

**Elizabeth Jones Survey Abst.No.625**

**\*\* PROPERTY DESCRIPTION \*\***

All that certain tract or parcel of land situated in the Elizabeth Jones Survey, Abstract Number 625, City of Sherman, County of Grayson, State of Texas, and being all of a tract as described in Deed to City of Sherman, filed 12 May 2017, and Re-recorded in Volume 5998 Page 353 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning at the Northeast corner of the tract being described herein as a first 1/2 inch Steel Rod, and refer being the northeast corner of said City of Sherman tract, and the northwest corner of a tract as described in Deed to Sherman Independent School District, filed 12 May 2017, Instrument Number 2017-10143 of said Deed Records, and refer also being on the south Right-of-Way line of Steeplechase Drive;

Thence South 22 degrees 22 minutes 06 seconds East, with the east line of said City of Sherman tract, and the west line of said School tract, a distance of 1092.19 feet to a set "X" in concrete for the southeast corner of this tract, and being on the north line of West Travis Street;

Thence South 74 degrees 15 minutes 54 seconds West a distance of 251.40 feet to a set 1/2 inch Steel Square Tacking for a corner of this tract, and being on the east Right of Way line of Fanno-Market Road 1417;

Thence With the east ROW line of FM 1417, the following 3 (Three) calls:

1. North 08 degrees 49 minutes 56 seconds West, a distance of 153.58 feet to a set 1/2 inch Steel Square Tacking;
2. North 26 degrees 29 minutes 34 seconds West, a distance of 61.44 feet to a found State of Texas Concrete Right-of-Way Monument, and being the start of a curve to the right whose radius is 2090.00 feet and short bearing of North 15 degrees 59 minutes 07 seconds West, a short distance of 1023.92 feet;
3. With said curve to the right, an arc length of 1038.87 feet to a set 1/2 inch Steel Square Tacking for the end of this curve and on the south Right-of-Way line of Steeplechase Drive;

Thence North 83 degrees 25 minutes 27 seconds East, with the south ROW line of said Steeplechase Drive, a distance of 313.39 feet to the POINT OF BEGINNING and containing 15.260 acres of land.

The undersigned does hereby State to the City of Sherman that the map or plat is based upon an on the ground survey dated 16 March 2021, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land shown has been accurately calculated; that the plat conforms to the Standards for Professional Land Surveying as adopted by the Texas Board of Professional Land Surveying; and that said property has access to a roadway unless otherwise noted.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statement. Said statement does not extend to any unmentioned parties without an express writing by the surveyor naming and person. This survey was prepared for the information of said person, the Plat or Map is the Property of the City of Sherman and Cox Land Surveying Co., and is NOT to be used in any other transaction, and the USER'S RIGHTS ARE FOREVER LOST.

33 March 2021  
31 March 2021



**FLOOD STATEMENT**

I have examined the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the County of Grayson, State of Texas, commonly known as FIRM 4818IC effective date of 29 September 2016, and that map indicates that this property is **Not** within Zone "A" (special flood hazard area) as shown on Panel Number 4805P of said map.

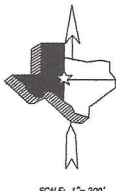
This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare recurrence Greater floods can and will occur and flood heights may be increased by man made or natural causes. This Flood statement shall not create liability on the part of the surveyor.

CURVE	DIAMETER	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2090.00	1038.87	1038.87	N 15° 59' 07" W	241.16

**\*\* Name of Rods \*\***  
Curve along ROW line of Steeplechase Drive Vol. 27 Pg. 46 P.L.R.

- LEGEND**
- SUR = Set 3/4" Rod
  - CON = Concrete
  - PIP = Polyethylene Tubing
  - STP = 1/2" Gal. Tubing
  - FSR = 1/2" Gal. Tubing
  - ROW = Right-of-Way
  - XX = Fence Line
  - DL = Dred Gate
  - EL = Electric Line
  - PL = Telephone Line
  - CM = Gas Meter
  - FR = Gas Meter
  - MC = Water Meter
  - AC = Air Cond.
  - BL = Building Line
  - UL = Underground phone
  - WCF = Wood Fence, Corner Post
  - UCP = Utility Encasement
  - BC = Book of Curb

- Notes:**
1. There may or may not be pipe lines on this property.
  2. adjoining tract data is for informational purposes only and does not represent a complete survey of the same.
  3. This survey may or may not comply with city or County Planning Regulations.
  4. The Client or Client's representative will have 90 days from the date the survey was issued to obtain any adjustments or set up on the survey records. After that time said adjustments will be made at their expense.
  5. This survey was prepared with on the benefit of having a Title Policy.



**COX LAND SURVEYING CO.**  
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15.260 Acres in the  
Elizabeth Jones Survey Abst.No.625  
City of Sherman  
County of Grayson  
State of Texas

Drawn by: MJC Job No: 21-13577  
Check by: DKC Firm #: 10005500 Date: 22 March 2021

\*\* *PROPERTY DESCRIPTION* \*\*

All that certain tract or parcel of land situated in the Elizabeth Jones Survey, Abstract Number 625, City of Sherman, County of Grayson, State of Texas, said tract being all of a tract as described in Deed to City of Sherman, filed 12 May 2017, and Recorded in Volume 5998 Page 353 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the Northeast corner of the tract being described herein at a found ½ inch Steel Rebar, said rebar being the northeast corner of said City of Sherman tract, and the northwest corner of a tract as described in Deed to Sherman Independent School District, filed 12 May 2017, Instrument Number 2017-10143 of said Deed Records, said rebar also being on the south Right-of-Way line of Steeplechase Drive;

Thence: South 22 degrees 21 minutes 06 seconds East, with the east line of said City of Sherman tract, and the west line of said School tract, a distance of 1682.19 feet to a set "X" in concrete for the southeast corner of this tract, and being on the north line of West Travis Street;

Thence: South 74 degrees 15 minutes 54 seconds West, a distance of 261.40 feet to a set ½ inch Steel Square Tubing for a corner of this tract, and being on the east Right of Way line of Farm-to-Market Road 1417;

Thence: With the east ROW line of FM 1417, the following 3 (Three) calls;

1. North 68 degrees 49 minutes 56 seconds West, a distance of 153.58 feet to a set ½ inch Steel Square Tubing;
2. North 26 degrees 29 minutes 34 seconds West, a distance of 617.44 feet to a found State of Texas Concrete Right-of-Way Monument, and being the start of a curve to the right whose radius is 2800.00 feet and chord bearing of North 15 degrees 50 minutes 07 seconds West, a chord distance of 1032.92 feet;
3. With said curve to the right, an Arc Length of 1038.87 feet to a set ½ inch Steel Square Tubing for the end of this curve and on the south Right-of-Way line of Steeplechase Drive;

Thence: North 85 degrees 26 minutes 27 seconds East, with the south ROW line of said Steeplechase Drive, a distance of 313.38 feet to the POINT OF BEGINNING and containing 15.260 acres of land.

The undersigned does hereby State to The City of Sherman that the map or plat is based upon an on

the ground survey dated 16 March 2021, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated: that the plat conforms to or exceeds the current Minimum Standards for Professional land Surveyors as adopted by the Texas Board of Professional Land Surveying, and that said property has access to a roadway unless otherwise noted.

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 hereon, 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.

23 March 2021

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

FLOOD STATEMENT:

I have examined the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate 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 0400F 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.