON COUNTY, TEXAS	— OVERHEAD ELECTRIC/UTILITY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°38'55" W	104.23'
L2	S 02°42'01" W	104.39'
L3	S 89°45'23" W	53.21'
L4	S 02°42'45" W	120.03'
L5	S 02°06'59" W	119.99'
L6	S 02°25'16" W	120.08'
L7	S 02°29'42" W	40.02'
L8	S 02°21'43" W	99.88'
L9	S 02°29'41" W	449.41'
L10	N 02°11'29" E	150.14'
L11	N 00°34'13" E	100.07'
L12	N 89°50'21" E	30.37'
L13	N 00°58'37" E	59.78'
L14	N 36°38'32" W	200.48'

**TITLE SURVEY
33.455 ACRES
A.H. LATIMER SURVEY, ABSTRACT NO. 727
TBD Bois D'Arc Street, Whitesboro
Grayson County, Texas**

**Preston Trail
LAND SURVEYING**
787 W FM 996
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

18PLS Firm No. 10194175
Drawn by: LGT
Checked by: CRN
Scale: 1"=100'
Date: 11/09/2022
Project No. 22-0497
Sheet No. 1 of 2

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the A.H. Latimer Survey, Abstract No. 727, City of Whitesboro, Grayson County, Texas, and being a part of a called 90 acre tract of land described as First Tract in the deed to Grady Leon Gaddie, ET AL, recorded in Volume 1519, Page 558, Official Records, Grayson County, Texas and part of a called 42.5 acre tract of land described as Second Tract in the deed to Grady Leon Gaddie, ET AL, recorded in Volume 1519, Page 558, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped 'COX RPLS 4577' (hereinafter referred to as Capped Iron Rod) found for the northwest corner of the herein described tract of land, common to the northeast corner of a called 4.000 acre tract of land described in the deed to Billy W. Stoffe and Eamesine M. Stoffe, Co-Trustees of the Stoffe Family Revocable Trust, recorded in Volume 4666, Page 374, said Official Records, on the northerly line of said 90 acre tract, and on the southerly line of a called 51.62 acre tract of land described in the deed to Quentin O. Gregory and wife, Adalphina Gregory, recorded in Volume 907, Page 472, Deed Records, Grayson County, Texas;

THENCE South 88°27'58" East, with the northerly line of said 90 acre tract, and with the southerly line of said 51.62 acre tract, a distance of 1538.20 feet to a Capped Iron Rod found for the northern-most northeast corner of the herein described tract of land, common to the northwest corner of GTG Place Addition, an addition to the City of Whitesboro, Grayson County, Texas, recorded in Volume 23, Page 118, Plat Records, Grayson County, Texas, from which a Railroad Spike found for the northeast corner of said 90 acre tract bears South 88°27'58" East, a distance of 260.75 feet;

THENCE South 02°41'54" West, crossing said 90 acre tract, with the westerly line of said GTG Place Addition, a distance of 169.19 feet to a Capped Iron Rod found for the southwest corner of said GTG Place Addition;

THENCE North 89°45'35" East, continuing across said 90 acre tract with the southerly line of said GTG Place Addition, passing en route at a distance of 235.46 feet a Capped Iron Rod found for witness on the westerly side of Bois D'Arc Street (No record found), and continuing on said course, a total distance of 261.69 feet to a Mag Nail with an aluminum washer stamped 'PRESTON TRAIL RPLS 6585' set for the southeast corner of said GTG Place Addition, on the easterly line of said 90 acre tract, and on the westerly line of a called 1.17 acre tract of land described in the deed to Berlin K. Fuller, ET UX Terry L. Fuller, recorded in Volume 3089, Page 915, said Official Records, and in said Bois D'Arc Street;

THENCE South 02°29'42" West, with the easterly line of said 90 acre tract, and with the westerly line of said 1.17 acre tract part of the way, and with the westerly line of The Crow Estates, Phase One, an addition to the City of Whitesboro, Grayson County, Texas, recorded in Volume 16, Page 195, said Plat Records and in said Bois D'Arc Street, a distance of 60.07 feet to a Mag Nail with an aluminum washer stamped 'PRESTON TRAIL RPLS 6585' set for the northeast corner of Lot 2R, in Block 1, of the Replat of Karen Estates Addition, an addition to the City of Whitesboro, Grayson County, Texas, recorded in Instrument No. 2017-3252, said Plat Records;

THENCE South 89°45'35" West, crossing said 90 acre tract, with the northerly line of said Lot 2R, passing en route at a distance of 26.39 feet a Capped Iron Rod found for witness on the westerly side of said Bois D'Arc Street, and continuing on said course, a total distance of 444.37 feet to a Capped Iron Rod found for the northwest corner of said Lot 2R;

THENCE South 02°38'55" West, continuing across said 90 acre tract, with the westerly line of said Lot 2R, a distance of 104.23 feet to a Capped Iron Rod found for the southwest corner of said Lot 2R;

THENCE North 89°45'51" East, continuing across said 90 acre tract, with the southerly line of Lot 2R, a distance of 209.33 feet to a Capped Iron Rod found for the northwest corner Lot 1, in Block 1, of Karen Estates Addition, an addition to the City of Whitesboro, Grayson County, Texas, recorded in Volume 23, Page 42, said Plat Records;

THENCE South 02°42'01" West, continuing across said 90 acre tract, with the westerly line of said Lot 1, a distance of 104.39 feet to a Capped Iron Rod found for the southwest corner of said Lot 1, on the northerly line of Foster Addition, an addition to the City of Whitesboro, Grayson County, Texas, recorded in Volume 24, Page 140, said Plat Records;

THENCE South 89°45'23" West, continuing across said 90 acre tract, with the northerly line of said Foster Addition, a distance of 53.21 feet to a Capped Iron Rod found for the northwest corner of said Foster Addition;

THENCE South 02°23'11" West, continuing across said 90 acre tract, with the westerly line of said Foster Addition, a distance of 170.10 feet to a Capped Iron Rod found for the southwest corner of said Foster Addition, common to the northwest corner of a called 0.793 of an acre tract of land described in the deed to William Jewel Bethel and Leah Marie Bethel, recorded in Volume 5626, Page 172, said Official Records;

THENCE South 02°42'45" West, continuing across said 90 acre tract, and with the westerly line of said Bethel 0.793 acre tract, a distance of 120.03 feet to a square tubing found for the southwest corner of said Bethel 0.793 acre tract, common to the northwest corner of a called 0.793 of an acre tract of land described in the deed to Corey J. Fletcher and wife, L. Nicole Fletcher, recorded in Volume 2919, Page 9, said Official Records;

THENCE South 02°06'59" West, continuing across said 90 acre tract, with the westerly line of said Fletcher 0.793 acre tract, a distance of 119.99 feet to a square tubing found for the southwest corner of said Fletcher 0.793 acre tract, common to the northwest corner of a called 0.793 of an acre tract of land described in the deed to Wesley A. Davis and wife, Melva M. Davis, recorded in Volume 2772, Page 605, said Official Records;

THENCE South 02°25'16" West, continuing across said 90 acre tract, with the westerly line of said Davis 0.793 acre tract, a distance of 120.08 feet to a square tubing found for the southwest corner of said Davis 0.793 acre tract;

THENCE North 89°47'16" East, continuing across said 90 acre tract, with the southerly line of said Davis 0.793 acre tract, passing en route at a distance of 262.46 feet a square tubing found for witness on the westerly side of aforesaid Bois D'Arc Street, and continuing on said course, a total distance of 288.09 feet to a Mag Nail with an aluminum washer stamped 'PRESTON TRAIL RPLS 6585' set for the southeast corner of said Davis 0.793 acre tract, on the easterly line of said 90 acre tract, and in said Bois D'Arc Street;

THENCE South 02°29'42" West, with the easterly line of said 90 acre tract, and in said Bois D'Arc Street, a distance of 40.02 feet to a Mag Nail with an aluminum washer stamped 'PRESTON TRAIL RPLS 6585' set for the southeast corner of said 90 acre tract, common to the northeast corner of aforesaid 42.5 acre tract, and common to the northeast corner of a called 1.093 acre tract of land described in the deed to Chris L. Clark, recorded in Volume 2776, Page 735, said Official Records;

THENCE South 89°47'04" West, with the southerly line of said 90 acre tract, and with the northerly line of said 42.5 acre tract, and with the northerly line of said 1.093 acre tract, passing en route at a distance of 25.00 feet a 1/2-inch iron rod with a plastic cap stamped 'PRESTON TRAIL LAND SURVEYING RPLS 6585' set for witness on the westerly side of said Bois D'Arc Street, and continuing on said course, a total distance of 318.04 feet to a square tubing found for the northwest corner of said 1.093 acre tract;

THENCE South 02°23'13" West, crossing said 42.5 acre tract, with the westerly line of said 1.093 acre tract, a distance of 149.76 feet to a square tubing found for the southwest corner of said 1.093 acre tract, common to the northwest corner of a called 0.728 of an acre tract of land described in the deed to Brian K. Parish and wife, Jane A. Parish, recorded in Volume 2495, Page 4, said Official Records;

THENCE South 02°21'43" West, continuing across said 42.5 acre tract, with the westerly line of said Parish 0.728 acre tract, a distance of 99.88 feet to a square tubing found for the southwest corner of said Parish 0.728 acre tract, common to the northwest corner of a called 0.728 of an acre tract of land described in the deed to Cary Bryan and Sharon Bryan, recorded in Volume 3281, Page 667, said Official Records;

THENCE South 02°29'41" West, continuing across said 42.5 acre tract, with the westerly line of said Bryan 0.728 acre tract part of the way, passing en route at a distance of 299.71 feet a bent 1/2-inch iron rod found for the northwest corner of a called 1.000 acre tract of land described in the deed to Amy M. Bowley and Susan E. Bowley, recorded in Volume 5328, Page 406, said Official Records, and continuing on said course, with the westerly line of said Bowley 1.000 acre tract, a total distance of 449.41 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 said Bowley 1.000 acre tract;

THENCE South 89°56'58" East, continuing across said 42.5 acre tract, with the southerly line of said Bowley 1.000 acre tract, a distance of 291.26 feet to a 5/8-inch iron rod found for the southeast corner of said Bowley 1.000 acre tract, on the westerly side of aforesaid Bois D'Arc Street;

THENCE North 02°11'29" East, continuing across said 42.5 acre tract, with the easterly line of said Bowley 1.000 acre tract, and along the westerly side of said Bois D'Arc Street, a distance of 150.14 feet to a 1/2-inch iron rod found for the northeast corner of said Bowley 1.000 acre tract, common to the southeast corner of a called 100-foot by 217.8-foot tract of land described as Tract One in the deed to Robert H. Banks, recorded in Instrument No. 2022-23879, said Official Records;

THENCE North 00°34'13" East, continuing across said 42.5 acre tract of land, with the easterly line of said Banks Tract, and along the westerly side of said Bois D'Arc Street, a distance of 100.07 feet to a Capped Iron Rod found for the northeast corner of said Banks Tract, on the southerly line of a called 0.727 of an acre tract of land described in the deed to David Hendricks and Loretta Hendricks, recorded in Volume 5993, Page 280, said Official Records;

THENCE North 89°50'21" East, continuing across said 42.5 acre tract, with the southerly line of said 0.727 acre tract, a distance of 30.37 feet to a Mag Nail found for the southeast corner of said 0.727 acre tract, on the easterly line of said 42.5 acre tract, and in said Bois D'Arc Street;

THENCE South 02°29'42" West, with the easterly line of said 42.5 acre tract, and in said Bois D'Arc Street, a distance of 400.06 feet to a Mag Nail with an aluminum washer stamped 'PRESTON TRAIL RPLS 6585' set for the southeast corner of the herein described tract of land, common to the northeast corner of a tract of land described as Tract Two in the deed to Grady L. Gaddie, recorded in Volume 1636, Page 94, Deed Records, Grayson County, Texas;

THENCE South 89°51'01" West, crossing said 42.5 acre tract, with the northerly line of said Gaddie Tract, a distance of 384.41 feet to a metal fence corner post found for the southwest corner of the herein described tract of land, common to the northwest corner of said Gaddie Tract, on the easterly of a called 0.0973 of an acre tract of land described in the deed to Muriel Gilbreath and wife, Carolyn Gilbreath, recorded in Volume 2813, Page 243, said Official Records;

THENCE North 00°58'37" East, continuing across said 42.5 acre tract, with the easterly line of said 0.0973 acre tract, a distance of 59.78 feet to a metal fence corner post found for the occupied northerly corner of said 0.0973 acre tract, common to the easterly corner of a called 1.00 acre tract of land described in the deed to Jon Sanders, recorded in Instrument No. 2020-18229, said Official Records;

THENCE North 37°44'50" West, continuing across said 42.5 acre tract, with the easterly line of said Sanders 1.00 acre tract, passing en route at a distance of 150.07 feet to a Capped Iron Rod found for the northerly corner of said Sanders 1.00 acre tract, common to the easterly corner of a called 2.598 acre tract of land described in the deed to North Avenue Baptist Church, recorded in Volume 2817, Page 7, said Official Records, and continuing on said course, with the easterly line of said 2.598 acre tract, a total distance of 579.26 feet to a metal fence corner post found for the occupied northerly corner of said 2.598 acre tract, on the southeasterly line of a called 2.000 acre tract of land described as Tract One in the deed to First State Bank as Custodian for Frank E. Morris, recorded in Instrument No. 2020-27121, said Official Records;

THENCE North 52°20'20" East, continuing across said 42.5 acre tract, with the southerly line of said First State Bank Tract One, a distance of 170.15 feet to a Capped Iron Rod found for the easterly corner of said First State Bank Tract One;

THENCE North 36°38'32" West, continuing across said 42.5 acre tract, with the easterly line of said First State Bank Tract One, a distance of 200.48 feet to a Capped Iron Rod found for the northerly corner of said First State Bank Tract One, common to the easterly corner of a called 2.00 acre tract of land described as Tract Two in the deed to First State Bank as custodian for Frank E. Morris, recorded in Instrument No. 2020-27121, said Official Records;

THENCE North 36°44'11" West, continuing across said 42.5 acre tract, and crossing aforesaid 90 acre tract, with the easterly line of said First State Bank Tract Two, a distance of 198.55 feet to a square tubing found for the northerly corner of said First State Bank Tract Two, common to the easterly corner of First State Bank Addition, an addition to the City of Whitesboro, Grayson County, Texas, recorded in Instrument No. 2021-37, said Plat Records;

THENCE North 36°35'45" West, continuing across said 90 acre tract, with the easterly line of said First State Bank Addition, a distance of 392.35 feet to a square tubing found for the northerly corner of said First State Bank Addition;


THENCE South 51°58'00" West, continuing across said 90 acre tract, with the northerly line of said First State Bank Addition, a distance of 169.85 feet to a Capped Iron Rod found for the easterly corner of a called 1.000 acre tract of land described as Tract One in the deed to LPR Properties, LLC, recorded in Volume 3197, Page 826, said Official Records;

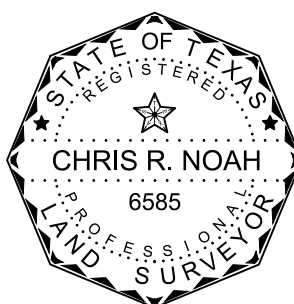
THENCE North 37°52'08" West, continuing across said 90 acre tract, with the easterly line of said LPR Properties (Tract One) 1.000 acre tract, passing en route at a distance of 155.39 feet a Capped Iron Rod found for the northerly corner of said LPR Properties (Tract One) 1.000 acre tract, common to the easterly corner of a called 1.000 acre tract of land described as Tract Two in the deed to LPR Properties, recorded in Volume 3197, Page 826, said Official Records, and continuing on said course, with the easterly line of said LPR Properties (Tract Two) 1.000 acre tract, passing en route at a distance of 310.91 feet a Capped Iron Rod found for the northerly corner of said LPR Properties (Tract Two) 1.000 acre tract, common to the easterly corner of a called 1.000 acre tract described in the deed to Dave W. Tuck, D.C., P.C., recorded in Volume 5297, Page 438, said Official Records, and continuing on said course, with the easterly line of said Tuck 1.000 acre tract, passing en route at a distance of 466.48 feet a Capped Iron Rod found for the northerly corner of said Tuck 1.000 acre tract, common to the easterly corner of aforesaid 4.000 acre tract, and continuing on said course, with the easterly line of said 4.000 acre tract, a total distance of 712.28 feet to a Capped Iron rod found for corner;

THENCE North 19°03'30" West, continuing across said 90 acre tract, and continuing the easterly line of said 4.000 acre tract, a distance of 215.13 feet to the POINT OF BEGINNING and enclosing 33.455 acres (1,457,278 square feet) of land, more or less.


Certify to: Karen Goodwin, Jana Amos, surviving heirs of Ruby Fae Wooten, Deceased; Cynthia Jane Gaddie Thompson, surviving heir of Grady Leon Gaddie, Deceased; Connie Jean Stinebaugh, surviving heir of Mary Louise Stinebaugh, Deceased; David Clyde Carter, Kay Elaine Carter, Individually and as Co-Independent Executors of the Estate of Virginia Nell Carter, Deceased, Fidelity National Title Insurance Company, Chapin Title Company;

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 11/07/2022, 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



TITLE SURVEY
33.455 ACRES
A.H. LATIMER SURVEY, ABSTRACT NO. 727
TBD Bois D'Arc Street, Whitesboro
Grayson County, Texas

		787 W FM 996 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029	
TBPLS Firm No. 10194175	Drawn by: LGI Checked by: CRN	Scale: T=100' Date: 11/08/2022	Project No. 22-0479 Sheet No. 2 of 2