

147.48 AC
PANDA SHERMAN POWER, LLC
VOL. 5125, PG. 388
O.P.R.G.C.T.

SCALE
1" = 200'

W. TRAVIS ST

Memorandum Of Lease (Tower Site and Access and Utility Easement) between The Munson Realty Company and Dallas SMSA Tower Holdings, LP recorded in Volume 4475, Page 612, O.P.R.G.C.T.

Memorandum Of Agreement (Tower Site and Access and Utility Easement) between The Munson Realty Company and Dallas SMSA Tower Holdings, LP recorded in Volume 3934, Page 268, O.P.R.G.C.T.

REMS. OF 277,2956 AC. THE MUNSON REALTY COMPANY TRACT NO. 1 VOL. 1460, PG. 722, D.R.G.C.T.

211,212 AC SHERMAN ECONOMIC DEVELOPMENT CORPORATION VOL. 2660, PG. 696 O.P.R.G.C.T.

TRACT 1
25.000 ACRES

N 74°11'47" E 1481.65'
S 74°11'47" W 1154.32'
N 74°11'47" E 1154.32'

CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	1486.85	1108.88	N 10°24'14" W	1083.36	42°43'51"
C2	1242.85	319.42	N 03°35'58" E	318.54	14°43'31"
C3	1242.85	98.08	N 06°01'27" W	98.06	4°31'18"
C4	642.93	245.31	N 19°12'58" W	243.83	21°51'42"
C5	1040.00	679.32	N 55°29'00" E	667.31	37°25'31"
C6	798.92	732.64	S 47°55'31" W	707.23	62°32'32"
C7	798.92	732.62	N 47°55'28" E	707.22	62°32'28"

TRACT 2
74.000 ACRES

PART OF 277,2956 AC. THE MUNSON REALTY COMPANY TRACT NO. 1 VOL. 1460, PG. 722 D.R.G.C.T.

7,694 AC R. O. W. DEDICATION CITY OF SHERMAN DOC. NO. 2021-31670 O.P.R.G.C.T.

5,210 AC POND TRACT CITY OF SHERMAN DOC. NO. 2021-31669 O.P.R.G.C.T.

POND TRACT
POWER LINE ALONG OLD INTERURBAN RAILWAY

MOORE ST

REMS. OF 277,2956 AC. THE MUNSON REALTY COMPANY TRACT NO. 1 VOL. 1460, PG. 722, D.R.G.C.T.

REMS. OF 277,2956 AC. THE MUNSON REALTY COMPANY TRACT NO. 1 VOL. 1460, PG. 722 D.R.G.C.T.

P.O.B. TRACT 2

S 74°11'47" W 1996.27'

N 15°48'13" W 1692.04'
S 15°48'13" E 1692.04'

S 16°13'26" E 1933.18'

LEGEND

- 1/2" STEEL ROD SET
- ⊙ 1/2" STEEL ROD FOUND
- △ 3/4" PIPE FOUND
- BOUNDARY LINE
- - - PROPERTY LINE

SEE LEGAL ATTACHED

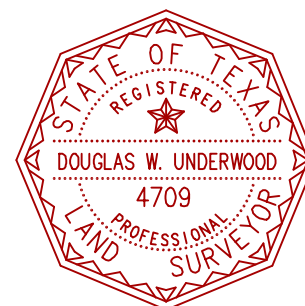
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

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I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



D.W.U.
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
DATE OF SURVEY: 03/29/22

UNDERWOOD

DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

JOB NO. 22030268
DFT: BH