

Scale:  
1"=200'

R.R. McIntyre Survey  
Abstract No. 787  
Grayson County, Texas

14.298  
Acres

part of the  
Jason B. Ford  
& Tammy M. Ford  
21.22 Acres in  
Vol. 4835, Pg. 865  
O.P.R.G.C.T.

Cheryl Ray Denton  
1.45 Acres in  
Vol. 5264, Pg. 901  
O.P.R.G.C.T.

Richard Washburn &  
Vicki Washburn  
20.944 Acres  
"Exhibit B" in  
Inst. No. 2020-21876  
O.P.R.G.C.T.

pass 1/2" rebar  
found @ 557.24'

Michael D. Kuykendall  
4.56 Acres in  
Vol. 2810, Pg. 875  
O.P.R.G.C.T.

Bearing Base: Grid North,  
NAD83 Texas State Plane  
Coordinate System, North  
Central Zone, as derived  
by survey-grade Global  
Positioning System.

Henry Stewart Survey  
Abstract No. 1075  
Grayson County, Texas

Devon W. Phillips &  
Jennifer G. Phillips  
2.527 Acres  
Inst. No. 2018-8972,  
O.P.R.G.C.T.

B.B.B. & C.R.R. Survey  
Abstract No. 148  
Grayson County, Texas

Kool Lane  
asphalt paving  
(called a 35' wide Lane)

Owner: Jason B. Ford & Tammy M. Ford

This survey is for the sole benefit of the Owners stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 4, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. See Field Notes attached herewith.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0325 F, Revised Date: September 29, 2010.

Note: This survey was done without the benefit of a title commitment.

Job No. BGD220222

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*Kate A. Wagner*  
Kate A. Wagner, R. P. L. S. No. 6578  
Copyright Date: February 7, 2022

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Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578 – Adam Stephens, RPLS No. 6363

## FIELD NOTES

14.298 Acres

**SITUATED** in the County of Grayson, State of Texas, and being a part of the R.R. McIntyre Survey, Abstract No. 787 and being a part of the 21.22 acre tract of land conveyed by Warranty Deed from Branmar Ventures, LTD to Jason B. Ford and Tammy M. Ford on July 23, 2010, recorded in Volume 4835, Page 865, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a 1/2 inch rebar found in the South right-of-way line of F.M. Highway No. 1753, at the Northwest corner of the 1.45 acre tract of land conveyed to Cheryl Ray Denton, recorded in Volume 5264, Page 901, said Official Public Records, the most Northern Northeast corner of said Ford 21.22 ac. and the Northeast corner of the herein described tract, **SAID** rebar bears North 64 deg. 28 min. 05 sec. West, 118.09 ft. from a concrete right-of-way monument found;

**THENCE** South 32 deg. 02 min. 40 sec. West, along or near the general course of a wire fence, with the West line of said Denton 1.45 ac. and an East line of said Ford 21.22 ac., passing a 1/2 inch rebar found at the Northwest corner of the 4.56 acre tract of land conveyed to Michael D. Kuykendall, recorded in Volume 2810, Page 875, said Official Public Records, a distance of 557.24 ft. and continuing on said course now with the West line of said Kuykendall 4.56 ac. for a **TOTAL** distance of 786.13 ft. to a 1/2 inch rebar found at an angle point of both said Kuykendall 4.56 ac. and Ford 21.22 ac.;

**THENCE** South 31 deg. 35 min. 13 sec. West, continuing along or near the general course of a wire fence, with the West line of Kuykendall 4.56 ac. and an East line of said Ford 21.22 ac., a distance of 331.48 ft. to a 1/2 inch rebar found in a North line of the Henry Stewart Survey, Abstract No. 1075 and a South line of said R.R. McIntyre Survey, at the Southwest corner of said Kuykendall 4.56 ac., an Ell corner of said Ford 21.22 ac. and the Southeast corner of the herein described tract, **SAID** rebar bears North 75 deg. 47 min. 26 sec. West, 80.49 ft. from a 30 inch Oak Tree for witness;

**THENCE** North 76 deg. 52 min. 09 sec. West, with a North line of said Stewart Survey and the South line of said McIntyre Survey, over and across said Ford 21.22 ac., a distance of 239.24 ft. to a 5/8 inch rebar found at the most Eastern Northeast corner of the 20.944 acre tract "Exhibit B" of land conveyed to Richard Washburn and Vicki Washburn, recorded in Instrument No. 2020-21876, said Official Public Records and an Ell corner of said Ford 21.22 ac.;

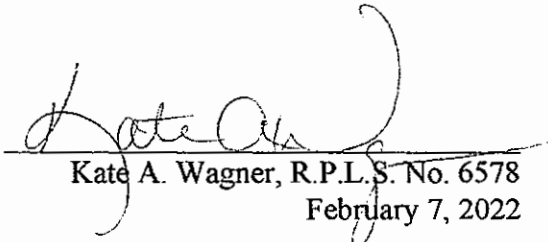
**THENCE** North 78 deg. 00 min. 15 sec. West, along or near the general course of a wire fence, continuing with a North line of both said Henry Stewart Survey and Washburn 20.944 ac. and the South line of both said R.R. McIntyre Survey and Ford 21.22 ac., a distance of 260.43 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at an Ell corner of said Washburn 20.944 ac., the most Western Southwest corner of said Ford 21.22 ac. and the Southwest corner of the herein described tract;

**THENCE** Northeasterly, continuing along or near the general course of a wire fence, with an East line of said Washburn 20.944 ac. and a West line of said Ford 21.22 ac., the following calls and distances:

1. North 26 deg. 29 min. 04 sec. East, passing a 12 inch cedar at 139.96 ft. and continuing on said course for a **TOTAL** distance of 534.04 ft. to an angle point near wire fence;
2. North 25 deg. 48 min. 34 sec. East, a distance of 171.10 ft. to an angle point near wire fence;
3. North 27 deg. 03 min. 03 sec. East, a distance of 518.14 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the South right-of-way line of said F.M. Highway No. 1753, at the most Northern Northeast corner of said Washburn 20.944 ac. and the Northwest corner of both said Ford 21.22 ac. and the herein described tract;

**THENCE** South 64 deg. 28 min. 05 sec. East, with the South right-of-way line of said F.M. Highway No. 1753 and the North line of said Ford 21.22 ac., a distance of 587.55 ft. to the **PLACE OF BEGINNING** and containing **14.298 ACRES** of land.



  
Kate A. Wagner, R.P.L.S. No. 6578  
February 7, 2022