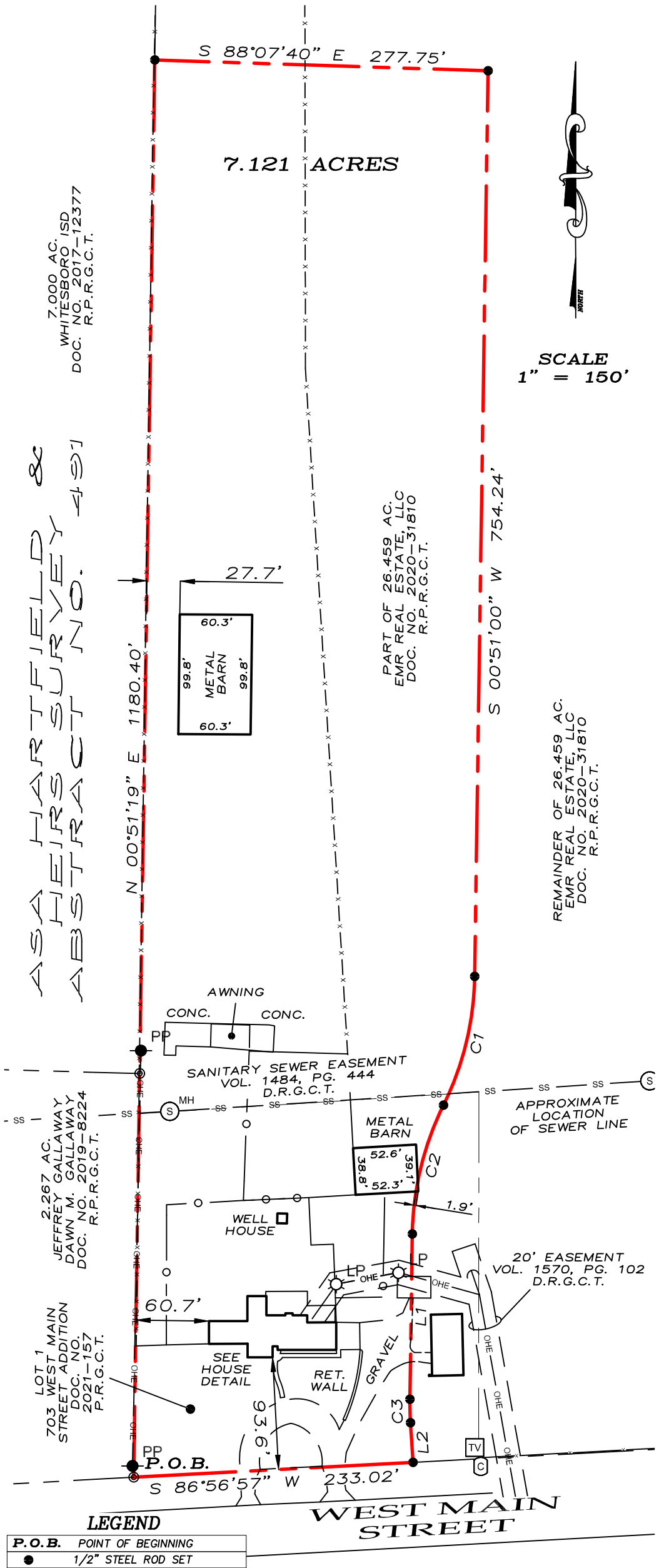

SCALE
1" = 150'

LEGAL DESCRIPTION

JOB NO. 24090995
FW: HC – DFT: EB

Situated in the County of Grayson, State of Texas, being a part of the Asa Hartfield and Heirs Survey, Abstract No. 491 and being a part of that 26.459 acre tract of land conveyed to EMR Real Estate, LLC, as recorded in Document Number 2020–31810, Real Property Records, Grayson County, Texas, and being a part of Lot 1 of the 703 West Main Addition, an addition to the City of Whitesboro, Texas, as shown by plat of record in Document Number 2021–157, Plat Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southwest corner of said Lot 1, common to the southeast corner of that 2.267 acre tract of land conveyed to Jeffrey Gallaway and Dawn M. Gallaway as recorded in Document Number 2019–8224, said Real Property Records, said point also being in the northerly Right–of–Way line of West Main Street;

Thence North 00°51'19" East, with the westerly line of said Lot 1 and said 26.459 acre tract, and with the easterly line of said 2.267 acre tract, and with the easterly line of that 7.000 acre tract of land conveyed to Whitesboro ISD as recorded in Document Number 2017–12377, said Real Property Records, a distance of 1180.40 feet to a 1/2" steel rod set in the westerly line of said 26.459 acre tract, said point also being in the easterly line of said 7.000 acre tract;

Thence South 88°07'40" East, over and across said 26.459 acre tract, a distance of 277.75 feet to a set 1/2" steel rod;

Thence South 00°51'00" West, continuing across said 26.459 acre tract, a distance of 754.24 feet to a set 1/2" steel rod;

Thence over and across said Lot 1 and said 26.459 acre tract, the following five courses:

1. With a tangent curve to the right having a radius of 250.00 feet, (chord bears South 13°35'49" West, a distance of 110.32 feet) an arc length of 111.24 feet a set 1/2" steel rod;
2. With a reverse curve to the left having a radius of 250.00 feet, (chord bears South 13°35'49" West, a distance of 110.32 feet) an arc length of 111.24 feet to a set 1/2" steel rod;
3. South 00°51'00" West, a distance of 137.64 feet to a set 1/2" steel rod;
4. With a tangent curve to the left having a radius of 250.00 feet, (chord bears South 01°23'39" East, a distance of 19.58 feet) an arc length of 19.58 feet to a set 1/2" steel rod;
5. South 03°38'18" East, a distance of 33.04 feet to a 1/2" steel rod set in the southerly line of said Lot 1 and said 26.459 acre tract, and in the northerly Right–of–Way line of said West Main Street;

Thence South 86°56'57" West, with the southerly line of said Lot 1 and said 26.459 acre tract, and with the northerly Right–of–Way line of said West Main Street, a distance of 233.02 feet to the Point of Beginning and containing 7.121 acres of land, more or less.

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	250.00'	111.24'	S 13°35'49" W	110.32'
C2	250.00'	111.24'	S 13°35'49" W	110.32'
C3	250.00'	19.58'	S 01°23'39" E	19.58'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°51'00" W	137.64'
L2	S 03°38'18" E	33.04'

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

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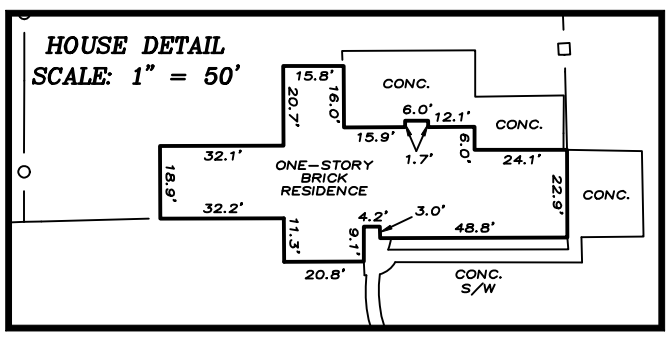

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
C	CABLE MARKER
TV	TV PEDISTAL
MH	SEWER MANHOLE
PP	POWER POLE
LP	LIGHT POLE
— — —	BOUNDARY LINE
— — —	PROPERTY LINE
— — —	EASEMENT LINE
— x — x — x —	BARBWIRE FENCE
SS	SEWER LINE
OHE	OVERHEAD ELEC.

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.

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 09/23/24

UNDERWOOD
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