

GRAYSON COUNTY, TEXAS

L.C. CARTER AND
KAREN CARTER HUDGEONS AND
HUSBAND LEON HUDGEONS
CALLED 64 ACRES
VOL. 2247, PG. 317
O.R.G.C.T.

FLOOD NOTE

PER DATA PROVIDED BY F.E.M.A. PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE A (SPECIAL FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED) AND THE REMAINING PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480829 0250 F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF SEPTEMBER 29, 2010.

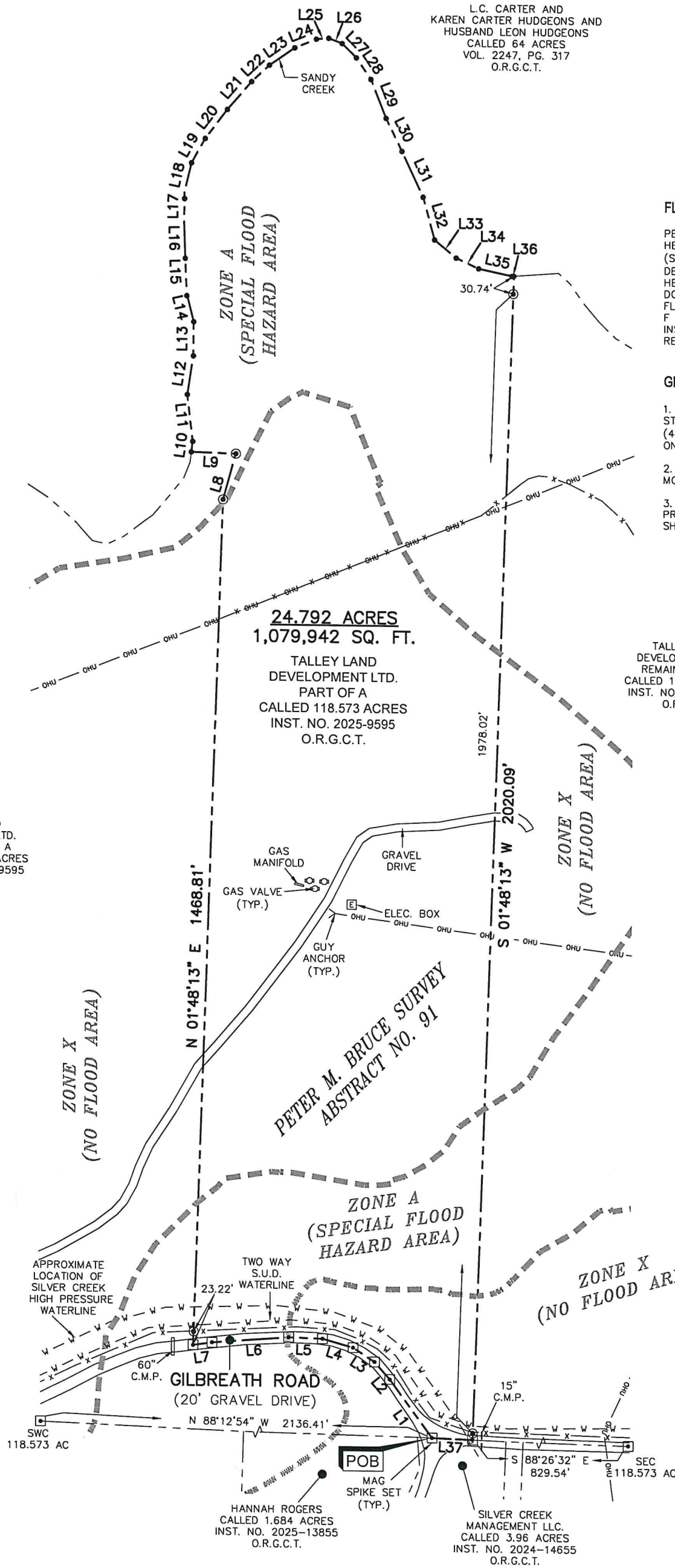
GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON OCTOBER 20, 2025.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. PIPELINES ON SUBJECT TRACT NOT SHOWN. SILVER CREEK HIGH PRESSURE WATERLINE BASED ON PREVIOUS SURVEY BY OTHERS AND SHOULD BE CONSIDERED APPROXIMATE.

TALLEY LAND
DEVELOPMENT LTD.
REMAINDER OF A
CALLED 118.573 ACRES
INST. NO. 2025-9595
O.R.G.C.T.

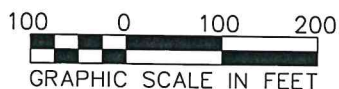
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LINE	BEARING	DISTANCE
L1	N 36°05'48" W	124.93'
L2	N 41°12'24" W	40.02'
L3	N 56°54'52" W	44.43'
L4	N 74°16'44" W	54.95'
L5	N 88°03'36" W	58.64'
L6	S 85°29'23" W	132.92'
L7	S 81°27'42" W	33.00'
L8	N 15°21'04" E	82.12'
L9	N 88°11'10" W	76.92'
L10	N 07°10'58" E	17.99'
L11	N 06°41'55" W	81.39'
L12	N 08°33'26" E	68.19'
L13	N 00°30'12" E	58.98'
L14	N 14°03'22" W	49.16'
L15	N 02°45'29" W	61.42'
L16	N 01°47'12" W	65.62'
L17	N 00°35'09" E	48.13'
L18	N 12°53'27" E	52.49'
L19	N 29°19'04" E	48.07'
L20	N 37°06'12" E	63.07'
L21	N 40°47'34" E	64.04'
L22	N 46°58'34" E	41.92'
L23	N 54°57'13" E	53.16'
L24	N 67°47'58" E	40.43'
L25	N 85°15'35" E	21.36'
L26	S 69°21'48" E	24.69'
L27	S 45°05'34" E	34.53'
L28	S 34°38'47" E	45.11'
L29	S 21°26'53" E	71.42'
L30	S 26°16'02" E	62.74'
L31	S 25°06'16" E	86.91'
L32	S 15°18'57" E	76.00'
L33	S 50°29'30" E	48.52'
L34	S 65°09'47" E	43.04'
L35	S 77°59'50" E	58.93'
L36	N 85°30'16" E	3.19'
L37	N 87°54'50" W	70.07'



- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - ADJOINING PROPERTY LINE
 - CHAIN LINK FENCE
 - || — || — WOOD FENCE
 - x — x — BARBED WIRE FENCE
 - x — x — PIPE FENCE
 - OHU — OHU — OVERHEAD UTILITIES
 - = CAPPED IRON ROD SET "VAUGHN SURVEY 5926"
 - ⊙ = IRON ROD FOUND
 - E.M. = ELECTRIC METER
 - ⊕ = WATER METER
 - = CONCRETE

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 2" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

VAUGHN'S SURVEY CO.
600 DEBBIE LANE
PILOT POINT, TX. 76258
PHONE 940-808-1191

DRAWN BY:	WDJ
CHECKED BY:	JCV
DATE:	11/3/25
SHEET:	1 OF 2
SCALE:	AS SHOWN



LAND TITLE SURVEY

TBD GILBREATH ROAD

24.792 ACRES
PETER M. BRUCE SURVEY
ABSTRACT NO. 91
GRAYSON COUNTY, TEXAS

TRACT-6.DWG

GRAYSON COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the Peter M. Bruce Survey, Abstract No. 91, Grayson County, Texas and being part of a called 118.573 acres tract of land described in Deed to Talley Land Development LTD. as recorded in Inst. No. 2025-9595, Official Records, Grayson County, Texas, and being more particularly described herein as follows:

BEGINNING at a "Mag"spike with washer stamped "VAUGHN SURVEY 5926" (typical) set in Gilbreath Road (a public road) in the South line of said Talley tract common to the North line of called 3.96 acres tract of land described in Deed to Silver Creek Management LLC as recorded in Inst. No. 2024-14655, said Official Records for the most Southerly Southwest corner of the herein described tract, from which a "Mag"nail w/washer stamped (PRESTON TRAIL 6586) found for reference at the Southwest corner of said Talley tract bears North 88 degrees 12 minutes 54 seconds West, a distance of 2136.41 feet;

THENCE with the South line of the herein described tract, severing said Talley tract, along said Road, the following seven (7) courses and distances:

1. North 36 degrees 05 minutes 48 seconds West, a distance of 124.93 feet to a "Mag"spike set for corner;
2. North 41 degrees 12 minutes 24 seconds West, a distance of 40.02 feet to a "Mag"spike set for corner;
3. North 56 degrees 54 minutes 52 seconds West, a distance of 44.43 feet to a "Mag"spike set for corner;
4. North 74 degrees 16 minutes 44 seconds West, a distance of 54.95 feet to a "Mag"spike set for corner;
5. North 88 degrees 03 minutes 36 seconds West, a distance of 58.64 feet to a "Mag"spike set for corner;
6. South 85 degrees 29 minutes 23 seconds West, a distance of 132.92 feet to a "Mag"spike set for corner;
7. South 81 degrees 27 minutes 42 seconds West, a distance of 33.00 feet to a "Mag"spike set for most Westerly Southwest corner of the herein described tract;

THENCE with the West line of the herein described tract, severing said Talley tract, the following three (3) courses and distances:

1. North 01 degrees 48 minutes 13 seconds East, passing at a distance of 23.22 feet a 1/2 inch capped iron rod stamped "VAUGHN SURVEY 5926" (typical) set on the North side of said Road for reference, and continuing along said course, a total distance of 1468.81 feet to a 1/2 inch iron rod set for corner;
2. North 15 degrees 21 minutes 04 seconds East, a distance of 82.12 feet to a 1/2 inch iron rod set for corner;
3. North 88 degrees 11 minutes 10 seconds West, a distance of 76.92 feet to a point in or near the centerline of said creek in the Northerly line of said Talley tract common to the Southerly line of a called 64 acres tract of land described in Deed to L.C. Carter and Karen Carter Hudgeons and husband Leon Hudgeons as recorded in Vol. 2247, Pg. 317, said Official Records for corner;

THENCE with the Northerly line of said Talley tract common to the Southerly line of said 64 acres tract, with the centerline of said creek, the following twenty seven (27) courses and distances:

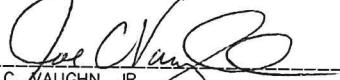
1. North 07 degrees 10 minutes 58 seconds East, a distance of 17.99 feet to a point for corner;
2. North 06 degrees 41 minutes 55 seconds West, a distance of 81.39 feet to a point for corner;
3. North 08 degrees 33 minutes 26 seconds East, a distance of 68.19 feet to a point for corner;
4. North 00 degrees 30 minutes 12 seconds East, a distance of 58.98 feet to a point for corner;
5. North 14 degrees 03 minutes 22 seconds West, a distance of 49.16 feet to a point for corner;
6. North 02 degrees 45 minutes 29 seconds West, a distance of 61.42 feet to a point for corner;
7. North 01 degrees 47 minutes 12 seconds West, a distance of 65.62 feet to a point for corner;
8. North 00 degrees 35 minutes 09 seconds East, a distance of 48.13 feet to a point for corner;
9. North 12 degrees 53 minutes 27 seconds East, a distance of 52.49 feet to a point for corner;
10. North 29 degrees 19 minutes 04 seconds East, a distance of 48.07 feet to a point for corner;
11. North 37 degrees 06 minutes 12 seconds East, a distance of 63.07 feet to a point for corner;
12. North 40 degrees 47 minutes 34 seconds East, a distance of 64.04 feet to a point for corner;
13. North 46 degrees 58 minutes 34 seconds East, a distance of 41.92 feet to a point for corner;
14. North 54 degrees 57 minutes 13 seconds East, a distance of 53.16 feet to a point for corner;
15. North 67 degrees 47 minutes 58 seconds East, a distance of 40.43 feet to a point for corner;
16. North 85 degrees 15 minutes 35 seconds East, a distance of 21.36 feet to a point for the most Northerly Northwest corner of the herein described tract;
17. South 69 degrees 21 minutes 48 seconds East, a distance of 24.69 feet to a point for corner;
18. South 45 degrees 05 minutes 34 seconds East, a distance of 34.53 feet to a point for corner;
19. South 34 degrees 38 minutes 47 seconds East, a distance of 45.11 feet to a point for corner;
20. South 21 degrees 26 minutes 53 seconds East, a distance of 71.42 feet to a point for corner;
21. South 26 degrees 16 minutes 02 seconds East, a distance of 62.74 feet to a point for corner;
22. South 25 degrees 06 minutes 16 seconds East, a distance of 86.91 feet to a point for corner;
23. South 15 degrees 18 minutes 57 seconds East, a distance of 76.00 feet to a point for corner;
24. South 50 degrees 29 minutes 30 seconds East, a distance of 48.52 feet to a point for corner;
25. South 65 degrees 09 minutes 47 seconds East, a distance of 43.04 feet to a point for corner;
26. South 77 degrees 59 minutes 50 seconds East, a distance of 58.93 feet to a point for corner;
27. North 85 degrees 30 minutes 16 seconds East, a distance of 3.19 feet to a point for the Northeast corner of the herein described tract;

THENCE South 01 degrees 48 minutes 13 seconds West, with the East line of the herein described tract, severing said Talley tract, passing at a distance of 30.74 feet a 1/2 inch iron rod set near the South bank of said creek for reference, and continuing along said course, passing at a distance of 2008.76 feet a 1/2 inch iron rod set on the North side of said Road for reference, and continuing along said course, a total distance of 2020.09 feet to a "Mag"spike set in said Road in the South line of said Talley tract common to the North line of said 1.684 acres tract for the Southeast corner of the herein described tract, from which a "Mag"nail w/washer stamped (PRESTON TRAIL 6586) found for reference at the Southeast corner of said Talley tract bears South 88 degrees 26 minutes 32 seconds East, a distance of 829.54 feet;

THENCE North 87 degrees 54 minutes 50 seconds West, with said common line thereof, along said Road, a distance of 70.07 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 24.792 acres of land, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
NOVEMBER 4, 2025
FIRM REGISTRATION NO. 10194786



VAUGHN'S SURVEY CO.
600 DEBBIE LANE
PILOT POINT, TX. 76258
PHONE 940-808-1191

DRAWN BY:	WDJ
CHECKED BY:	JCV
DATE:	11/4/25
SHEET:	2 OF 2
SCALE:	N.T.S.

LAND TITLE SURVEY TBD GILBREATH ROAD

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