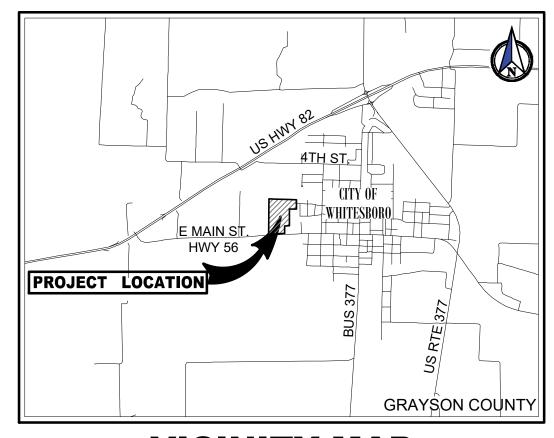
(DOC. NO. 2018-1931, D.R.G.C.T)



VICINITY MAP

BEING a tract of land situated in Grayson County, Texas out of the ASA Hartsfield Survey, Abstract No. 491 and being all 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 and all of a 2.637 acre tract of land, as conveyed to Meyers Industrial Park, LLC., according to the deed filed for record under Document Number 2024-17814, Deed Records, Grayson County, Texas and being more

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. Gallaway & Dawn M. Gallaway, as recorded under Document Number 2019-8224,

THENCE, along the common line of said 2.267 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 2017-12377, 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,

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

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;

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. Whitecotton Park, as conveyed to the City of Whitesboro, as

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,

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 Records,

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,

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 1/2" 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

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

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

FHENCE, 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

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

MAIN STREET MIXED-USE **BLOCKS A-J** 74 SF LOTS, 1 INDUSTRIAL LOT, **2 COMMON AREA LOTS**

ABS 491 ASA HARTSFIELD SURVEY CITY OF WHITESBORO

Checked by: EMS June 25, 2025 Wylie, Texas 75098 1055-004 Project No.

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