



346 Burke Road

Being a tract of land situated in the George H. Hall Survey, Abstract No. 497, Grayson County, Texas, same being that tract of land conveyed to John S. Pendergrass, spouse of Betty M. Pendergrass, dealing with separate property, by deed recorded in Instrument No. 2021-39404, Official Public Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Addison Peyton Ahlmeyer and Cassidy Lynn Ahlmeyer, by deed recorded in Instrument No. 2020-28063, Official Public Records of Grayson County, Texas, same lying along the South line of that tract of land conveyed to Jerry Frank Smith, by deed recorded in Instrument No. 2010-10640, Official Public Records of Grayson County, Texas, and lying along the centerline of Burke Road (public right-of-way);

THENCE North 88 degrees 49 minutes 50 seconds East, along said centerline of Burke Road, a distance of 502.05 feet to a 3/8 inch iron rod found for corner;

THENCE South 22 degrees 05 minutes 50 seconds West, a distance of 154.26 feet to a 1/2 inch iron rod found for corner;

THENCE South 85 degrees 08 minutes 05 seconds West, a distance of 71.57 feet to a fence post for corner;

THENCE South 03 degrees 13 minutes 07 seconds East, a distance of 91.77 feet to a fence post for corner;

THENCE North 83 degrees 17 minutes 36 seconds East, a distance of 87.43 feet to a fence post for corner;

THENCE North 01 degree 10 minutes 27 seconds East, a distance of 89.00 feet to a fence post for corner;

THENCE North 21 degrees 59 minutes 57 seconds East, a distance of 153.03 feet to a 3/8 inch iron rod found for corner, said corner lying along the South line of that tract of land conveyed to Mark Dennis Plumb, by deed recorded in Instrument No. 2007-00013380, Official Public Records of Grayson County, Texas, and lying along the aforementioned centerline of Burke Road;

THENCE North 88 degrees 49 minutes 50 seconds East, along said centerline of Burke Road, a distance of 199.34 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to David R. Dorcsey and spouse, Julia W. Dorcsey, by deed recorded in Instrument No. 2017-22792, Official Public Records of Grayson County, Texas, and lying along the center of a creek;

THENCE with the center of said creek the following courses and distances:

South 18 degrees 25 minutes 28 seconds West, a distance of 97.70 feet to a point for corner;

South 76 degrees 41 minutes 28 seconds West, a distance of 32.53 feet to a point for corner;

South 29 degrees 46 minutes 28 seconds West, a distance of 79.65 feet to a point for corner;

South 06 degrees 51 minutes 32 seconds East, a distance of 31.80 feet to a point for corner;

South 56 degrees 25 minutes 28 seconds West, a distance of 72.95 feet to a point for corner;

North 76 degrees 12 minutes 32 seconds West, a distance of 42.83 feet to a point for corner;

South 51 degrees 58 minutes 28 seconds West, a distance of 44.00 feet to a point for corner;

South 07 degrees 11 minutes 28 seconds West, a distance of 98.13 feet to a point for corner;

South 53 degrees 57 minutes 32 seconds East, a distance of 65.00 feet to a point for corner;

South 44 degrees 46 minutes 32 seconds East, a distance of 34.12 feet to a point for corner;

South 21 degrees 28 minutes 32 seconds East, a distance of 38.56 feet to a point for corner;

South 00 degrees 01 minute 32 seconds East, a distance of 38.38 feet to a point for corner;

South 42 degrees 32 minutes 32 seconds East, a distance of 28.42 feet to a point for corner;

South 01 degree 32 minutes 28 seconds West, a distance of 66.37 feet to a point for corner;

South 17 degrees 48 minutes 28 seconds West, a distance of 49.82 feet to a point for corner;

South 08 degrees 10 minutes 32 seconds East, a distance of 99.26 feet to a point for corner;

South 05 degrees 42 minutes 28 seconds West, a distance of 27.76 feet to a point for corner;

South 02 degrees 12 minutes 32 seconds East, a distance of 61.79 feet to a point for corner;

South 30 degrees 16 minutes 28 seconds West, a distance of 23.08 feet to a point for corner;

South 35 degrees 13 minutes 28 seconds West, a distance of 42.98 feet to a point for corner;

South 27 degrees 22 minutes 24 seconds West, a distance of 106.40 feet to a point for corner said corner lying along the West line of that tract of land conveyed to John Jeffrey Hansen, by deed recorded in Instrument No. 2022-40345, Official Public Records of Grayson County, Texas, and being an East corner of aforementioned Ahlmeyer tract;

THENCE North 37 degrees 48 minutes 48 seconds West, along the Northeast line of said Ahlmeyer tract, passing at a distance of 100.48 feet to a 1/2 inch iron pipe found on-line for reference, and continuing a total distance of 802.96 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 48 minutes 32 seconds West, along an East line of said Ahlmeyer tract, passing at a distance of 215.24 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 314.99 feet to the POINT OF BEGINNING and containing 378,318 square feet or 8.68 acres of land.

The undersigned Registered Professional Land Surveyor hereby certifies to Briant Kallius, Sydney Kallius, ResiCentral LLC, Alamo Title Company, in connection with the transaction described in G.F. No. A7D-22-6000222300111B that: (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the ground at the time the survey and plat were made; (d) all monuments were correctly placed; (e) use was made by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are as located and shown. The distances indicated and there are no visible and apparent encroachments or protrusions on the ground.


Registered Professional Land Surveyor



METES AND BOUNDS

GEORGE H. HALL SURVEY, ABSTRACT NO. 497

GRAYSON COUNTY, TEXAS

946 BURKE ROAD

	1413 E. IH-30, Ste. 7 Garland, TX 75043 P 214.349.9485 F 214.349.2216 Fax No. 10168800 www.cbgtxllc.com
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	03/22/2023	2303496	SEE CERT.	MARIA