



STATE OF TEXAS  
COUNTY OF GRAYSON

**BEGINNING** at a 1/2" square tube found in the north right of way line of West Main Street (State Highway 56) [100' right of way]; at the southwest corner of said 26.459 acre tract of land; the southeast corner of a 2.267 acre tract of land, as conveyed to Jeffrey T. Galloway & Dawn M. Galloway, as recorded under Document Number 2019-8224 Deed Records, Grayson County, Texas;

**THENCE**, along the common line of said 2.67 acre and said 26.459 acre tracts of land, North 00 degrees, 50 minutes, 30 seconds East, a distance of 336.18 feet, passing a 1/2" square tube found with a yellow plastic cap stamped "COX 4577", at the northeast corner of said 2.267 acre tract of land; the southeast corner of a 7.000 acre tract of land, as conveyed to Whitesboro ISD, as recorded under Document Number 171-12377, Deed Records, Grayson County, Texas; and continuing for a total distance of 1,461.02 feet, to a 1/2" iron rod found, in the south line of a 39.146 acre tract of land, as conveyed to Whitesboro ISD, as recorded under Document Number 2023-796, Deed Records, Grayson County, Texas; and being the northeast corner of said 7.000 acre tract of land; and the northwest corner of said 26.459 acre tract of land;

**THENCE**, along the common line of said 26.459 acre and said 39.146 acre tracts of land, South 88 degrees, 06 minutes, 49 seconds East, a distance of 271.39 feet to a 1/2" iron rod found;

**THENCE**, continuing along the common line of said 26.459 acre and said 39.146 acre tracts of land, South 88 degrees, 02 minutes, 52 seconds East, a distance of 571.87 feet to a 1/2" iron rod found, and being the northeast corner of said 26.459 acre tract of land; and the northwest corner of a 2.637 acre tract of land, as conveyed to Meyers Industrial Park, LLC., as recorded under Document Number 2024-17814, Deed Records, Grayson County, Texas;

**THENCE**, along the common line of said 2.637 acre and said 39.146 acre tracts of land, North 89 degrees, 37 minutes, 30 seconds East, a distance of 47.28 feet to a 1/2" square tube found with a yellow plastic cap stamped "COX 4577", being the southeast corner of said 39.146 acre tract of land; and the southwest corner of a 9.258 acre tract of land, as conveyed to Whitesboro ISD, as recorded under Document Number 2023-796, Deed Records, Grayson County, Texas;

**THENCE**, along the common line of said 2.637 acre and said 9.258 acre tracts of land, South 88 degrees, 06 minutes, 08 seconds East, a distance of 215.56 feet to a 1/2" iron rod found; the southeast corner of said 9.258 acre tract of land; the southwest corner of Charles C. Whitecott Park, as conveyed to the City of Whitesboro, as recorded in Volume 1244, Page 666, Deed Records, Grayson County, Texas;

**THENCE**, along the common line of said 2.637 acre tract of land and said Charles C. Whitecotton Park, South 86 degrees, 51 minutes, 33 seconds East, a distance of 23.13 feet to a 1/2" iron rod found with an orange plastic cap stamped "PRESTON TRAIL SURVEYING", in the south line of said Charles C. Whitecotton Park, being the northeast corner of said 2.637 acre tract of land; and the northwest corner of Sunset Gardens Addition, as recorded in Volume 1, Page 3, Plat Records, Grayson County, Texas;

**THENCE**, along the common line of said 2.637 acre tract of land and said Sunset Gardens Addition, South 00 degrees, 47 minutes, 07 seconds East, passing a 1/2" iron rod found at a distance of 120.23 feet; and continuing for a total distance of 395.56 feet, to a 5/8" iron rod set with red plastic cap stamped "SCI"; being the southeast corner of said 2.637 acre tract of land; the northeast corner of a 3.049 acre tract of land, as conveyed to John R. Middleton, as recorded in Volume 5576, Page 166, Deed Record Grayson County, Texas;

THENCE, along the common line of said 2.637 acre and said 3.049 acre tracts of land, North 88 degrees, 52 minutes, 16 seconds West, a distance of 292.71 feet to a 3" metal fence post, in the east line of a 26.459 acre tract of land, as conveyed to EMR Real Estate, LLC., as recorded under Document Number 2020-31810, Deed Records, Grayson County, Texas; being the southwest corner of said 2.637 acre tract of land, and the northwest corner of said 3.049 acre tract of land;

**THENCE**, along the common line of said 26.459 acre and said 3.049 acre tracts of land, South 00 degrees, 04 minutes, 07 seconds West, a distance of 425.41 feet to a 1/4 iron tube found; being the southwest corner of said 3.049 acre tract of land and the northwest corner of a 3.224 acre tract of land, as conveyed to the City of Whitesboro, as recorded in Volume 5204, Page 777, Deed Records, Grayson County, Texas;

**THENCE**, along the common line of said 26.459 acre tract and said 3.224 acre tracts of land, South 00 degrees, 05 minutes, 56 seconds West, a distance of 261.82 feet to 5/8" iron rod set with red plastic cap stamped "SCI"; the northeast corner of a tract of land conveyed to Mack Spence & Glenda Spence, as recorded in Volume 1509, Page 392, Deed Records, Grayson County, Texas;

**THENCE**, departing the west line of said 3.224 acre tract of land, South 86 degrees, 24 minutes, 44 seconds West, a distance of 199.99 feet to a 3" metal fence post; being the northwest corner of a said tract of land conveyed to Mack Spence & Glenda Spence;

**THENCE**, South 00 degrees, 02 minutes, 16 seconds West, a distance of 299.48 feet to 1/2" iron rod found; being the southwest corner of a said tract of land conveyed to Mack Spence & Glenda Spence and the southeast corner of the said acre 26.459 tract of land; and in the said north right of way line of West Main Street;

**THENCE**, continuing along the said north right of way line of West Main Street, South 86 degrees, 56 minutes, 31 seconds West, passing a 3/8" iron rod found at a distance of 90.50 feet; passing a 1/2" square tube found with a yellow plastic cap stamped "COX 4577" at a distance of 374.72 feet; continuing a total distance of 663.02 to the **POINT OF BEGINNING** and containing 1,267.781 square feet or 29.1042 acres of land, more or less.

PRELIMINARY PLAT  
FOR REVIEW PURPOSES ONLY

"RECOMMENDATION FOR APPROVAL"

Chairman	Secretary
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Planning and Zoning Commission

Date \_\_\_\_\_ Date \_\_\_\_\_

"ACCEPTED FOR PREPARATION OF FINAL PLAT

Mayor	City Secretary
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Date \_\_\_\_\_ Date \_\_\_\_\_

**3S 491 ASA HARTSFIELD SURVEY  
CITY OF WHITESBORO  
GRAYSON COUNTY, TEXAS  
June 25, 2025**

The logo for LincolnCE Consulting & Engineering is displayed. It features the letters 'LCE' in a large, bold, blue font, with a red ampersand symbol integrated between the 'C' and 'E'. To the right of this, the word 'LINCOLN' is written in a large, bold, blue font, and 'CONSULTING & ENGINEERING' is written below it in a smaller, bold, red font. Below the 'LCE' logo, the address '131 N. Ballard Ave. Suite A' and 'Wylie, Texas 75098' is listed. To the right of the address, the phone number 'phone (214) 673-8869' and the website 'Eric@LincolnCE.com' are provided. At the bottom right, the copyright notice 'Copyright © 2025 Firm No. F-21223' is visible.

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