

C.C. Mayhew Replat and
Extension of Blocks No. 42 &
43 of the Southside Addition
City of Sherman
Vol. 707, Pg. 292, D.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. All distances
are grid distances.

Preston Kitchen Survey
Abstract No. 667
City of Sherman
Grayson County, Texas

Parcel Line Table		
Line #	Length	Direction
L1	25.40'	N74°49'24"E

Scale:
1"=60'

Blocks 43

Lot 6

Lot 7

Lot 8

Cottage Street

a public street - concrete curb & gutter w/ asphalt paving

P.O.B.
1/2" capped rebar
set (RPLS 6578)

Lot 12

Lot 11

Lot 10

Lot 9

Lot 8

Lot 7

Block 51
Southside Addition
City of Sherman
Vol. 94, Pg. 135, D.R.G.C.T.

3.186 Acres

being all of Steve Mitchell, Trustee
3.00 Acres in
Vol. 1829, Pg. 657, R.P.R.G.C.T.
and all of Mit-Con, Inc.
tract of land in
Vol. 1952, Pg. 350, R.P.R.G.C.T.

Metal
Building

Steve Mitchell, Trustee
3.00 Acres
Vol. 1829, Pg. 657
R.P.R.G.C.T.

Montgomery Street

a public street - concrete curb & gutter w/ asphalt paving

Arturo R. Muniz &
Alejandro Villarreal,
Trustees of the Latin
American Council of
Christian Churches
tract of land
Vol. 1785, Pg. 29
R.P.R.G.C.T.

Mit-Con, Inc.
tract of land
Vol. 1952, Pg. 350
R.P.R.G.C.T.

1/2" capped rebar
set (RPLS 6578)

Legend:
mh = manhole
mp = meter pole
pp = power pole
sp = service pole
ssmh = sanitary sewer manhole
wm = water meter
wv = water valve

1/2" capped
rebar found
(RPLS 4709)

Block D

Lot 4

Lot 3

Lot 2

Three Oaks Addition
Doc. No. 2023-234
P.R.G.C.T.

Lot 1
Block A
Amber
Addition
Doc. No.
2024-137
P.R.G.C.T.

Owner: Steve Mitchell, Trustee & Mit-Con, Inc.

Address: 224 East Cottage Street
Sherman, Texas

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 3, 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.
48181C0405 G, Revised Date: September 1, 2022.

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



Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: October 2, 2025

Job No. BGS021025

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