

United States
of America
property surrounding
Lake Texoma

Preston Forrest, a
Subdivision to
Grayson County, Texas
Vol. 8, Pg. 9
P.R.G.C.T.

Lot 24

concrete monument with
brass cap found stamped
Start of Course 27
dated 1948

Bearing Base:
S88°38'49"E

monumented U.S. Army
Corps of Engineers
boundary line

Lot 2
0.519 Acres

1/2" capped rebar
found "RPLS 4488"

10' utility easement
1/2" capped rebar
found "RPLS 4488"

Lot 3

S20°48'00"W
115.35'

Lot 1

1/2" capped rebar
found "RPLS 4488"

Churchill
Circle

Lot 4

1/2" capped rebar
found "RPLS 4488"

Lot 5

John Shipman
0.358 Acres
Vol. 3674, Pg. 322

remainder of the
Shipman 2.887 Acres

1. The location of private roadway easement to L.Dale Ireland in Vol. 1267, Pgs. 135 & 138, D.R.G.C.T. does not affect subject property.
2. The location of easement to Gordon V. Lillie in Vol. 1395, Pg. 366, D.R.G.C.T. does not affect subject property.
3. The location of easements to Texas Power & Light Co. in Vol. 476, Pg. 468; Vol. 492, Pg. 131; Vol. 558, Pg. 463; Vol. 770, Pg. 1 and Vol. 810, Pgs. 35 & 43, D.R.G.C.T. cannot be determined with available information.
4. The location of easement to TXU Electric & Gas Co. in Vol. 2849, Pg. 289, R.P.R.G.C.T. does not affect subject property.
5. The location of the pipeline(s) and 10 ft. wide easement to Red River Authority of Texas in Vol. 5386, Pg. 323, O.P.R.G.C.T. does affect subject property; however, the exact location of said pipeline(s) was/were not verified during the course of this survey.

Owner: John Shipman

Buyer: John Borschow and
Tracy Borschow

Address: _____ Churchill Circle
Pottsboro, Texas

This survey is for the sole benefit of the transaction by and between: Owner and Buyers stated hereon and Buyer's lender and Chapin Title Co. 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, Billy F. Helvey, 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 both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct representation of the property shown hereon.

Legal Description is as follows: Lot 2, Shipman Estates, a Subdivision to Grayson County, Texas, as per plat of record in Volume 22, Page 43 & 44, Plat Records, Grayson County, Texas.

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. 48181C0150 F, Revised Date: September 29, 2010.

Helvey & Associates Surveying, Inc.

222 W. Main St.

Denison, Texas 75020

Ph (903) 463-6191 Fax (903) 463-4088

Firm Registration No. 10088100

Texas Board of Professional Land Surveying

Billy F. Helvey, R. P. L. S. No. 4488
Copyright Date: May 15, 2015

SCALE
 1" = 50'

LEGEND

- 1/2" STEEL ROD SET
- ⊙ 1/2" STEEL ROD FOUND
- Ⓜ WATER METER
- BOUNDARY LINE
- - - - - PROPERTY LINE
- · - · - EASEMENT LINE
- · - - - BUILDING LINE
- CHAINLINK FENCE
- x - x - x BARBWIRE FENCE
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT

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

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2022
 Underwood Drafting & Surveying, Inc.
 All rights reserved.

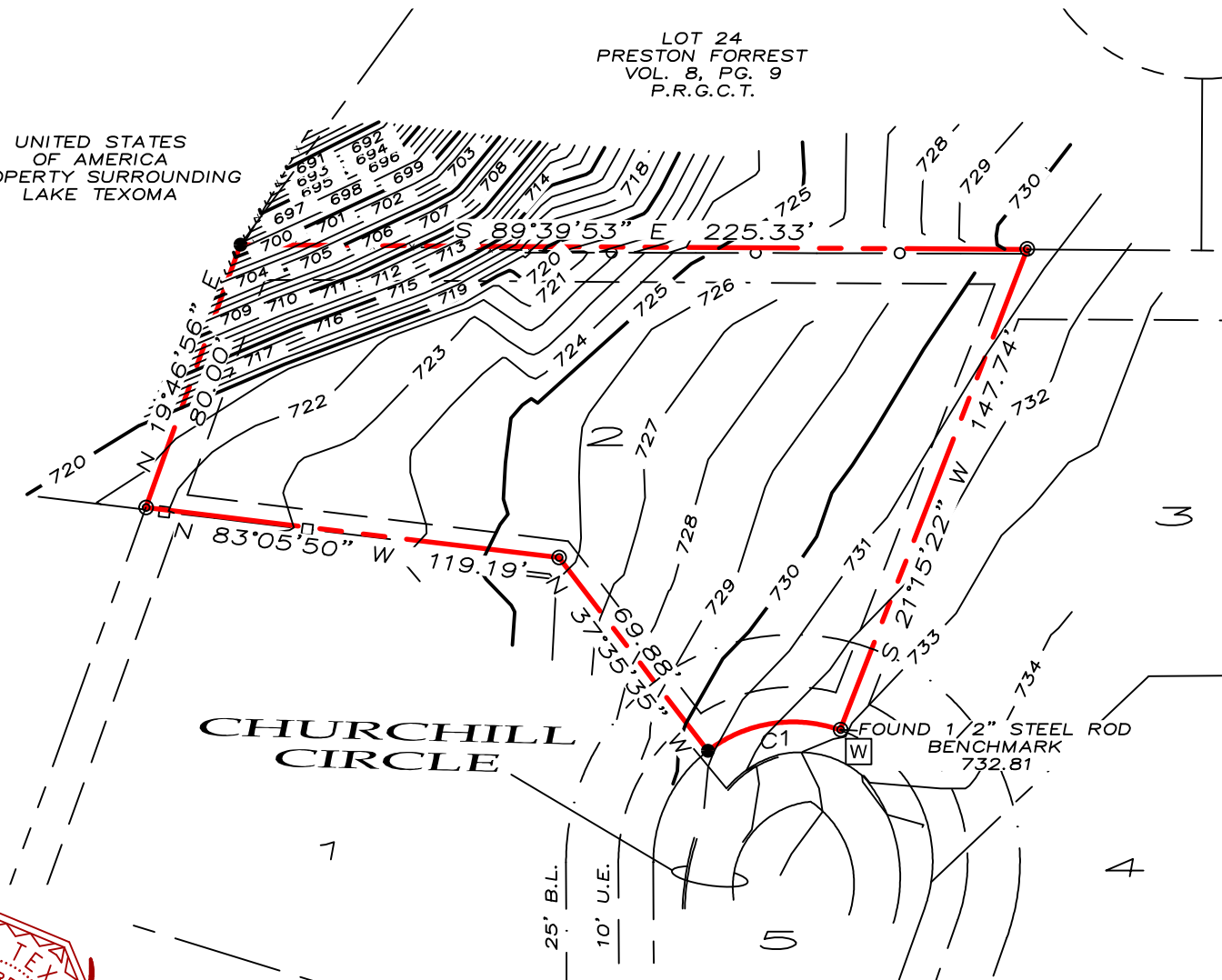
~ PROPERTY ADDRESS ~
 422 W. MUNSON STREET
 DENISON, TEXAS

DATE OF SURVEY: 11/29/22

**TOPO SURVEY
 LOT 2
 SHIPMAN ESTATES
 CITY OF POTTSBORO
 GRAYSON COUNTY, TEXAS**

LOT 24
 PRESTON FORREST
 VOL. 8, PG. 9
 P.R.G.C.T.

UNITED STATES
 OF AMERICA
 PROPERTY SURROUNDING
 LAKE TEXOMA



CHURCHILL
 CIRCLE

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	40.00'	40.00'	S 81°03'00" W	38.35'

