



Victoria S. Griffin  
22 March 2005  
Vol.3831 Pg. 942 D.R.

Rich W. Luckie et ux,  
Jennifer L. Luckie  
18 October 2016  
Vol.5892 Pg.241 D.R.  
(23.00 ac)

Jonathan Brown et ux  
Tammy Brown  
10 April 2017  
Vol. 5981 Pg. 72 D.R.

Don K. Cox et ux,  
Carolyn J. Cox  
19 May 2005  
Vol.3861 Pg.256 D.R.  
Vol.3875 Pg.854 D.R.  
Vol.3956 Pg.24 D.R.

Matthew Cox  
15 June 2020  
2020-14336

Brian Millson  
07 Aug.2018  
2018-20758 D.R.

Kevin Ragsdale  
30 Oct.2001  
3701/83 D.R.

Radena Strong  
14 July 2016  
5839/792 D.R.

Randy W. West et ux  
Casey West  
01 July 2014  
Vol.5483 Pg.345 D.R.

Pamela Aulie et vir  
Kristopher Aulie  
20 July 2022  
2022-23408 D.R.

Travis Stillson  
30 July 2009  
Vol.4673 Pg.327 D.R.

654026.3 Sq.Ft  
15.014 Acres

Dickey Mack Vannoy  
08 September 1998  
Vol.2699 Pg. 475 D.R.

Travis Stillson  
24 Feb. 2021  
2021-5758 D.R.

POINT OF  
BEGINNING

Ethel Cemetery Road

Shrikant Ganesan and  
Sreelatha Sankararaman  
27 May 2015  
Vol.5631 Pg.268 D.R.

William Bruckner Survey Abst.No.69

LEGEND	
LP	Light Pole
WV	Water Valve
MH	Man Hole
ICV	Irrigation System
S3R	Set 3/4" Rod
FIP	Found Rebar
SIP	Set 1/2" Sq.Tubing
FST	Fd 1/2" Sq.Tubing
FSR	Fd Sq. Rod
ROW	Right-of-Way
-X-	Fence Line
( )	Deed Calls
-E-	Electric Line
-T-	Telephone Line
GM	Gas Meter
PP	Power Pole
WM	Water Meter
AC	Air Cond.
BL	Building Line
UGT	Underground phone
WFCP	Wood Fence Corner Post
PFCP	Pipe Fence Corner Post
UE	Utility Easement
BC	Back of Curb
FH	Fire Hydrant
CS	Concrete/Asphalt Surfaced
GS	Gravel Surfaced
TREE	TREE
---	Edge of Road

Notes:

1. There May be underground Pipe Lines on this property that are not visible (water lines, electric lines, oil lines, gas lines).

2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.

3. The Client or Client's representatives will have 45 days from the date the survey was issued to change any surveying or any errors in the survey report, after this time has expired all parties involved must accept the survey as issued.

Consent:

10c. State of Texas, 30W Deed, 10/1/06, Does Not Affect this Tract.

10d. State of Texas, 30W Deed, 5/2/14, Affects this Tract.

10e. State of Texas, Channel Encroachment, 5/2/11/19, Affects this Tract.

10f. Under Electric, 30W Deed, 5/7/03, Affects this Tract.

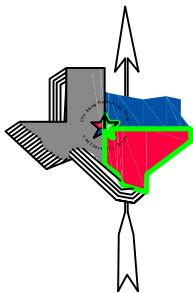
10g. Under Electric, 30W Deed, 5/7/03, Does Not Affect this Tract.

#### FLOOD STATEMENT

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Flood Number 491E1C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0575-F of said map.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- Notes:
1. This property "IS NOT" within an Cities "ETD".
  2. Part of this property lie's within the Grayson County thoroughfare planned Right-of-Way.
  3. This Property Does Not lie within the Lake Ray Roberts Zoning District.
  4. There is a 4" water line on the west side of Sanders Lane and a 3" water line on the south side of Ethel Cemetery Road, This property lie's within the Two Way Special Utility District (CNN).
  5. This property lie's within the Grayson Collin Electric CO-OP district.
  6. This property lie's within the Collinsville Volunteer Fire Department.
  7. This property lie's within the Collinsville Independent School District.
  8. This property does not lie within the Case Creek Municipal Utility District.

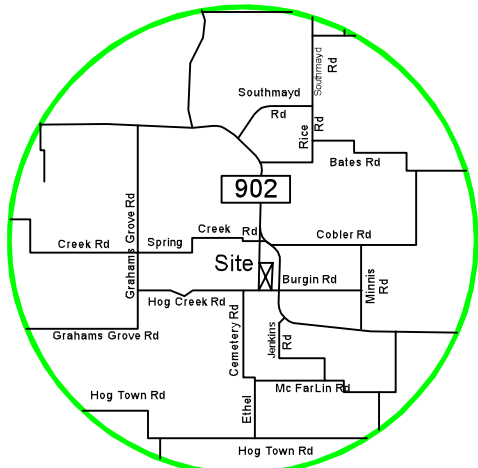


SCALE: 1"= 200'



\* \* Basis of Bearing \* \*

Course along ROW of  
State of Texas Deeds  
812/114 & 794/44 D.R.



Location Map

#### \* \* PROPERTY DESCRIPTION \* \*

All that certain tract or parcel of land situated in the Samuel Gilman Survey, Abstract Number 456, County of Grayson, State of Texas, said tract being all of a tract as described in Deed to Dickey Mack Vannoy, filed 08 September 1998, and Recorded in Volume 2699 Page 475 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

**Beginning** for the southwest corner of the tract being described herein at a found PK Nail, said nail being the southwest corner of said Vannoy tract, and the southeast corner of a tract as described in deed to Travis Stillson, filed 24 February 2021, Instrument Number 2021-5758 of said Deed Records, said nail also being at the intersection of Ethal Cemetery Road, and Sanders Lane,

**Thence:** North 00 degrees 05 minutes 14 seconds West, with the west line of said Vannoy tract, and in said Sanders Lane, a distance of 959.11 feet to a set PK Nail for the northwest corner of this tract, and the southwest corner of a tract as described in deed to Jonathan Brown and Tammy Brown, filed 10 April 2017, and Recorded in Volume 5981 Page72 of said Deed Records;

**Thence:** North 89 degrees 13 minutes 49 seconds East, with the north line of said Vannoy tract, and passing the southeast corner of said Brown tract, and the southwest corner of a tract as described in deed to Don K. Cox et ux, Carolyn Cox, filed 19 May 2005, and Recorded in Volume 3861 Page 256 of said Deed Records and continuing on said course for a total distance of 690.79 feet to a found Pipe for the northeast corner of said Vannoy tract, and on the south line of said Cox tract 3861 256, also the northwest corner of a tract as described in deed to Matthew Cox, filed 15 June 2020, Instrument Number 2020-14336 of said Deed Records;

**Thence:** South 00 degrees 39 minutes 29 seconds East, with the east line of said Vannoy tract, and west line of said Cox tract 2020-14336, a distance of 141.08 feet to a Found Pipe for a corner of said Vannoy tract, and the southwest corner of said Cox tract 2020-14336, also the northwest corner of a tract as described in deed to Brian Millson, filed 07 August 2018, Instrument Number 2018-20758 of said Deed Records;

**Thence:** South 00 degrees 44 minutes 19 seconds East, with the east line of said Vannoy tract, and west line of said Millson tract, a distance of 175.37 feet to a Cross Tie fence corner post for a corner of said Vannoy tract, and the southwest corner of said Milson tract, also the northwest corner of a tract as described in deed to Kevin Ragsdale, filed 30 October 2001, and Recorded in Volume 3701 Page 83 of said Deed Records;

**Thence:** South 01 degrees 07 minutes 32 seconds East, with the east line of said Vannoy tract, and west line of said Ragsdale tract, a distance of 151.53 feet to a found 7 inch Steel Square Tubing for a corner of said Vannoy tract, and the southwest corner of said Ragsdale tract;

**Thence:** North 87 degrees 12 minutes 19 seconds East, with the south line of said Ragsdale tract, a distance of 10.17 feet to a found 7 inch Steel Rebar for a corner of said Vannoy tract, and on the south line of said Ragsdale tract, also the northwest corner of a tract as described in deed to Radena Strong, filed 14 July 2016, and Recorded in Volume 5839 Page 792 of said Deed Records;

**Thence:** South 00 degrees 45 minutes 28 seconds East, with the east line of said Vannoy tract, and west line of said Strong tract, a distance of 86.37 feet to a found 7 inch Steel Square Tubing for a corner of said Vannoy tract, and a corner of said Strong tract;

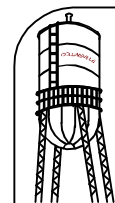
**Thence:** South 89 degrees 46 minutes 05 seconds West, with the east line of said Vannoy tract, and west line of said Strong tract, a distance of 29.82 feet to a found 7 inch Steel Rebar for a corner of said Vannoy tract, and a corner of said Strong tract;

**Thence:** South 00 degrees 44 minutes 07 seconds East, with the east line of said Vannoy tract, and passing the southeast corner of said Strong tract, and the northwest corner of a tract as described in deed to Randy W. West et ux. Casey West, filed 01 July 2014, and Recorded in Volume 5483 Page 345 of said Deed Records and continuing on said course for a total distance of 188.65 feet to a found 7 inch Steel Rebar for a corner of said Vannoy tract, and a corner of said West tract;

**Thence:** South 89 degrees 39 minutes 28 seconds West, with the east line of said Vannoy tract, and west line of said West tract, a distance of 23.29 feet to a found 7 inch Steel Square Tubing for a corner of said Vannoy tract, and a corner of said West tract;

**Thence:** South 01 degrees 15 minutes 28 seconds East, with the east line of said Vannoy tract, and the west line of said West tract, a distance of 210.24 feet to a found 7 inch Steel Rod for the southeast corner of said Vannoy tract, and the southwest corner of said West tract, said rod also being in Ethal Cemetery Road;

**Thence:** South 88 degrees 39 minutes 26 seconds West, with the south line of said Vannoy tract, and in said Ethal Cemetery Road, a distance of 661.53 feet to the POINT OF BEGINNING and containing **15.014 Acres of land.**



**COX LAND SURVEYING CO.**

P.O. Box 597-108 North Main Street-Collinsville, Texas 76233

COLLINSVILLE 903-429-6125 @ E-mail: CLSC108@aol.com

Gainesville 940-612-LAND Denton 940-381-5070

McKinney 469-952-5070



State of Texas



United States of America

15.014 Acres in the  
Samuel Gilman Survey Abst.No.456  
Community of Ethel  
County of Grayson  
State of Texas

Drawn by: DKC  
Check by: DKC

Job No.  
25-16248  
Firm # 10005500

Date: 11 June 2025