



LINE TABLE		
NO.	BEARING	LENGTH
L1	N16°54'57"W	113.47'
L2	S61°54'57"E	14.14'
L3	S16°54'57"E	93.47'
L4	S28°05'03"W	14.14'

10' WATER EASEMENT
TO CITY OF SHERMAN
INST. NO. 2022-40014

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
D.R.G.C.T. = DEED RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998871212.

Michael Marx
MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com



Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SM	KHA	12/04/2023	063451852	7 of 7

BEING a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, Grayson County, Texas, and being situated in a called 21.05-acre tract of land, described in a Warranty Deed to Grayson County, Texas, as recorded in Volume 888, Page 591 of the Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said 21.05-acre tract and the northeast corner of a called 96.216-acre tract of land, described in a General Warranty Deed to HMI-Sherman 2, LLC, as recorded in Instrument No. 2021-32639 of the Official Public Records of Grayson County, Texas, same being in an asphalt road known as Luella Road, an apparent public use road, no record found, from said corner, a found 2-inch iron pipe bears South 74°23'40" West, 28.30 feet;

THENCE South 74°23'40" West, departing said Luella Road, along the southerly line of said 21.05-acre tract and the northerly line of said 96.216-acre tract, a distance of 33.01 feet to the southeast corner of a 10' water easement to the City of Sherman, as recorded in Instrument No. 2022-40014, of said Official Public Records;

THENCE North 16°54'57" West, departing the southerly line of said 21.05-acre tract and the northerly line of said 96.216-acre tract, crossing said 21.05-acre tract and along the east line of said 10' water easement, a distance of 429.30 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE North 16°54'57" West, crossing said 21.05-acre tract and continuing along the east side of said 10' water easement, a distance of 113.47 feet to a point for corner, from which a Concrete TXDOT right of way monument bears North 11°59'11" West, 111.04 feet;

THENCE, departing the east line of said 10' water easement, crossing said 21.05-acre tract;

South 61°54'57" East, a distance of 14.14 feet to a point for corner;

South 16°54'57" East, a distance of 93.47 feet to a point for corner;

South 28°05'03" West, a distance of 14.14 feet to the **POINT OF BEGINNING** and containing 0.023 of an acre (1,035 square feet) of land, more or less.

EXHIBIT "A"
WATER EASEMENT
SHARROD DUNMAN SURVEY,
ABSTRACT NO. 329
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS



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