

# NORTH TEXAS REGIONAL AIRPORT LAND USE COMPATIBILITY ZONING REGULATION

## 1.0 PURPOSE

The North Texas Regional Airport (the “Airport”) is used in the interest of the public and fulfills an essential purpose for the communities of Denison, Pottsboro, Sherman, and Grayson County. This *Airport Land Use Compatibility Zoning Regulation* (the “Regulation”) for the Airport is intended to protect and promote the safety and welfare of Airport users and residents near the Airport, while promoting the continued operation of the Airport. Specifically, this Regulation seeks to protect the public from the adverse effects of Airport noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace.

This Regulation will ensure compatible development in the vicinity of the Airport by creating appropriate compatibility zones, and providing for enforcement and defining terms of use within created compatibility zones. This Regulation is adopted pursuant to the authority conferred by the *Airport Zoning Act*, Texas Local Government Code, Section 241, Municipal and County Zoning Authority around Airports.

## 2.0 DEFINITIONS

(1) **ACT** - means the *Airport Zoning Act*, Texas Local Government Code, Section 241.001 et seq.

(2) **ADMINISTRATIVE AGENCY** – The Joint Airport Zoning Board (the “Joint Airport Zoning Board”) or an administrative agency, commission, board, or person designated by the Joint Airport Zoning Board to administer and enforce Airport compatible land use zoning regulations.

(3) **AIRPORT** - Means that area of land owned by Grayson County and located within Grayson County, Texas, currently referred to as the North Texas Regional Airport-Perrin Field, which is designed and set aside for the landing and taking off of aircraft and used or to be used in the interest of the public for such purpose. The term includes an area with installations relating to flights, including facilities and bases of operation for tracking flights or acquiring data concerning flights.

(4) **Airport Director** – Means the Airport Director of the Airport.

(5) **Airport Elevation** – The established elevation of the highest point on a runway, either existing or planned, at the Airport measured in feet above mean sea level (MSL). The Airport Elevation of the Airport is 749 feet above mean sea level (MSL).

(6) **AIRPORT HAZARD** - Means a structure or object of natural growth or use of land that obstructs the air space required for the taking off, landing, and flight of aircraft or that interferes with visual, radar, radio, or other systems for tracking, acquiring data relating to, monitoring, or controlling aircraft.

(7) **AIRPORT HAZARD AREA** - Means an area of land or water on which an Airport Hazard could exist as defined by the Act or Regulation.

(8) **AIRPORT ZONING REGULATION** - Means an Airport Hazard Area defined or described by zoning regulation or an Airport compatible land use zoning regulation adopted under this Regulation.

(9) **AVIGATION EASEMENT** - Means an easement which shall include, but is not limited to, the right of aircraft to fly over the land, together with its attendant noise, vibrations, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at or on the Airport.

(10) **CENTERLINE** - Means a line extending through the midpoint of each end of an Airport runway and extending outward to the North and/or South end of Zone A as hereinafter defined.

(11) **COMPATIBLE LAND USE** - Means a use of land in the vicinity of the Airport within a Development Zone as described in the attached Table A, that does not endanger the health, safety, or welfare of the owners, occupants, or users of the land because of levels of noise or vibrations or the risk of personal injury or property damage created by the operations of the Airport, including the taking off and landing of aircraft, as

(12) **CONTROLLED COMPATIBLE LAND USE** - Means an area located outside Airport boundaries and within a rectangle bounded by lines located no farther than one and one-half statute miles from the Centerline of an instrument or primary runway and lines located no farther than five statute miles from the each end of the paved surface of an instrument or primary runway. Further definition of Controlled Compatible Land Use is found in Section 3.0 and Exhibit A: Zoning Boundaries.

(13) **EXISTING LAND USE** - A land use which either physically exists or for which a firm local government commitment along with substantial construction investment by the property owner make it not feasible for the land to be used for anything other than its current use. A local government commitment to a proposal can usually be considered firm once a vesting tentative map, development agreement, or other land use entitlement has been approved or all discretionary approvals have been made and exists before the date of adoption of this Regulation.

(14) **INSTRUMENT RUNWAY** - An existing or planned runway of at least 3,200 feet for which there is or is planned to be an instrument landing procedure published by the Federal Aviation Administration. Runway 17L - 35R is the instrument runway at the Airport at this time.

(15) **JOINT AIRPORT ZONING BOARD** - Means a board created by resolution or order consisting of nine members, two members appointed by Grayson County, two members appointed by the City of Denison, two members appointed by the City of Pottsboro, and two members appointed by the City of Sherman (the "Board"). The eight appointed members shall elect by a majority vote the ninth member who shall serve as chairman of the Board in accordance with the *Airport Zoning Act*, Texas Local Government Code, Section 241.014 (c).

(16) **NONCONFORMING USE** - Any structure, object of natural growth, or use of land which exists before the date of adoption of this Regulation and is inconsistent with the provisions set forth in this Regulation. See Section 6: Nonconforming Uses, Regulations not Retroactive.

(17) **OBSTRUCTION** - Means a structure, growth, or other object, including a mobile object, that exceeds a limiting height established by federal regulations or by this Regulation.

(18) **REGULATION COORDINATOR** - The Regulation Coordinator shall mean the Airport Director.

(19) **PERSON** - Means an individual, firm, partnership, corporation, limited liability company, association, joint stock association, or body politic, and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

(20) **POLITICAL SUBDIVISION** - Means a municipality or county as defined by the Act.

(21) **PRIMARY RUNWAY** - Means the paved runway, as shown in the official Airport Layout Plan (ALP), greater than 3,200 feet in length on which a majority of the approaches to and departures from the Airport occur. Currently, Runway 17L-35R is the primary runway at the Airport.

(22) **RUNWAY** - A defined area on an airport that has been prepared for landing and take-off of aircraft along its length.

### **3.0 ADMINISTRATION OF REGULATION**

**3.1 RESPONSIBLE JURISDICTION.** It shall be the duty of the Grayson County Planning Department to administer and enforce this Regulation within the unincorporated portion of Grayson County. It shall be the duty of the City of Denison Planning and Zoning Department to administer and enforce this Regulation within the city limits of Denison. It shall be the duty of the City of Pottsboro Planning and Zoning Commission to administer and enforce this Regulation within the city limits of Pottsboro. It shall be the duty of the City of Sherman Building and Zoning Commission to administer and enforce this Regulation within the city limits of Sherman.

3.2 **Regulation Coordinator.** To ensure efficiency in administration of this Regulation, the Joint Airport Zoning Board appoints the Airport Director and the Responsible Jurisdiction to coordinate administration of this Regulation. It is not intended by this Regulation that the Airport Director be given any authority to make final determinations or enforce this Regulation.

3.3 **Procedure.** All applications, appeals, or other documents and inquiries required by this Regulation shall be filed with the Airport Director. The Airport Director shall assign each such application, appeal or procedure to the Responsible Jurisdiction in accordance with Section 3.1. The Airport Director shall coordinate with the Responsible Jurisdiction the processing and status of applications, appeals and any other procedures affecting the zoning at the Airport. The procedure for processing applications is provided in Section 7.0. The procedure for processing appeals is provided in Section 8.0. **Exhibit B** depicts the enforcement process.

#### **4.0 CONTROLLED COMPATIBLE LAND USE AREA**

The Controlled Compatible Land Use Area is defined by the boundaries of the Airport and land in the vicinity of the Airport as indicated on attached **Exhibit A: Zoning Boundaries and Exhibit A1: Zoning Maps and Legal Descriptions.**

#### **5.0 COMPATIBILITY CRITERIA**

The criteria for assessing whether a Responsible Jurisdiction's land use plan or zoning regulation, or a Person's development proposal is to be judged compatible with the Airport are set forth in the Compatibility Criteria Matrix, attached as **Table A.** These criteria are to be used in conjunction with the Zoning Boundaries depicted on **Exhibit A.** For the purposes of reviewing proposed amendments to a Responsible Jurisdiction's land use plans and zoning regulation, as well as in the review of a Person's development proposals, the Compatibility Criteria Matrix will control.

There are three Airport Hazard Areas for the Airport:

**Zone A1,** This Zone encompasses areas overflowed at low altitudes, typically 200 or less above Airport Elevation. Residential uses are prohibited unless the dwelling unit per acre criteria in Table A: Compatibility Criteria Matrix is met. Nonresidential uses for activities which attract people (uses such as, theaters, auditoriums, & stadiums) are prohibited. In addition, children's schools, day care centers, hospitals, nursing homes, and hazardous uses (e.g., petroleum refining and aboveground bulk fuel storage) are prohibited. **Table A** provides a list of prohibited uses and conditions for Zone A1.

**Zone A2,** This Zone encompasses areas overflowed at low altitudes, typically 200 to 400 feet above Airport Elevation. Residential uses are prohibited unless the dwell-

ing unit per acre criteria in Table A: Compatibility Criteria Matrix is met. Nonresidential uses for activities which attract people (such as outdoor stadiums and similar uses with very high intensities are prohibited). In addition, Airport Hazards are also prohibited. **Table A** provides a list of prohibited uses and conditions for Zone A2.

**Zone B**, This Zone encompasses other areas of regular aircraft traffic patterns and pattern entry routes.

## **6.0 NONCONFORMING USES, REGULATIONS NOT RETROACTIVE**

This Regulation shall not be construed to require changes in land use or the removal or other change or alteration of any structure not conforming, with the uses provided in this Regulation as of its effective date, or otherwise interfere with the continuance of any non-conforming use. Nothing herein contained shall require any change in construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Regulation and whose completion is diligently pursued. For purposes of this Regulation, permitted non-conforming structures shall include all phases or elements of a multi-phase structure, whether or not actual construction has commenced, which have received a completed determination by the Federal Aviation Administration under Title 14 of the Code of Federal Regulations, Part 77.31 prior to the effective date of this Regulation or amendments thereto.

## **7.0 PERMITS**

**7.1 Future Uses.** No change shall be made in the use of land and no structure shall be erected or otherwise established in any Zone hereby created unless a Permit has been applied for and granted under this Regulation. Each application for a Permit shall be filed with the Airport Director and indicate the purpose of the Permit and include sufficient information to determine whether the resulting use or structure would conform to this Regulation. The Airport Director shall assign the Permit application and transmit all Permit application documentation to the Responsible Jurisdiction in accordance with Section 3.1.

If the Responsible Jurisdiction determines that the requested Permit is consistent with the provisions of this Regulation, the Permit shall be granted. Within Zone A, an Avigation Easement is required as a condition of the approval of a Permit. No Permit that is inconsistent with the provisions of this Regulation shall be granted unless a variance has been approved in accordance with Section 7.4.

**7.2 Nonconforming Uses.** No Permit shall be granted that would allow the expansion of a Nonconforming Use or creation of a new Nonconforming Use as defined in Section 6.0.

**7.3 Nonconforming Use, Abandoned or Destroyed.** Whenever the Responsible Jurisdiction, determines that a nonconforming structure has been abandoned or more than sixty

(60) percent torn down, physically deteriorated, or decayed, no Permit shall be granted that would allow such structure or any nonconforming structure that is inconsistent with the provisions of this Regulation.

7.4 *Variances.* Any person desiring to use his or her land in violation of the provisions of this Regulation may apply for a variance. Applications for a variance shall be filed with the Airport Director. The Airport Director shall assign the variance application and transmit all variance application documentation to the Responsible Jurisdiction in accordance with Section 3.1. Each jurisdiction shall determine if the variance meets the requirement of the applicable state and/or federal law, its zoning regulation and this Regulation. A variance may be allowed where it is found that a literal application or enforcement of this Regulation would result in practical difficulty or unnecessary hardship and granting relief would result in substantial justice being done, would not be contrary to public interest and the relief would be in accordance with the spirit of this Regulation.

## **8.0 APPEALS**

- 8.1 Any person aggrieved, or any taxpayer affected, by any decision of a Responsible Jurisdiction made in administration or enforcement of this Regulation, may appeal the decision in accordance with the Responsible Jurisdiction's appeal process (Denison, Pottsville, Sherman, or Grayson County acting by and through the Grayson County Regional Mobility Authority), if that person or taxpayer is of the opinion that a decision of any Responsible Jurisdiction is an improper application of this Regulation. This same right of appeal is extended to the governing body of each Responsible Jurisdiction.
- 8.2 All appeals must be filed with the Airport Director and taken within such time as provided by the rules of the Responsible Jurisdiction, by filing a notice of appeal specifying the grounds for the appeal. For all height related appeals, a completed aeronautical study determination from the Federal Aviation Administration under Title 14 of the Code of Federal Regulations, Part 77.5 must accompany the appeal before it can be considered by the Responsible Jurisdiction. The Airport Director shall assign such appeal and transmit the appeal documentation constituting the record upon which the action appealed was taken to the Responsible Jurisdiction in accordance with Section 3.1.
- 8.3 An appeal shall stay all actions and proceedings by any party in furtherance of the decision appealed from, unless the Responsible Jurisdiction certifies in writing that by reason of the facts stated in such certification, a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed except by Order of the Responsible Jurisdiction on due cause shown.
- 8.4 Each Responsible Jurisdiction shall fix a reasonable time for hearing appeals, give public notice and due notice to the parties in interest and decide the same within a

reasonable time. At the hearing, any party may appear in person, by agent or by attorney.

- 8.5 The Responsible Jurisdiction's appeal process may in conformity with the provisions of this Regulation reverse or affirm, in whole or in part, or modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination, as may be appropriate under the circumstances.

## **9.0 JUDICIAL REVIEW**

Any person aggrieved, or any taxpayer affected, by any decision of the Responsible Jurisdiction may present to a court of record a petition stating that the decision of the Responsible Jurisdiction's is an improper application of the Regulation and specifying the grounds for the improper application as provided by and in accordance with, Texas Local Government Code, Section 241.041.

## **10.0 ENFORCEMENT AND REMEDIES**

The Responsible Jurisdiction may institute in any court of competent jurisdiction, an action to prevent, restrain, correct, or abate any violation of this Regulation or of any order or ruling made in connection with its administration or enforcement including, but not limited to, an action for injunctive relief as provided by Section 241.044 of the Texas Local Government Code.

## **11.0 PENALTIES**

Each violation of this Regulation or of any regulation or order after the effective date of this Regulation, or ruling promulgated hereunder shall constitute a Class C misdemeanor and upon conviction shall be punishable by a fine of not more than \$2,000.00. Each day a violation continues to exist shall constitute a separate offense.

## **12.0 CONFLICTING REGULATIONS**

Where there exists a conflict between any of the provisions of this Regulation and any other regulations affecting the same land, whether the conflict be with respect to the height of structures or trees, the use of land or any other matter, the Airport compatibility criteria shall govern or prevail as provided by the *Airport Zoning Act*, Texas Local Government Code, Section 241.902.

**13.0 SEVERABILITY**

If any of the provisions of this Regulation or the application thereof to any Person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Regulation which can be given effect without the invalid provision or application, and to this end the provisions of this Regulation are declared to be severable.

**14.0 EFFECTIVE DATE**

Implementation of the provisions of this Regulation is for the general welfare of the public and preservation of the Airport. This Regulation shall be in full force and effect from and after its adoption by the Joint Airport Zoning Board and any publication or posting as required by law.

Adopted by the Joint Airport Zoning Board this \_\_\_\_ day of \_\_\_\_\_, 2014

Joint Airport Zoning Board

By: \_\_\_\_\_  
Phil Roether, Chairman

State of Texas        )  
                                  SS  
Grayson County     )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2014 by Phil Roether, Chairman, Joint Airport Zoning Board.

\_\_\_\_\_  
Notary Public, State of Texas



## **TABLE A**

### **COMPATIBILITY CRITERIA MATRIX**

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The materials in this Table are for use in implementing the North Texas Regional Airport – Perrin Field Land Use Compatibility Zoning Regulation and include the following:

- Table showing the Compatibility Criteria Matrix for Zone A1, Zone A2 and Zone B

<b>TABLE A Compatibility Criteria Matrix</b>					
<b>Zone</b>	<b>Maximum Densities/Intensities/Required Open Land</b>			<b>Additional Criteria</b>	
	<b>Dwelling Units per Acre<sup>1</sup></b>	<b>Maximum Non- residential Intensity<sup>2</sup></b>	<b>Req'd Open Land<sup>3</sup></b>	<b>Prohibited Uses<sup>4</sup></b>	<b>Other Development Conditions<sup>5</sup></b>
Zone A1	1 d.u. per 5 acres	100 persons per acre	30%	<ul style="list-style-type: none"> <li>• Residential, except for very low residential</li> <li>• Hazards to flight<sup>6</sup></li> <li>• Petroleum refining &amp; storage<sup>7</sup></li> <li>• Natural gas &amp; petroleum pipelines<sup>8</sup></li> <li>• Children's schools, day care centers, libraries</li> <li>• Hospitals, nursing homes</li> <li>• Places of worship</li> <li>• Schools</li> <li>• Theaters, auditoriums, &amp; stadiums</li> <li>• Dumps or landfills, other than those consisting entirely of earth &amp; rock.</li> <li>• Waterways that create a bird hazard, does not include flood control, detention ponds or stock tanks.</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Avigation easement dedication</li> <li>• Within reason, locate structures maximum distance from extended runway centerline</li> <li>• FAA airspace review if required by Federal Code of Regulations, Title 14: Aeronautics and Space, Part 77 Subpart D</li> </ul>
Zone A2	1 d.u. per 2.5 acres	250 persons per acre	No Limit	<ul style="list-style-type: none"> <li>• Hazards to flight<sup>6</sup></li> <li>• Theaters, auditoriums, &amp; stadiums</li> <li>• Dumps or landfills, other than those consisting entirely of earth &amp; rock.</li> <li>• Waterways that create a bird hazard, does not include flood control, detention ponds or stock tanks.</li> </ul>	<ul style="list-style-type: none"> <li>• Avigation easement dedication</li> <li>• FAA airspace review if required by Federal Code of Regulations, Title 14: Aeronautics and Space, Part 77 Subpart D</li> </ul>
Zone B	No Limit	No Limit	No Limit	<ul style="list-style-type: none"> <li>• No Limit</li> </ul>	<ul style="list-style-type: none"> <li>• Airport disclosure statement</li> </ul>

**Notes:**

<sup>1</sup> Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre (d.u./ac). Clustering of units is encouraged. Gross acreage includes the property at issue plus a share of adjacent public or private roads and any adjacent, permanently dedicated, open lands.

<sup>2</sup> Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.

<sup>3</sup> Open land requirements are to be applied with respect to an entire Zone A1. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. Open land is defined as all land not occupied by a structure, to include roadways, parking areas, allowed waterways, etc.

<sup>4</sup> The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other non-residential uses will not be permitted in the respective compatibility zones when they do not meet the usage intensity criteria.

<sup>5</sup> As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within the Airport influence area); information regarding Airport proximity and the existence of aircraft overflights must be disclosed. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new and redevelopment if approval is required.

<sup>6</sup> Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is prohibited.

<sup>7</sup> Does not include storage tanks associated with well heads.

<sup>8</sup> Natural gas & petroleum pipelines less than 36 inches below the surface.

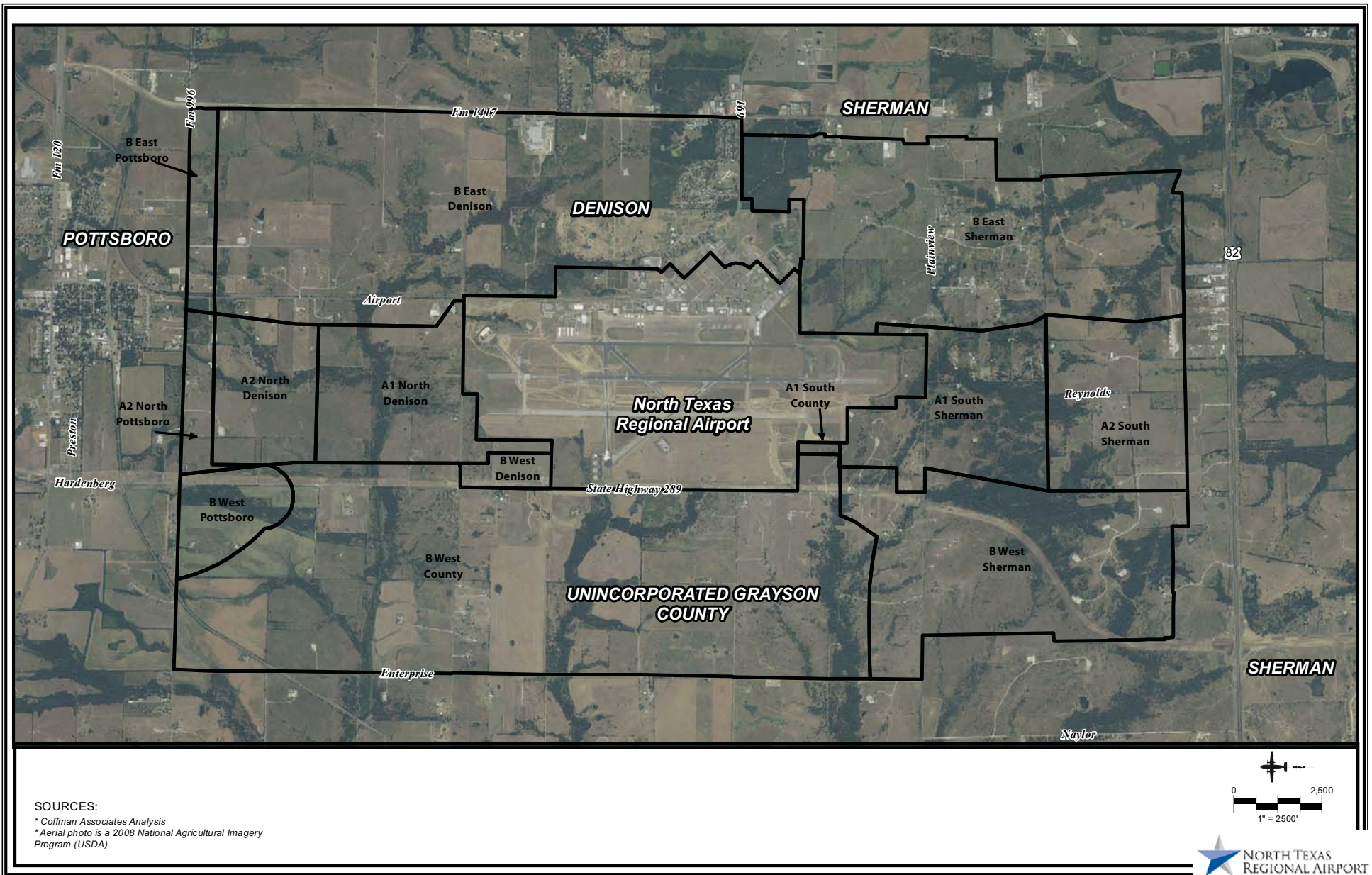
## **Exhibit A**

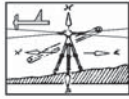
# **ZONING BOUNDARIES**

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The materials in this Exhibit are for use in implementing the North Texas Regional Airport – Perrin Field Land Use Compatibility Zoning Regulation and include the following:

- Map showing Zoning Boundaries





Boundary Surveys - Topographic Surveys - Sub-Divisions  
Residential - Commercial - Oil Well Site Locations  
Construction Staking

## *Helvey And Associates Surveying, Inc.*

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088  
Firm Registration Number: 10088100 – Texas Board of Professional Land Surveying

### **Overall Tract – 8,444.88 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the J. Moss Survey, Abstract No. 860, and being all of the J. Moss Survey, Abstract No. 860, and being all of the Robert Barber Survey, Abstract No. 185, and being all of the J. W. Vanderen Survey, Abstract No. 1295, and being all of the W. King Survey, Abstract No. 697, and being all of the W. M. Thompson Survey, Abstract No. 1238, and being all of the N. F. Cooke Survey, Abstract No. 278, and being all of the E. D. Goode Survey, Abstract No. 480, and being a part of the S. C. Royal Survey, Abstract No. 1047, and being a part of the W. M. Dunning Survey, Abstract No. 371, and being a part of the Alfred Hume Survey, Abstract No. 522, and being a part of the B. J. Hutson Survey, Abstract No. 496, and being a part of the J. M. Hambright Survey, Abstract No. 538, and being a part of the Benjamin Hambright Survey, Abstract No. 536, and being a part of the J. M. Thomas Survey, Abstract No. 1233, and being all of the N. E. Degraffenreed Survey, Abstract No. 375, and being all of the M. N. Houge Survey, Abstract No. 584, and being all of the Simon Draper Survey, Abstract No. 381, and being all of the Wood & Buckle Survey, Abstract No. 1373, and being all of the J. C. Winton Survey, Abstract No. 1391, and being all of the A. J. Searight Survey, Abstract No. 1167, and being all of the John W. Dodgin Survey, Abstract No. 377, and being all of the W. G. Washington Survey, Abstract No. 1522, and being all of the J. C. Wade Survey, Abstract No. 1382, and being all of the C. C. Binkley Survey, Abstract No. 168, and being all of the W. Park Survey, Abstract No. 985, and being all of the S. Vaden Survey, Abstract No. 1290, and being all of the J. B. Cox Survey, Abstract No. 287, and being all of the J. S. Soule Survey, Abstract No. 1174, and being all of the J. Dowd Survey, Abstract No. 382, and being all of the P. S. Van Antwerp Survey, Abstract No. 1454, and being a part of the J. D. Goode Survey, Abstract No. 1435, and being a part of the E. Y. Goode Survey, Abstract No. 481, and being a part of the C. C. Binkley Survey, Abstract No. 170, and being all of the W. A. Watkins Survey, Abstract No. 1325, and being all of the T. J. Hambright Survey, Abstract No. 537, and being all of the James High Survey, Abstract No. 517, and being all of the W. M. High Survey, Abstract No. 516, and being a part of the C. Self Survey, Abstract No. 1178, and being all of the J. J. Smith Survey, Abstract No. 1177, and being all of the J. H. Spencer Survey, Abstract No. 1154, and being all of the M. Staniford Survey, Abstract No. 1183, and being all of the A. E. Walker Survey, Abstract No. 1367, and being all of the H. P. Belcher Survey, Abstract No. 188, and being a part of the W. A. Jewel Survey, Abstract No. 658, and being all of the W. B. Johnston Survey, Abstract No. 657, and being all of the J. H. Winton Survey, Abstract No. 1384, and being all of the J. P. Jackson Survey, Abstract No. 661, and being a part of the N. B. Teague Survey, Abstract No. 1259, and being all of the J. Bartlett Survey, Abstract No. 179, and being all of the R. W. Self Survey, Abstract No. 1184, and being all of the R. W. Self Survey, Abstract No. 1159, and being all of the A. B. Tillman Survey, Abstract No. 1264, and being all of the J. Dodgin Survey, Abstract No. 378, and being all of the J. D. Dodgin Survey, Abstract No. 379, and being all of the J. W. Martin Survey, Abstract No. 888, and being all of the J. Goode Survey, Abstract No. 478, and being all of the J. Saunders Survey, Abstract No. 1161, and being all of the F. Michler Survey, Abstract No. 896, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the Northeast corner of the herein described tract, at or near the intersection of F.M. Highway 1417 with F.M. Highway 996, said point having an NAD83 TX North Central Coordinate value of Northing(Y) = 7325288.01, Easting(X) = 2531733.79;

**THENCE** Southerly, with an East line of the herein described tract, the following calls and distances:

1. South 00 deg. 20 min. 57 sec. West, a distance of 295.44 ft.;
2. South 14 deg. 57 min. 46 sec. West, a distance of 78.74 ft.;
3. South 00 deg. 08 min. 22 sec. East, a distance of 396.43 ft.;
4. South 00 deg. 08 min. 15 sec. East, a distance of 120.63 ft.;
5. South 00 deg. 07 min. 15 sec. West, a distance of 653.88 ft.;
6. South 01 deg. 10 min. 58 sec. West, a distance of 1,058.59 ft.;
7. South 00 deg. 43 min. 48 sec. West, a distance of 368.84 ft.;
8. South 00 deg. 26 min. 38 sec. West, a distance of 875.41 ft.;
9. South 00 deg. 47 min. 37 sec. West, a distance of 1,428.60 ft.;
10. South 01 deg. 23 min. 09 sec. West, a distance of 1,209.93 ft.;
11. South 01 deg. 08 min. 52 sec. West, a distance of 1,224.73 ft.;
12. South 01 deg. 16 min. 16 sec. East, a distance of 225.83 ft.;
13. South 00 deg. 57 min. 59 sec. West, a distance of 1,037.10 ft.;

14. South 00 deg. 45 min. 47 sec. West, a distance of 1,358.99 ft.;
15. South 01 deg. 14 min. 59 sec. West, a distance of 51.39 ft.;
16. South 01 deg. 30 min. 51 sec. West, a distance of 1,323.78 ft.;
17. South 01 deg. 09 min. 23 sec. West, a distance of 1,327.06 ft.;
18. South 00 deg. 59 min. 25 sec. West, a distance of 903.78 ft.;
19. South 01 deg. 03 min. 23 sec. West, a distance of 940.99 ft.;
20. South 01 deg. 22 min. 43 sec. West, a distance of 213.65 ft.;
21. South 01 deg. 08 min. 17 sec. West, a distance of 97.17 ft.;
22. South 01 deg. 39 min. 52 sec. West, a distance of 44.41 ft.;
23. South 01 deg. 51 min. 13 sec. West, a distance of 403.82 ft. To a point at the most Easterly Southeast corner of the herein described tract;

**THENCE** South 89 deg. 45 min. 32 sec. West, a distance of 497.90 ft.;

**THENCE** South 00 deg. 45 min. 51 sec. West, a distance of 15.37 ft. To a point at an Ell corner of the herein described tract;

**THENCE** Southerly, with an East line of the herein described tract, the following calls and distances:

1. South 00 deg. 45 min. 52 sec. West, a distance of 1,323.56 ft.;
2. South 00 deg. 46 min. 27 sec. West, a distance of 0.43 ft.;
3. South 00 deg. 51 min. 48 sec. West, a distance of 514.10 ft.;
4. South 00 deg. 53 min. 09 sec. West, a distance of 0.16 ft.;
5. South 00 deg. 47 min. 20 sec. West, a distance of 130.53 ft.;
6. South 00 deg. 47 min. 18 sec. West, a distance of 42.94 ft.;
7. South 28 deg. 01 min. 40 sec. East, a distance of 157.18 ft.;
8. South 02 deg. 02 min. 33 sec. West, a distance of 162.10 ft.;
9. South 00 deg. 21 min. 19 sec. West, a distance of 33.73 ft.;
10. South 89 deg. 25 min. 09 sec. West, a distance of 78.01 ft.;
11. South 01 deg. 34 min. 56 sec. West, a distance of 43.97 ft.;
12. South 01 deg. 34 min. 54 sec. West, a distance of 241.11 ft.;
13. South 89 deg. 38 min. 56 sec. East, a distance of 15.10 ft.;
14. South 01 deg. 42 min. 57 sec. West, a distance of 161.31 ft.;
15. North 88 deg. 32 min. 59 sec. West, a distance of 24.50 ft.;
16. South 01 deg. 43 min. 58 sec. West, a distance of 163.68 ft.;
17. South 01 deg. 36 min. 49 sec. West, a distance of 0.06 ft.;
18. South 01 deg. 44 min. 47 sec. West, a distance of 370.39 ft.;
19. South 01 deg. 45 min. 04 sec. West, a distance of 1.42 ft.;
20. South 01 deg. 44 min. 06 sec. West, a distance of 324.88 ft.;
21. South 01 deg. 42 min. 42 sec. West, a distance of 1.45 ft.;
22. South 01 deg. 43 min. 23 sec. West, a distance of 303.99 ft.;
23. South 01 deg. 27 min. 27 sec. West, a distance of 587.30 ft.;
24. South 67 deg. 26 min. 56 sec. West, a distance of 151.97 ft.;
25. South 00 deg. 08 min. 37 sec. East, a distance of 664.39 ft.;
26. North 86 deg. 57 min. 41 sec. East, a distance of 213.31 ft.;
27. South 01 deg. 08 min. 13 sec. West, a distance of 563.08 ft.;
28. South 00 deg. 20 min. 56 sec. East, a distance of 543.38 ft.;
29. South 86 deg. 53 min. 39 sec. West, a distance of 61.52 ft.;
30. South 00 deg. 05 min. 47 sec. East, a distance of 832.34 ft. To a point at the middle Southeast corner of the herein described tract;

**THENCE** South 88 deg. 48 min. 17 sec. West, a distance of 301.03 ft.;

**THENCE** South 88 deg. 49 min. 14 sec. West, a distance of 782.70 ft.;

**THENCE** South 88 deg. 49 min. 11 sec. West, a distance of 33.66 ft.;

**THENCE** South 88 deg. 17 min. 36 sec. West, a distance of 38.50 ft. To a point at an Ell corner of the herein described tract;

**THENCE** Southerly, with an East line of the herein described tract, the following calls and distances:

1. South 00 deg. 17 min. 42 sec. West, a distance of 302.62 ft.;
2. South 00 deg. 35 min. 14 sec. East, a distance of 670.41 ft.;
3. South 00 deg. 17 min. 18 sec. West, a distance of 286.52 ft.;
4. South 30 deg. 57 min. 47 sec. East, a distance of 17.69 ft.;
5. South 85 deg. 30 min. 53 sec. East, a distance of 62.35 ft.;

6. South 02 deg. 28 min. 11 sec. East, a distance of 3,931.48 ft. To a point at the most Southerly Southeast corner of the herein described tract;

**THENCE** Westerly, with a South line of the herein described tract, the following calls and distances:

1. North 69 deg. 40 min. 54 sec. West, a distance of 392.38 ft.;
2. North 69 deg. 01 min. 13 sec. West, a distance of 270.31 ft.;
3. South 02 deg. 35 min. 45 sec. West, a distance of 281.58 ft.;
4. South 88 deg. 58 min. 02 sec. West, a distance of 1,993.77 ft.;
5. South 88 deg. 46 min. 45 sec. West, a distance of 338.41 ft.;
6. South 89 deg. 09 min. 46 sec. West, a distance of 349.08 ft.;
7. South 89 deg. 08 min. 36 sec. West, a distance of 164.60 ft.;
8. South 89 deg. 09 min. 43 sec. West, a distance of 414.27 ft.;
9. South 89 deg. 09 min. 55 sec. West, a distance of 208.01 ft.;
10. South 89 deg. 10 min. 04 sec. West, a distance of 122.58 ft.;
11. South 89 deg. 10 min. 13 sec. West, a distance of 158.10 ft.;
12. South 89 deg. 08 min. 47 sec. West, a distance of 179.89 ft.;
13. South 89 deg. 09 min. 58 sec. West, a distance of 370.38 ft.;
14. South 89 deg. 09 min. 11 sec. West, a distance of 356.58 ft.;
15. South 88 deg. 47 min. 22 sec. West, a distance of 2,733.19 ft.;
16. North 03 deg. 14 min. 00 sec. West, a distance of 0.36 ft.;
17. South 88 deg. 32 min. 27 sec. West, a distance of 1,040.90 ft.;
18. South 88 deg. 32 min. 27 sec. West, a distance of 1,016.90 ft. To a point at the most Southerly Southwest corner of the herein described tract;

**THENCE** North 01 deg. 32 min. 00 sec. West, a distance of 454.81 ft. To a point at an Ell corner of the herein described tract;

**THENCE** Westerly, with a South line of the herein described tract, the following calls and distances:

1. South 88 deg. 38 min. 03 sec. West, a distance of 995.10 ft.;
2. North 89 deg. 16 min. 50 sec. West, a distance of 780.90 ft.;
3. North 89 deg. 16 min. 49 sec. West, a distance of 100.65 ft.;
4. South 02 deg. 41 min. 49 sec. East, a distance of 37.56 ft.;
5. North 87 deg. 42 min. 14 sec. West, a distance of 438.32 ft.;
6. North 89 deg. 40 min. 03 sec. West, a distance of 715.24 ft.;
7. North 89 deg. 41 min. 45 sec. West, a distance of 122.45 ft. To a point at the middle Southwest corner of the herein described tract;

**THENCE** Northerly, with a West line of the herein described, tract, the following calls and distances:

1. North 02 deg. 13 min. 35 sec. West, a distance of 115.40 ft.;
2. North 01 deg. 23 min. 01 sec. West, a distance of 130.98 ft.;
3. South 89 deg. 22 min. 30 sec. West, a distance of 48.97 ft.;
4. North 01 deg. 03 min. 34 sec. West, a distance of 492.72 ft.;
5. North 01 deg. 03 min. 30 sec. West, a distance of 278.70 ft.;
6. North 01 deg. 03 min. 33 sec. West, a distance of 18.21 ft.;
7. North 01 deg. 03 min. 30 sec. West, a distance of 441.48 ft.;
8. North 00 deg. 55 min. 29 sec. West, a distance of 342.74 ft.;
9. North 02 deg. 02 min. 51 sec. West, a distance of 28.43 ft.;
10. North 01 deg. 00 min. 39 sec. West, a distance of 1,538.80 ft.;
11. North 87 deg. 38 min. 37 sec. East, a distance of 240.76 ft.;
12. North 01 deg. 13 min. 05 sec. West, a distance of 3,723.78 ft. To a point at an Ell corner of the herein described tract;

**THENCE** North 88 deg. 55 min. 37 sec. West, a distance of 1,247.73 ft. To a point at the most Westerly Southwest corner of the herein described tract;

**THENCE** Northerly, with a West line of the herein described, tract, the following calls and distances:

1. North 00 deg. 22 min. 53 sec. East, a distance of 73.74 ft.;
2. North 00 deg. 37 min. 22 sec. East, a distance of 1,391.85 ft.;
3. North 00 deg. 37 min. 21 sec. East, a distance of 1,222.64 ft.;
4. North 01 deg. 04 min. 26 sec. East, a distance of 2,636.88 ft.;
5. North 13 deg. 37 min. 28 sec. East, a distance of 62.45 ft.;
6. North 00 deg. 50 min. 00 sec. East, a distance of 2,634.27 ft.;
7. North 00 deg. 28 min. 07 sec. East, a distance of 893.95 ft.;

8. North 00 deg. 04 min. 26 sec. West, a distance of 937.42 ft.;
9. North 00 deg. 37 min. 19 sec. East, a distance of 210.86 ft.;
10. North 00 deg. 32 min. 58 sec. East, a distance of 599.68 ft.;
11. North 00 deg. 40 min. 17 sec. East, a distance of 1,637.10 ft.;
12. North 00 deg. 59 min. 49 sec. East, a distance of 969.71 ft.;
13. North 01 deg. 30 min. 47 sec. East, a distance of 24.62 ft.;
14. North 04 deg. 16 min. 29 sec. West, a distance of 69.49 ft.;
15. North 00 deg. 43 min. 05 sec. East, a distance of 2,601.48 ft.;
16. North 00 deg. 47 min. 09 sec. East, a distance of 2,186.12 ft.;
17. North 00 deg. 02 min. 17 sec. West, a distance of 211.18 ft.;
18. North 01 deg. 25 min. 15 sec. East, a distance of 268.18 ft.;
19. North 00 deg. 04 min. 45 sec. West, a distance of 1,406.15 ft.;
20. North 02 deg. 24 min. 45 sec. East, a distance of 1,204.39 ft. To a point at the Northwest corner of the herein described tract;

**THENCE** Easterly, with the North line of the herein described, tract, the following calls and distances:

1. South 88 deg. 01 min. 31 sec. East, a distance of 2,066.45 ft.;
2. South 88 deg. 15 min. 06 sec. East, a distance of 478.79 ft.;
3. South 88 deg. 12 min. 50 sec. East, a distance of 2,985.74 ft.;
4. South 87 deg. 50 min. 19 sec. East, a distance of 2,911.48 ft.;
5. South 87 deg. 36 min. 16 sec. East, a distance of 245.00 ft.;
6. South 88 deg. 02 min. 47 sec. East, a distance of 1,025.25 ft.;
7. South 88 deg. 16 min. 36 sec. East, a distance of 496.25 ft.;
8. South 88 deg. 16 min. 37 sec. East, a distance of 543.60 ft.;
9. South 88 deg. 35 min. 16 sec. East, a distance of 1,194.26 ft.;
10. South 89 deg. 00 min. 59 sec. East, a distance of 3,088.99 ft.;
11. South 87 deg. 18 min. 07 sec. East, a distance of 906.81 ft. To the **PLACE OF BEGINNING** and containing **9,874.902 ACRES** of land.

**LESS AND EXCEPT** the following two tracts of land:

1. The 1186.04 Acre tract of land (Attachment "A") conveyed to Grayson County, Texas in Volume 1231, Page 579, Deed Records, Grayson County, Texas.
2. The 243.9788 Acre tract of land (Attachment "B") conveyed to Grayson County, Texas in Volume 1231, Page 579, Deed Records, Grayson County, Texas.

Containing a **NET TOTAL** of **8,444.88 ACRES** of land



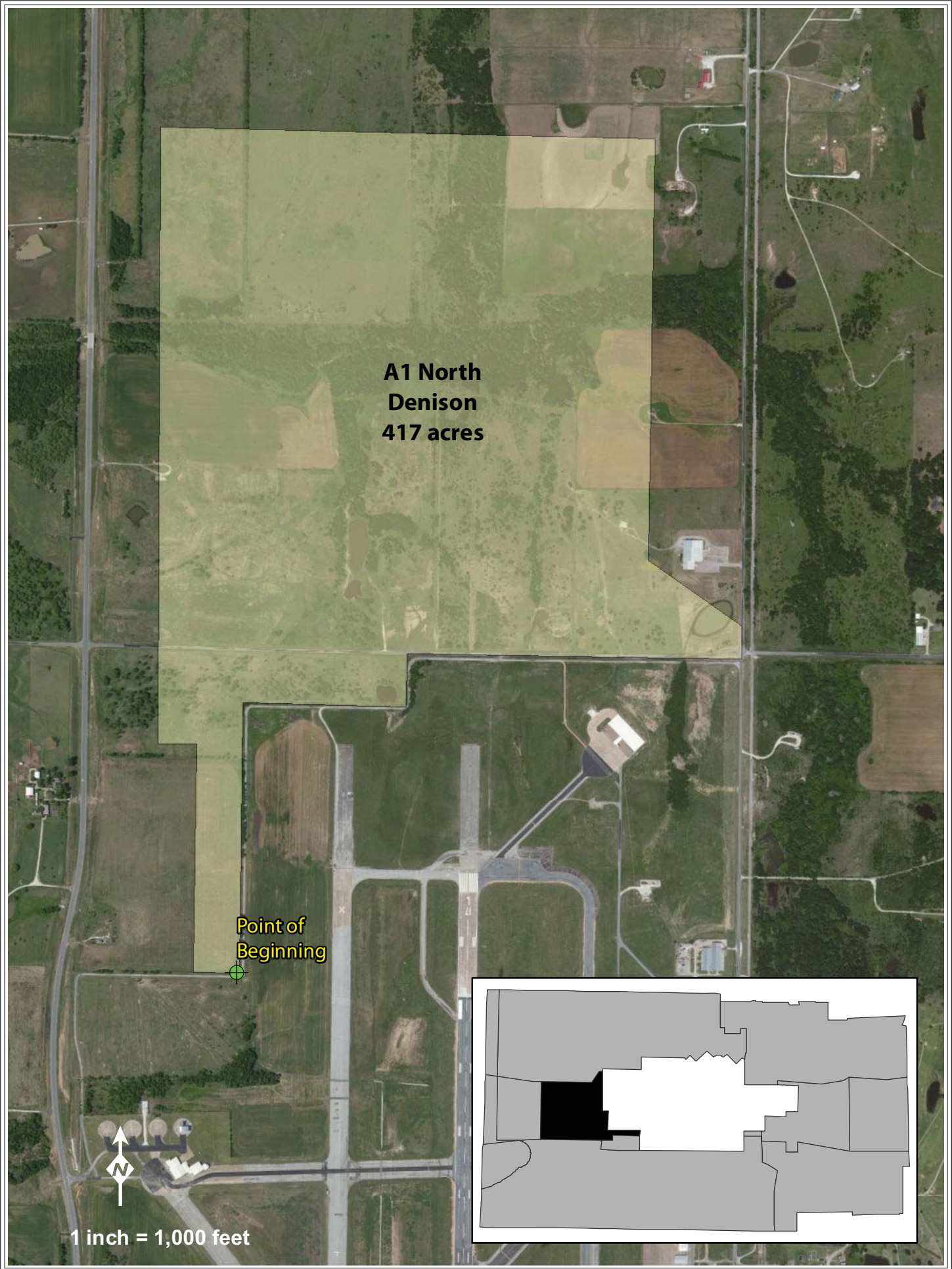
## **Exhibit A1**

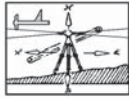
### **ZONING MAPS AND LEGAL DESCRIPTION**

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The materials in this Exhibit are for use in implementing the North Texas Regional Airport – Perrin Field Land Use Compatibility Zoning Regulation and include the following:

- Maps showing Zone A1, Zone A2 and, Zone B Legal Description for each Zone and the Responsible Jurisdiction





Boundary Surveys - Topographic Surveys - Sub-Divisions  
Residential - Commercial - Oil Well Site Locations  
Construction Staking

## *Helvey And Associates Surveying, Inc.*

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088  
Firm Registration Number: 10088100 – Texas Board of Professional Land Surveying

### **A1 North Denison – 419.1 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the N. B. Teague Survey, Abstract No. 1259, and being a part of the J. W. Martin Survey, Abstract No. 888, and being a part of the J. D. Dodgin Survey, Abstract No. 379, and being a part of the J. Goode Survey, Abstract No. 478, and being a part of the F. Michter Survey, Abstract No. 896, and being all of the J. Saunders Survey, Abstract No. 1161, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the most Southerly Southeast corner of the herein described tract, said point having an NAD83 TX North Central Zone coordinate value of Northing (Y) = 7315054.33, Easting (X) = 2522342.15;

**THENCE** North 89 deg. 39 min. 41 sec. West, a distance of 419.98 ft. to the most Southerly Southwest corner of the herein described tract;

**THENCE** North 00 deg. 51 min. 49 sec. East, a distance of 1,808.19 ft. to an Ell corner of the herein described tract;

**THENCE** West, a distance of 310.88 ft. to the most Westerly Southwest corner of the herein described tract;

**THENCE** North 00 deg. 13 min. 28 sec. East, crossing Refuge Road, a distance of 4,892.44 ft. to the Northwest corner of the herein described tract;

**THENCE** South 88 deg. 36 min. 48 sec. East, a distance of 3,924.41 ft. to the most Northerly Northeast corner of the herein described tract;

**THENCE** South 00 deg. 53 min. 43 sec. West, a distance of 3,344.63 ft.;

**THENCE** South 55 deg. 10 min. 32 sec. East, a distance of 905.02 ft. to the most Easterly Northeast corner of the herein described tract, at or near Airport Road;

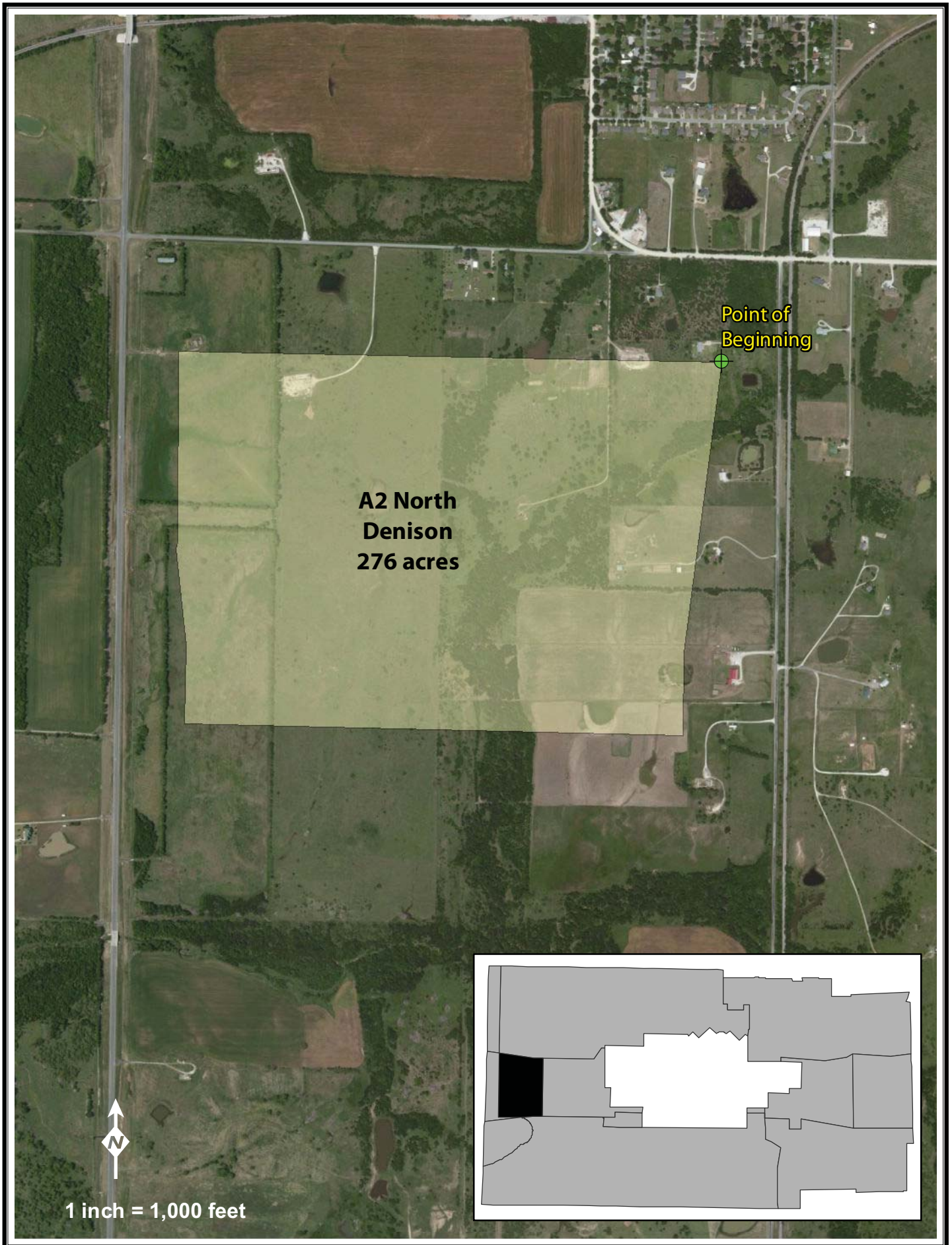
**THENCE** South 01 deg. 03 min. 15 sec. West, along or near said Airport Road, a distance of 244.45 ft. to the most Easterly Southeast corner of the herein described tract, at or near the intersection of said Airport Road with said Refuge Road;

**THENCE** North 89 deg. 19 min. 41 sec. West, along or near said Refuge Road, a distance of 2,611.68 ft. to an Ell corner of the herein described tract;

**THENCE** South 00 deg. 40 min. 19 sec. West, a distance of 396.80 ft. to the middle Southeast corner of the herein described tract;

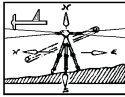
**THENCE** North 89 deg. 19 min. 41 sec. West, a distance of 1,281.20 ft. to an Ell corner of the herein described tract;

**THENCE** South 00 deg. 44 min. 19 sec. West, a distance of 2,151.50 ft. to the **PLACE OF BEGINNING** and containing **419.1 ACRES** of land.



VICE PRESIDENT  
KENNETH N. RUSSELL, R. P. L. S.

PRESIDENT  
BILLY F. HELVEY, R. P. L. S.



Boundary Surveys - Topographic Surveys - Sub-Divisions  
Residential - Commercial - Oil Well Site Locations  
Construction Staking

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Firm Registration Number: 10088100 - Texas Board of Professional Land Surveying

### **A2 North Denison – 276.1 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the W. Park Survey, Abstract No. 985, and being a part of the J. Goode Survey, Abstract No. 478, and being a part of the J. D. Dodgin Survey, Abstract, No. 379, and being a part of the C. C. Blinkley Survey, Abstract No. 168, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the Northeast corner of the herein described tract, said point having an NAD83 TX North Central Zone Coordinate value of Northing(Y) = 7324608.96, Easting(X) = 2525893.86;

**THENCE** South 07 deg. 31 min. 16 sec. West, a distance of 2,312.40 ft.;

**THENCE** South 00 deg. 53 min. 42 sec. West, a distance of 654.32 ft. to the Southeast corner of the herein described tract;

**THENCE** North 88 deg. 36 min. 48 sec. West, a distance of 3,924.41 ft. to the Southwest corner of the herein described tract;

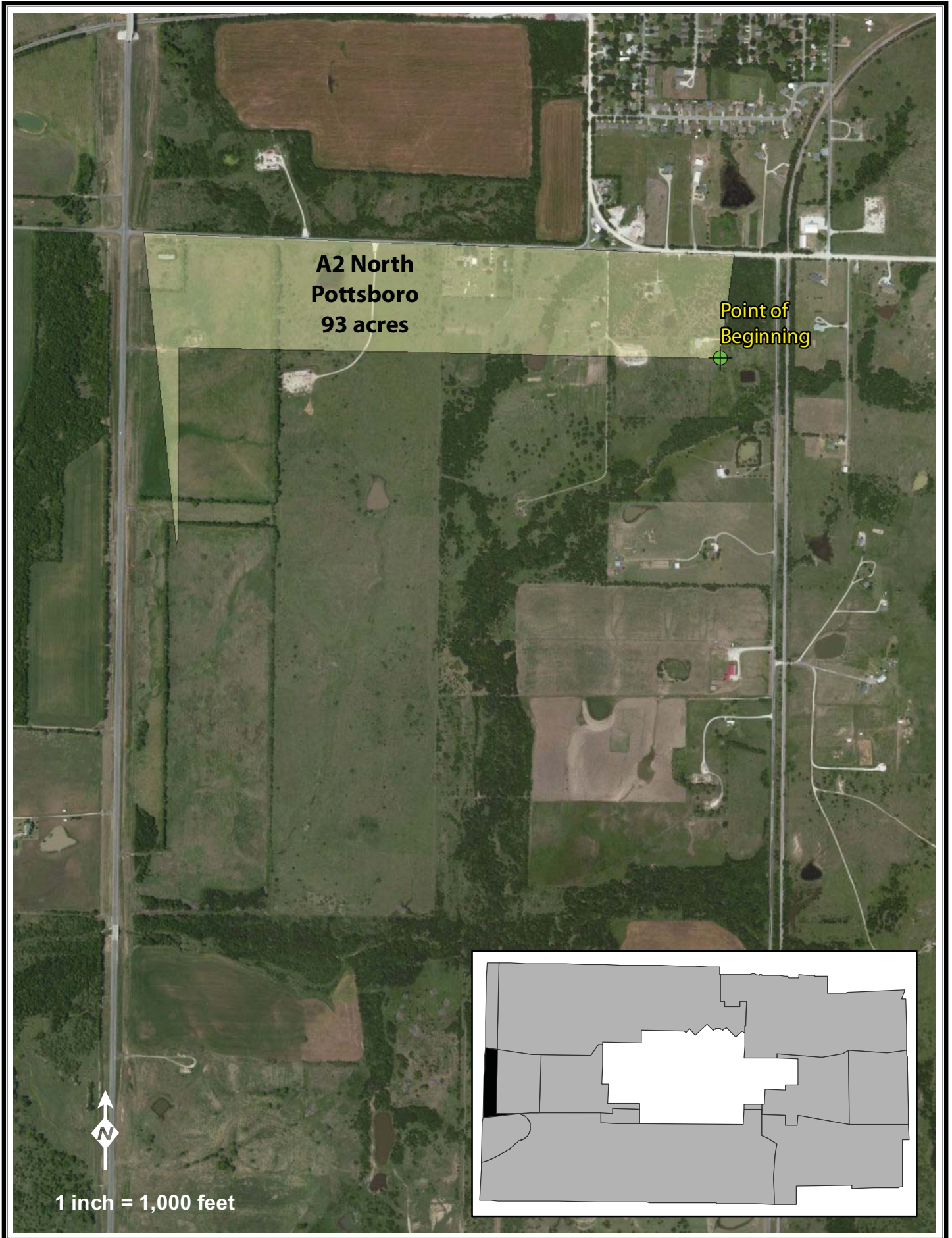
**THENCE** North 01 deg. 06 min. 05 sec. East, a distance of 620.62 ft.;

**THENCE** North 06 deg. 03 min. 54 sec. West, a distance of 757.46 ft.;

**THENCE** North 13 deg. 49 min. 17 sec. East, a distance of 50.22 ft.;

**THENCE** North 00 deg. 17 min. 11 sec. East, a distance of 1,513.90 ft. to the Northwest corner of the herein described tract;

**THENCE** South 88 deg. 52 min. 08 sec. East, a distance of 4,285.53 ft. to the **PLACE OF BEGINNING** and containing **276.1 ACRES** of land.

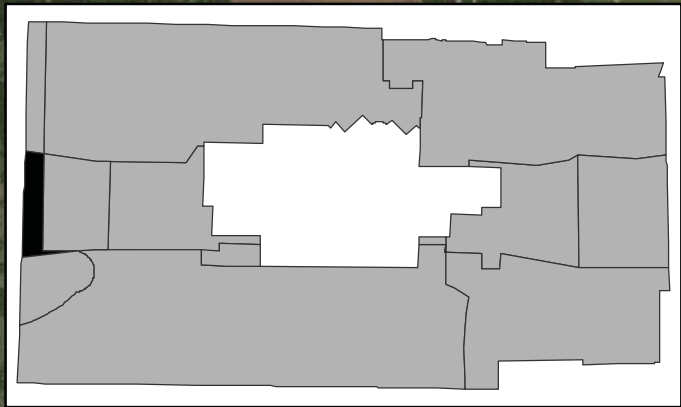


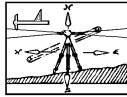
**A2 North  
Pottsboro  
93 acres**

**Point of  
Beginning**



1 inch = 1,000 feet





Boundary Surveys - Topographic Surveys - Sub-Divisions  
Residential - Commercial - Oil Well Site Locations  
Construction Staking

## *Helvey And Associates Surveying, Inc.*

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088  
Firm Registration Number: 10088100 – Texas Board of Professional Land Surveying

### **A2 North Pottsboro – 93.7 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the W. Park Survey, Abstract No. 985, and being a part of the C. C. Blinky Survey, Abstract No. 168, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the Southeast corner of the herein described tract, said point having an NAD83 TX North Central Zone Coordinate value of Northing(Y) = 7324608.96, Easting(X) = 2525893.86;

**THENCE** North 88 deg. 52 min. 08 sec. West, a distance of 4,285.52 ft. to an Ell corner of the herein described tract;

**THENCE** South 00 deg. 17 min. 11 sec. West, a distance of 1,513.90 ft.;

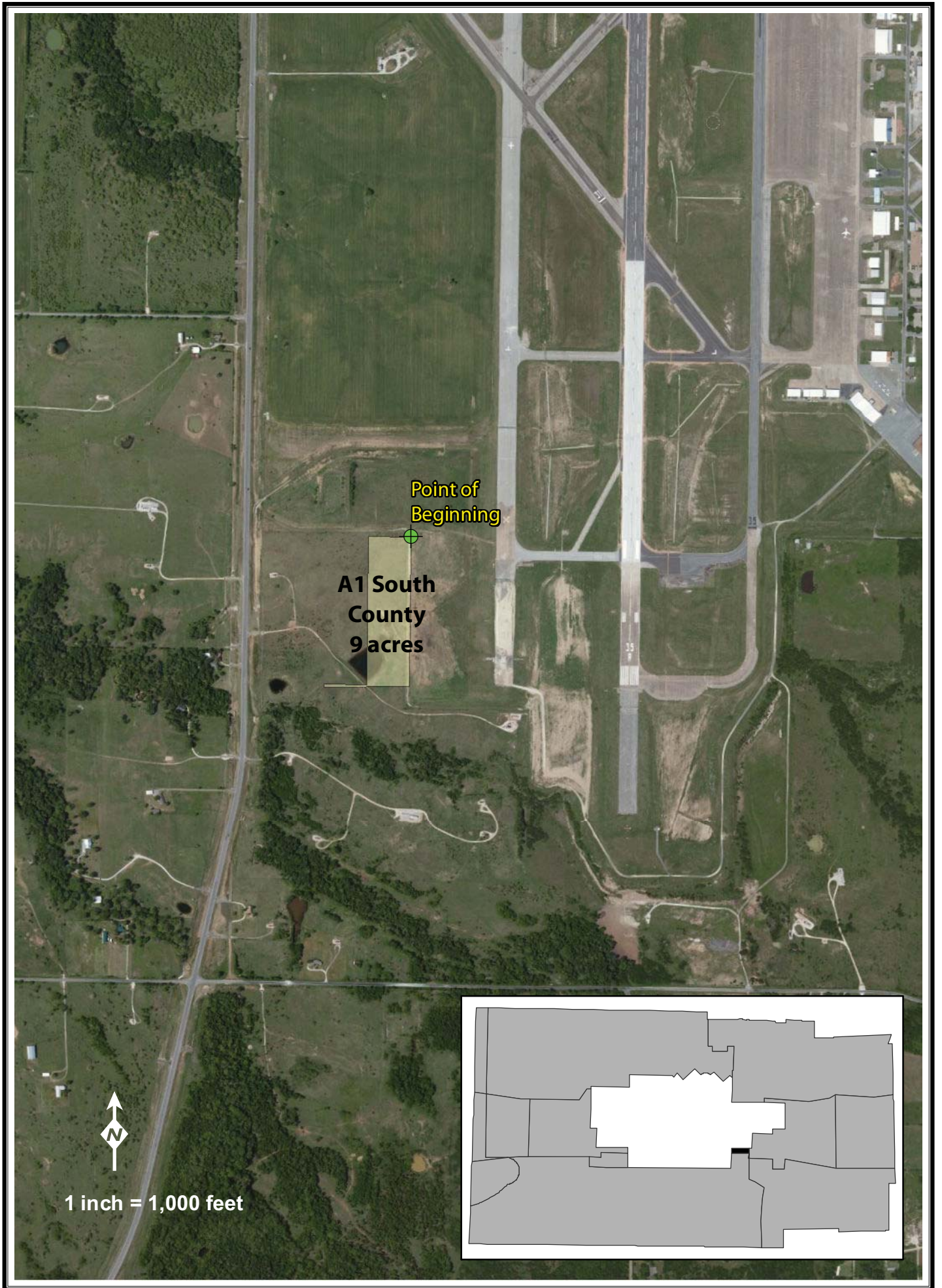
**THENCE** South 13 deg. 49 min. 17 sec. West, a distance of 50.22 ft. to the Southwest corner of the herein described tract;

**THENCE** North 06 deg. 03 min. 54 sec. West, a distance of 2,482.42 ft. to the Northwest corner of the herein described tract, at or near Hagerman Road;

**THENCE** Easterly, along or near said Hagerman Road and then F.M. Highway 996, the following calls and distances:

1. South 87 deg. 50 min. 19 sec. East, a distance of 2,911.48 ft.;
2. South 87 deg. 36 min. 16 sec. East, a distance of 245.00 ft.;
3. South 88 deg. 02 min. 47 sec. East, a distance of 1,025.25 ft.;
4. South 88 deg. 16 min. 36 sec. East, a distance of 496.25 ft. To the Northeast corner of the herein described tract;

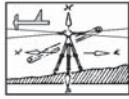
**THENCE** South 07 deg. 31 min. 16 sec. West, a distance of 827.67 ft. to the **PLACE OF BEGINNING** and containing **93.7 ACRES** of land.





VICE PRESIDENT  
KENNETH N. RUSSELL, R. P. L. S.

PRESIDENT  
BILLY F. HELVEY, R. P. L. S.



Boundary Surveys - Topographic Surveys - Sub-Divisions  
Residential - Commercial - Oil Well Site Locations  
Construction Staking

## *Helvey And Associates Surveying, Inc.*

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088  
Firm Registration Number: 10088100 – Texas Board of Professional Land Surveying

### **A1 South County – 10.5 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the W. A. Jewel Survey, Abstract No. 658, and being a part of the J. J. Smith Survey, Abstract No. 1177, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the Northeast corner of the herein described tract, said point having an NAD83 TX North Central Zone Coordinate value of Northing (Y) = 7308079.24, Easting(X) = 2522271.78;

**THENCE** South 00 deg. 33 min. 19 sec. West, a distance of 1,215.89 ft. to the Southeast corner of the herein described tract;

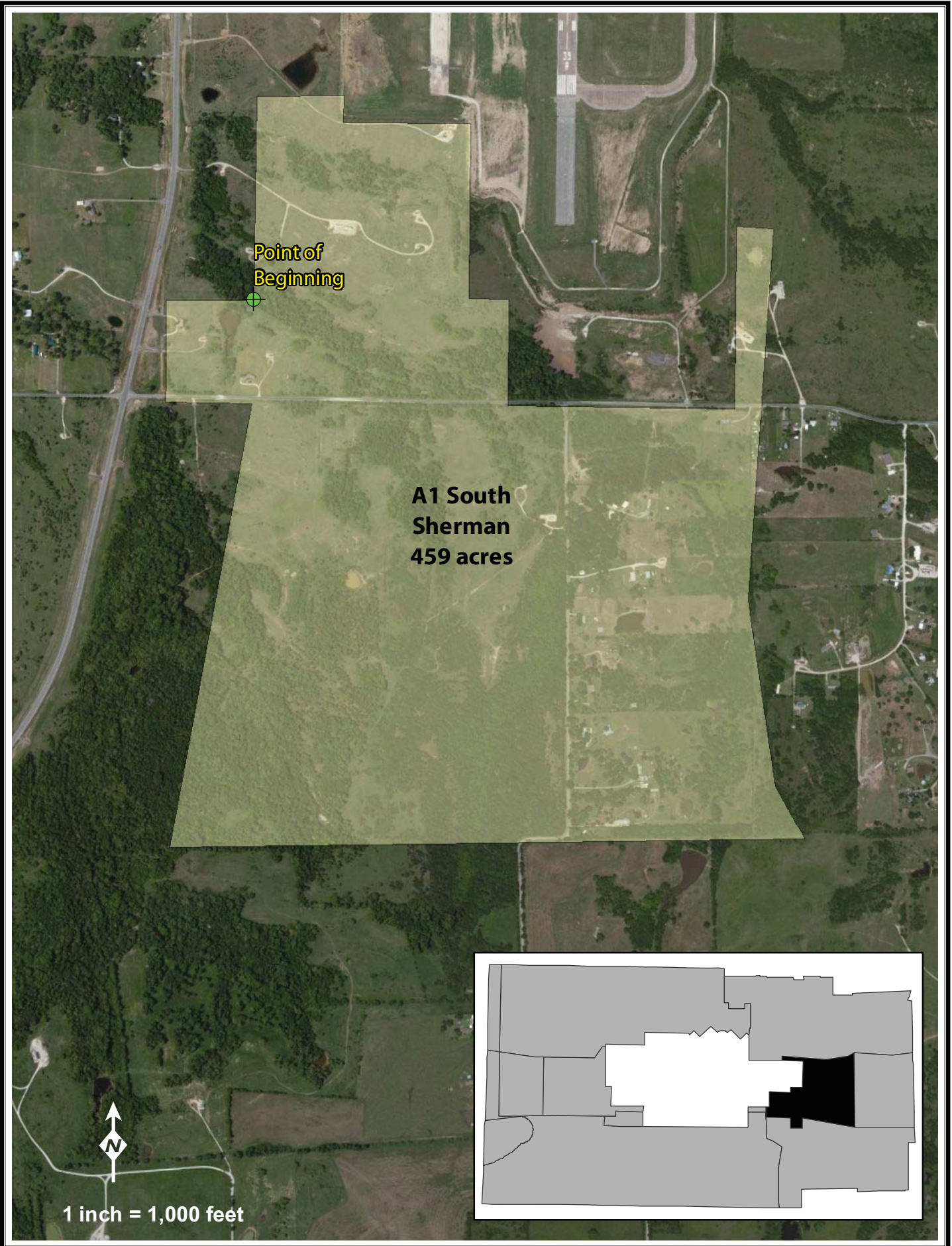
**THENCE** South 89 deg. 32 min. 18 sec. West, a distance of 711.46 ft. to the Southwest corner of the herein described tract;

**THENCE** North 01 deg. 07 min. 04 sec. East, a distance of 24.94 ft. to the most Westerly Southwest corner of the herein described tract;

**THENCE** South 88 deg. 40 min. 04 sec. East, a distance of 341.07 ft. to an Ell corner of the herein described tract;

**THENCE** North 00 deg. 41 min. 40 sec. East, a distance of 1,210.13 ft. to the most Northerly Northwest corner of the herein described tract;

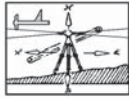
**THENCE** South 89 deg. 08 min. 41 sec. East, a distance of 367.14 ft. to the **PLACE OF BEGINNING** and containing **10.5 ACRES** of land.



**A1 South  
Sherman  
459 acres**

**Point of  
Beginning**

1 inch = 1,000 feet



Boundary Surveys - Topographic Surveys - Sub-Divisions  
Residential - Commercial - Oil Well Site Locations  
Construction Staking

## *Helvey And Associates Surveying, Inc.*

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088  
Firm Registration Number: 10088100 – Texas Board of Professional Land Surveying

### **A1 South Sherman – 461.8 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the J. J. Smith Survey, Abstract No. 1177, being a part of the C. Self Survey, Abstract No. 1178, being a part of the W. Campbell Survey, Abstract No. 294, being a part of the W. A. Watkins Survey, Abstract No. 1325, being all of the James High Survey, Abstract No. 517, being a part of the W. M. High Survey, Abstract No. 516, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at an Ell corner, being South of the most Northerly Northwest corner of the herein described tract, said point having an NAD83 TX North Central Zone Coordinate value of Northing(Y) = 7305257.03, Easting(X) = 2521517.33;

**THENCE** North 01 deg. 07 min. 04 sec. East, a distance of 1,600.95 ft.;

**THENCE** North 89 deg. 31 min. 09 sec. East, a distance of 711.47 ft.;

**THENCE** South 00 deg. 33 min. 19 sec. West, a distance of 182.60 ft.;

**THENCE** South 89 deg. 27 min. 41 sec. East, a distance of 996.20 ft.;

**THENCE** South 00 deg. 32 min. 19 sec. West, a distance of 1,385.70 ft.;

**THENCE** South 89 deg. 19 min. 41 sec. East, a distance of 310.65 ft.;

**THENCE** South 00 deg. 32 min. 19 sec. West, a distance of 822.40 ft.;

**THENCE** South 89 deg. 08 min. 41 sec. East, a distance of 1,782.60 ft.;

**THENCE** North 00 deg. 42 min. 19 sec. East, a distance of 1,401.06 ft.;

**THENCE** South 85 deg. 42 min. 39 sec. East, a distance of 268.73 ft.;

**THENCE** South 03 deg. 55 min. 58 sec. West, a distance of 2,914.40 ft.;

**THENCE** South 04 deg. 45 min. 49 sec. East, a distance of 109.41 ft.;

**THENCE** South 08 deg. 20 min. 38 sec. East, a distance of 1,377.49 ft.;

**THENCE** South 28 deg. 57 min. 04 sec. East, a distance of 483.05 ft.;

**THENCE** South 89 deg. 16 min. 55 sec. West, a distance of 4,994.88 ft.;

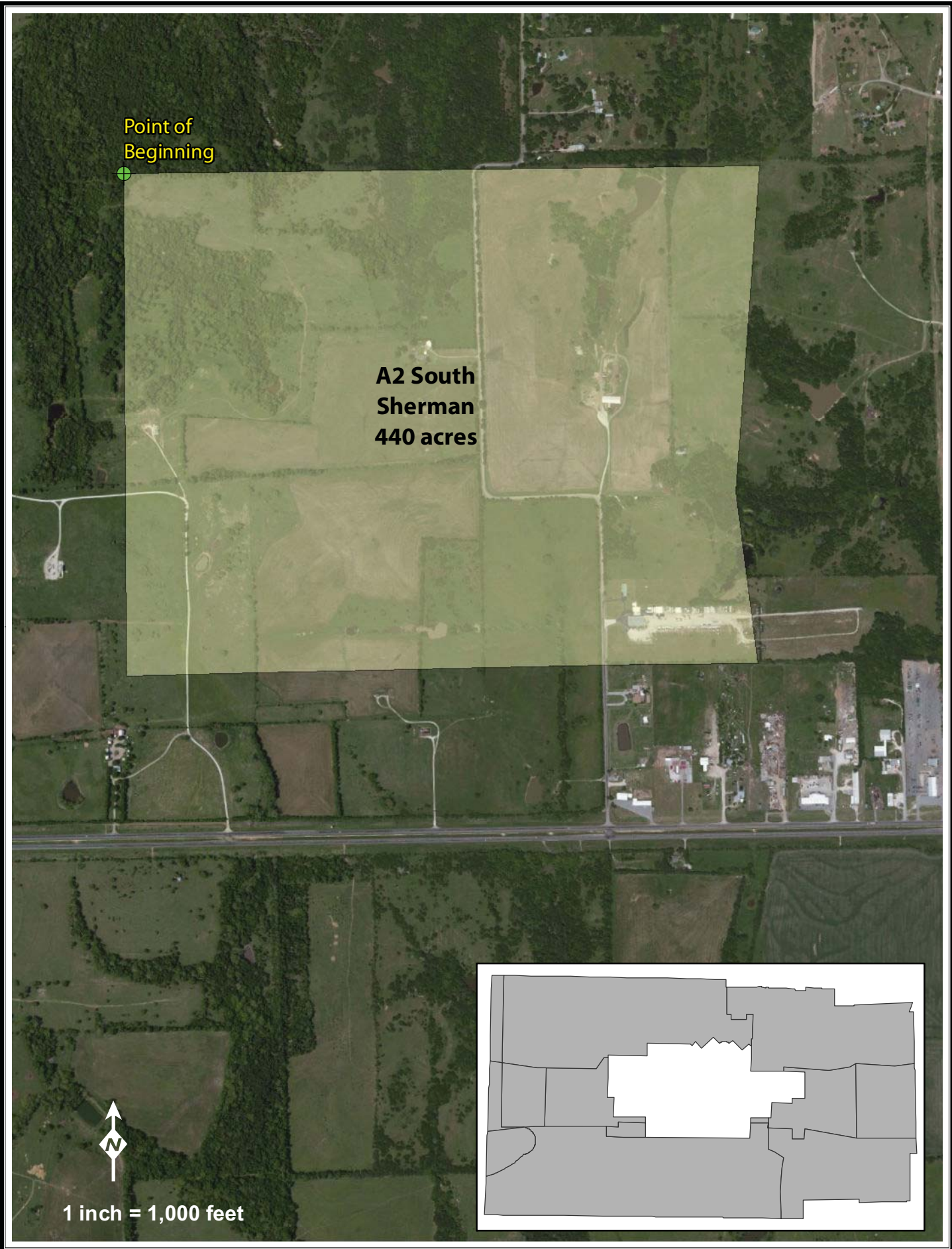
**THENCE** North 10 deg. 27 min. 36 sec. East, a distance of 3,554.95 ft.;

**THENCE** North 88 deg. 52 min. 39 sec. West, a distance of 676.29 ft.;

**THENCE** North 00 deg. 35 min. 42 sec. East, a distance of 157.32 ft.;

**THENCE** North 00 deg. 28 min. 32 sec. East, a distance of 641.09 ft.;

**THENCE** East, a distance of 680.82 ft. to the **PLACE OF BEGINNING** and containing **461.8 ACRES** of land.

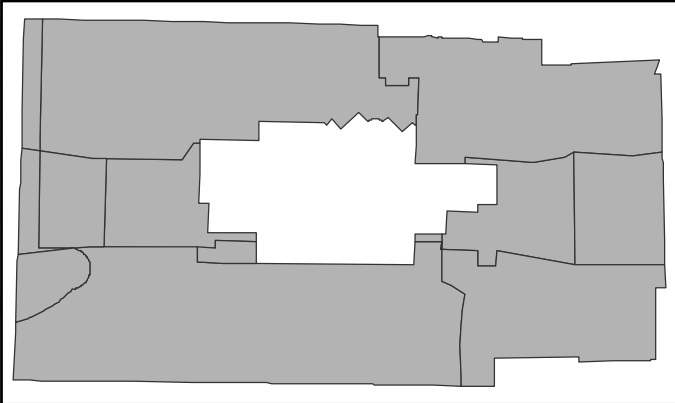


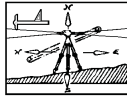
Point of Beginning

**A2 South Sherman  
440 acres**



1 inch = 1,000 feet





Boundary Surveys - Topographic Surveys - Sub-Divisions  
Residential - Commercial - Oil Well Site Locations  
Construction Staking

## *Helvey And Associates Surveying, Inc.*

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088  
Firm Registration Number: 10088100 – Texas Board of Professional Land Surveying

### **A2 South Sherman – 440.9 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the Benjamin Hambright Survey, Abstract No. 536, and being a part of the T. J. Hambright Survey, Abstract No. 537, and being a part of the J. M. Hambright Survey, Abstract No. 538 and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the Northwest corner of the herein described tract, said point having an NAD83 TX North Central Zone Coordinate value of Northing(Y) = 7300949.53, Easting(X) = 2520860.31;

**THENCE** North 89 deg. 16 min. 55 sec. East, a distance of 4,994.88 ft.;

**THENCE** South 28 deg. 57 min. 04 sec. East, a distance of 4.98 ft. to the Northeast corner of the herein described tract;

**THENCE** South 04 deg. 15 min. 32 sec. West, a distance of 2,569.36 ft.;

**THENCE** South 07 deg. 28 min. 18 sec. East, a distance of 1,358.28 ft. to the Southeast corner of the herein described tract;

**THENCE** South 89 deg. 10 min. 04 sec. West, a distance of 122.58 ft.;

**THENCE** South 89 deg. 10 min. 13 sec. West, a distance of 158.10 ft.;

**THENCE** South 89 deg. 08 min. 47 sec. West, a distance of 179.89 ft.;

**THENCE** South 89 deg. 09 min. 58 sec. West, a distance of 370.38 ft.;

**THENCE** South 89 deg. 09 min. 11 sec. West, a distance of 356.58 ft.;

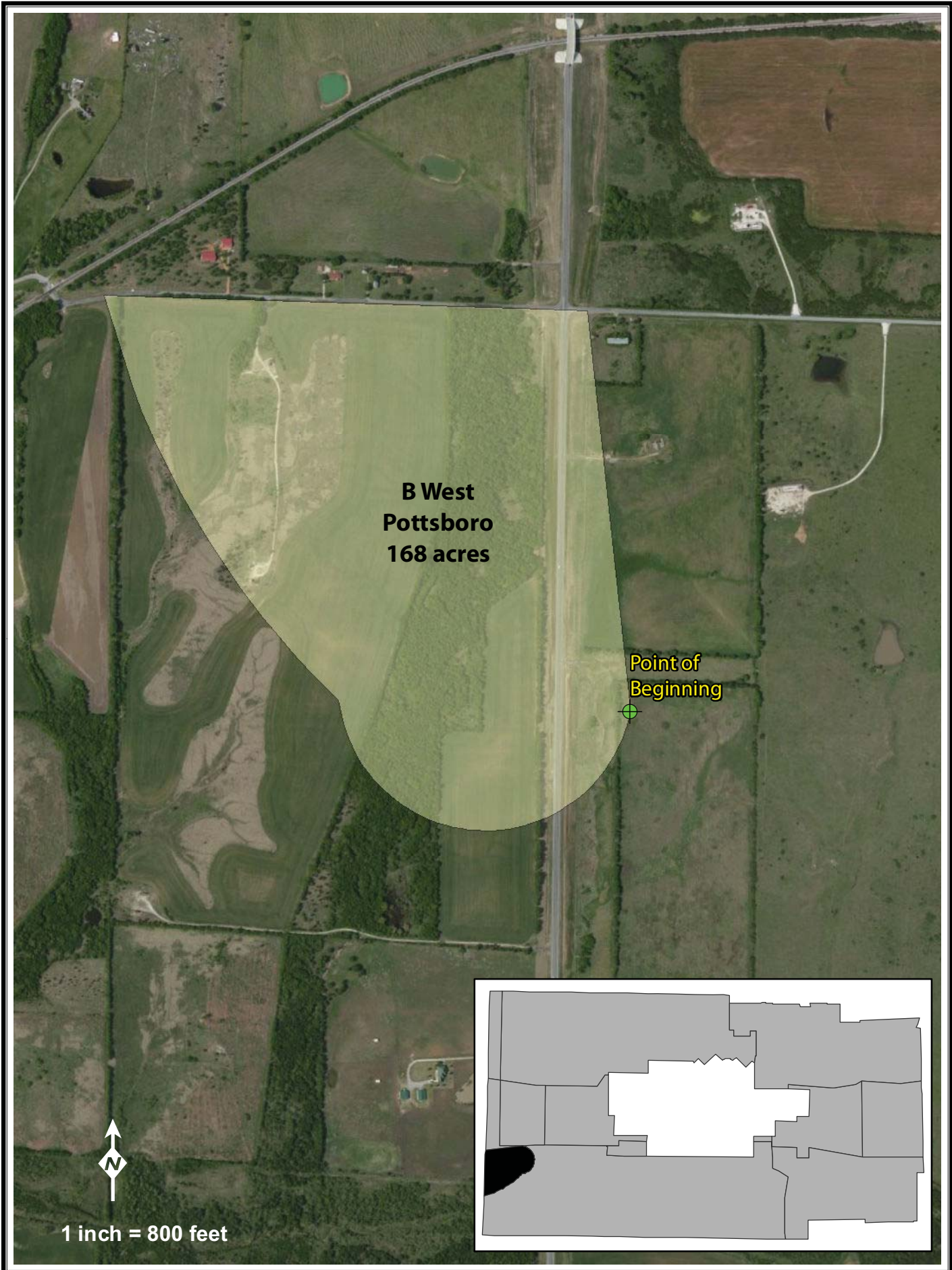
**THENCE** South 88 deg. 47 min. 22 sec. West, a distance of 2,733.19 ft.;

**THENCE** North 03 deg. 14 min. 00 sec. West, a distance of 0.36 ft.;

**THENCE** South 88 deg. 32 min. 27 sec. West, a distance of 1,040.90 ft. to the Southwest corner of the herein described tract;

**THENCE** North 00 deg. 20 min. 18 sec. West, a distance of 3,945.91 ft.;

**THENCE** North 10 deg. 26 min. 29 sec. East, a distance of 6.34 ft. to the **PLACE OF BEGINNING** and containing **440.9 ACRES** of land.



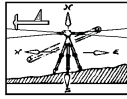
**B West  
Pottsboro  
168 acres**

**Point of  
Beginning**

**1 inch = 800 feet**

VICE PRESIDENT  
KENNETH N. RUSSELL, R. P. L. S.

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## *Helvey And Associates Surveying, Inc.*

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088  
Firm Registration Number: 10088100 – Texas Board of Professional Land Surveying

### **B West Pottsboro – 168.3 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the C. C. Binkley Survey, Abstract No. 168, and being a part of the J. D. Dodgin Survey, Abstract No. 379, and being a part of the J. Dodgin Survey, Abstract No. 378, and being a part of the J. C. Wade Survey, Abstract No. 1382, and being a part of the W. G. Washington Survey, Abstract No. 1522, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the beginning of a curve, being South of the Northeast corner of the herein described tract, said point having an NAD83 TX North Central Zone Coordinate value of Northing(Y) = 7323117.58, Easting(X) = 2521591.03;

**THENCE** Westerly, with a curve to the right having a radius of 910.31 ft. and a central angle of 162 deg. 53 min. 04 sec. (chord bears North 88 deg. 08 min. 55 sec. West, 1,800.34 ft.), an arc distance of 2,587.88 ft., said curve crossing State Highway 289;

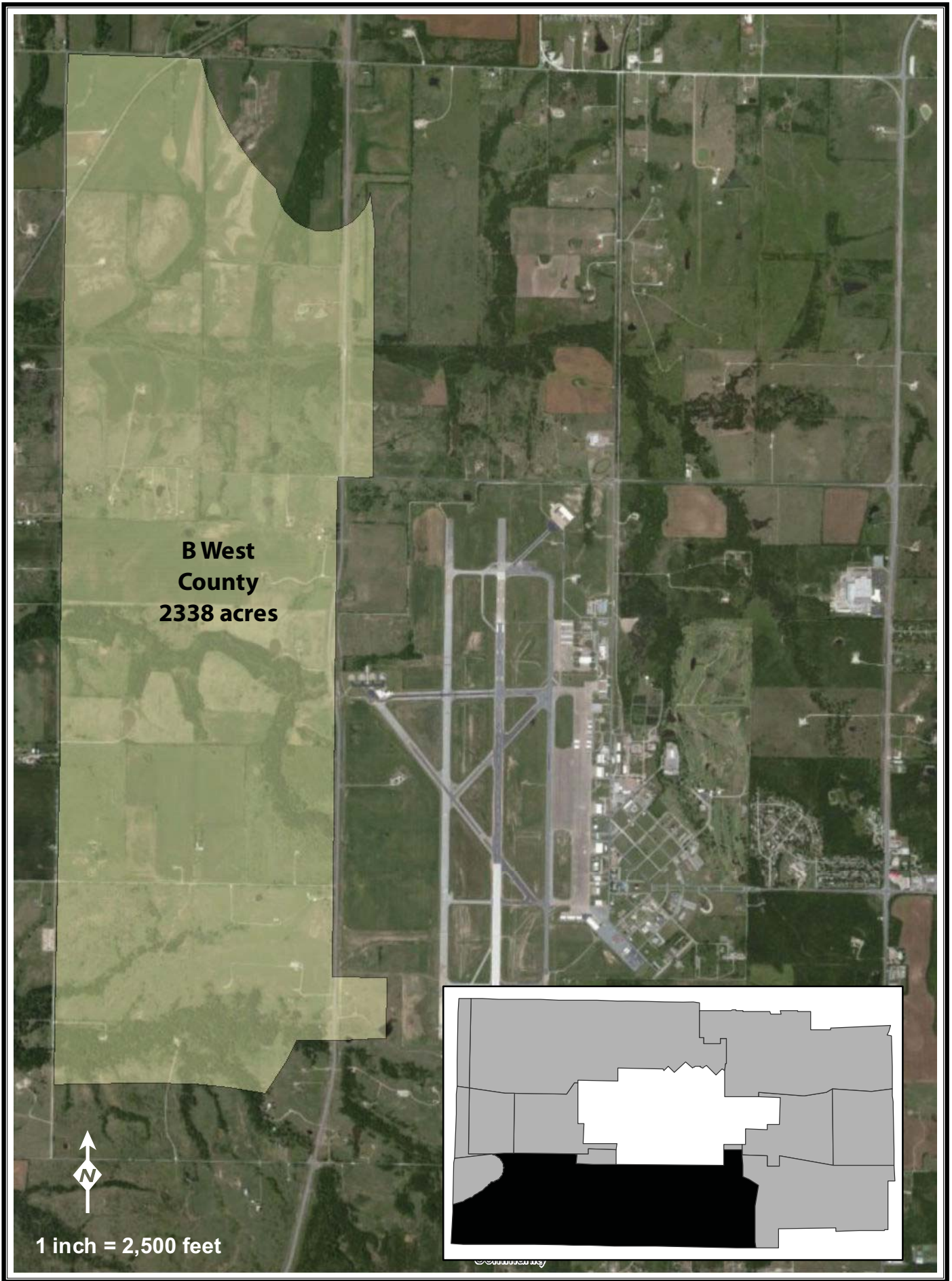
**THENCE** Northwesterly, with a non-tangent curve to the right having a radius of 5,200.40 ft. and a central angle of 25 deg. 19 min. 50 sec. (chord bears North 33 deg. 30 min. 52 sec. West, 2,280.43 ft.), an arc distance of 2,299.11 ft.;

**THENCE** North 20 deg. 12 min. 58 sec. West, a distance of 44.52 ft.;

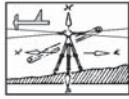
**THENCE** North 17 deg. 07 min. 31 sec. West, a distance of 586.34 ft. to a point at or near Hagerman Road, at the Northwest corner of the herein described tract;

**THENCE** South 88 deg. 12 min. 50 sec. East, along or near said Hagerman Road and crossing the intersection of said State Highway 289 with Hagerman Road, a distance of 2,985.74 ft.;

**THENCE** South 06 deg. 03 min. 54 sec. East, a distance of 2,482.42 ft. to the **PLACE OF BEGINNING** and containing **168.3 ACRES** of land.







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### **B West County – 2.350.9 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being all of the J. P. Jackson Survey, Abstract No. 661, and being all of the W. B. Johnston Survey, Abstract No. 657, and being all of the H. P. Belcher Survey, Abstract No. 188, and being a part of the W. A. Jewel Survey, Abstract No. 658, and being a part of the J. J. Smith Survey, Abstract No. 1177, and being a part of the M. Staniford Survey, Abstract No. 1183, and being a part of the A. E. Walker Survey, Abstract No. 1367, and being a part of the N. E. Degraffenreed Survey, Abstract No. 375, and being all of the M. N. Houge Survey, Abstract No. 584, and being all of the Simon Draper Survey, Abstract No. 381, and being all of the Wood & Buckle Survey, Abstract No. 1373, and being all of the J. C. Winton Survey, Abstract No. 1391, and being all of the A. J. Searight Survey, Abstract No. 1167, and being all of the John W. Dodgin Survey, Abstract No. 377, and being a part of the W. G. Washington Survey, Abstract No. 1522, and being a part of the J. C. Wade Survey, Abstract No. 1382, and being a part of the J. Dodgin Survey, Abstract No. 378, and being a part of the C. C. Blinky Survey, Abstract No. 168, and being a part of the J. D. Dodgin Survey, Abstract No. 379, and being a part of the J. W. Martin Survey, Abstract No. 888, and being all of the J. Bartlett Survey, Abstract No. 179, and being all of the J. H. Winton Survey, Abstract No. 1384, and being all of the R. W. Self Survey, Abstract No. 1184, and being all of the R. W. Self Survey, Abstract No. 1159, and being all of the A. B. Tillman Survey, Abstract No. 1264, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at a middle Southeast corner of the herein described tract, at or near State Highway 289, said point having an NAD83 TX North Central Zone Coordinate value of Northing(Y) = 7315062.28, Easting(X) = 2520997.30;

**THENCE** South 00 deg. 45 min. 19 sec. West, along or near said State Highway 289, a distance of 6,963.25 ft. to an Ell corner of the herein described tract;

**THENCE** South 89 deg. 08 min. 41 sec. East, crossing said State Highway 289, a distance of 999.28 ft. to the most Southern Northeast corner of the herein described tract;

**THENCE** South 00 deg. 41 min. 41 sec. West, a distance of 1,210.13 ft. to the most Southern Southeast corner of the herein described tract;

**THENCE** North 88 deg. 40 min. 04 sec. West, a distance of 341.07 ft. to an Ell corner of the herein described tract;

**THENCE** South 01 deg. 07 min. 04 sec. West, a distance of 15.68 ft. to a middle Southeast corner of the herein described tract;

**THENCE** South 88 deg. 41 min. 57 sec. West, a distance of 646.31 ft.;

**THENCE** South 89 deg. 31 min. 09 sec. West, a distance of 734.75 ft. to an Ell corner of the herein described tract;

**THENCE** South 24 deg. 40 min. 12 sec. West, a distance of 424.00 ft.;

**THENCE** South 33 deg. 40 min. 06 sec. West, a distance of 760.72 ft. to the most Southern Southeast corner of the herein described tract;

**THENCE** North 80 deg. 19 min. 48 sec. West, a distance of 690.87 ft.;

**THENCE** North 84 deg. 04 min. 48 sec. West, a distance of 690.87 ft.;

**THENCE** North 88 deg. 21 min. 59 sec. West, a distance of 888.35 ft.;

**THENCE** South 89 deg. 13 min. 21 sec. West, a distance of 1,383.68 ft.;

**THENCE** South 87 deg. 53 min. 01 sec. West, a distance of 409.65 ft. to the Southwest corner of the herien described tract, at or near Enterprise Road;

**THENCE** Northerly, along or near said Enterprise Road, the following calls and distances:

1. North 00 deg. 37 min. 21 sec. East, a distance of 1,222.65 ft.;
2. North 01 deg. 04 min. 26 sec. East, a distance of 2,636.88 ft.;
3. North 13 deg. 37 min. 28 sec. East, a distance of 62.45 ft.;
4. North 00 deg. 50 min. 00 sec. East, a distance of 2,634.27 ft.;
5. North 00 deg. 28 min. 07 sec. East, a distance of 893.95 ft.;
6. North 00 deg. 04 min. 26 sec. West, a distance of 937.42 ft.;
7. North 00 deg. 37 min. 19 sec. East, a distance of 210.86 ft.;
8. North 00 deg. 32 min. 58 sec. East, a distance of 599.68 ft.;
9. North 00 deg. 40 min. 17 sec. East, a distance of 1,637.10 ft.;
10. North 00 deg. 59 min. 49 sec. East, a distance of 969.71 ft.;
11. North 01 deg. 30 min. 47 sec. East, a distance of 24.62 ft.;
12. North 04 deg. 16 min. 29 sec. West, a distance of 69.49 ft.;
13. North 00 deg. 43 min. 05 sec. East, a distance of 2,601.48 ft.;
14. North 00 deg. 47 min. 09 sec. East, a distance of 2,186.12 ft.;
15. North 00 deg. 02 min. 17 sec. West, a distance of 211.18 ft.;
16. North 01 deg. 25 min. 15 sec. East, a distance of 268.18 ft.;
17. North 00 deg. 04 min. 45 sec. West, a distance of 1,406.15 ft.;
18. North 02 deg. 24 min. 45 sec. East, a distance of 1,204.40 ft. to the Northwest corner of the herein described tract, at or near the intersection of said Enterprised Road with Hagerman Road;

**THENCE** South 88 deg. 01 min. 31 sec. East, along or near said Hagerman Road, a distance of 2,066.45 ft.;

**THENCE** South 88 deg. 15 min. 06 sec. East, continuing along or near said Hagerman Road, a distance of 478.79 ft. to the most Northern Northeast corner of the herein described tract;

**THENCE** South 17 deg. 07 min. 31 sec. East, a distance of 586.34 ft.;

**THENCE** South 20 deg. 12 min. 58 sec. East, a distance of 44.52 ft.;

**THENCE** Southeasterly, with a non-tangent curve to the left having a radius of 5,200.40 ft. and a central angle of 25 deg. 19 min. 50 sec. (chord bears South 33 deg. 30 min. 53 sec. East, 2,280.43 ft.), an arc distance of 2,299.11 ft.;

**THENCE** Easterly, with a non-tangent curve to the left having a radius of 910.31 ft. and a central angle of 162 deg. 53 min. 04 sec. (chord bears South 88 deg. 08 min. 56 sec. East, 1,800.34 ft.), an arc distance of 2,587.88 ft. to the middle Northeast corner of the herein described tract, said curve crosses said State Highway 289;

**THENCE** South 06 deg. 03 min. 54 sec. East, a distance of 757.46 ft.;

**THENCE** South 01 deg. 06 min. 05 sec. West, a distance of 620.62 ft.;

**THENCE** South 00 deg. 13 min. 28 sec. West, a distance of 4,104.59 ft. to a Southeast corner of the herein described tract, at nor near Refuge Road;

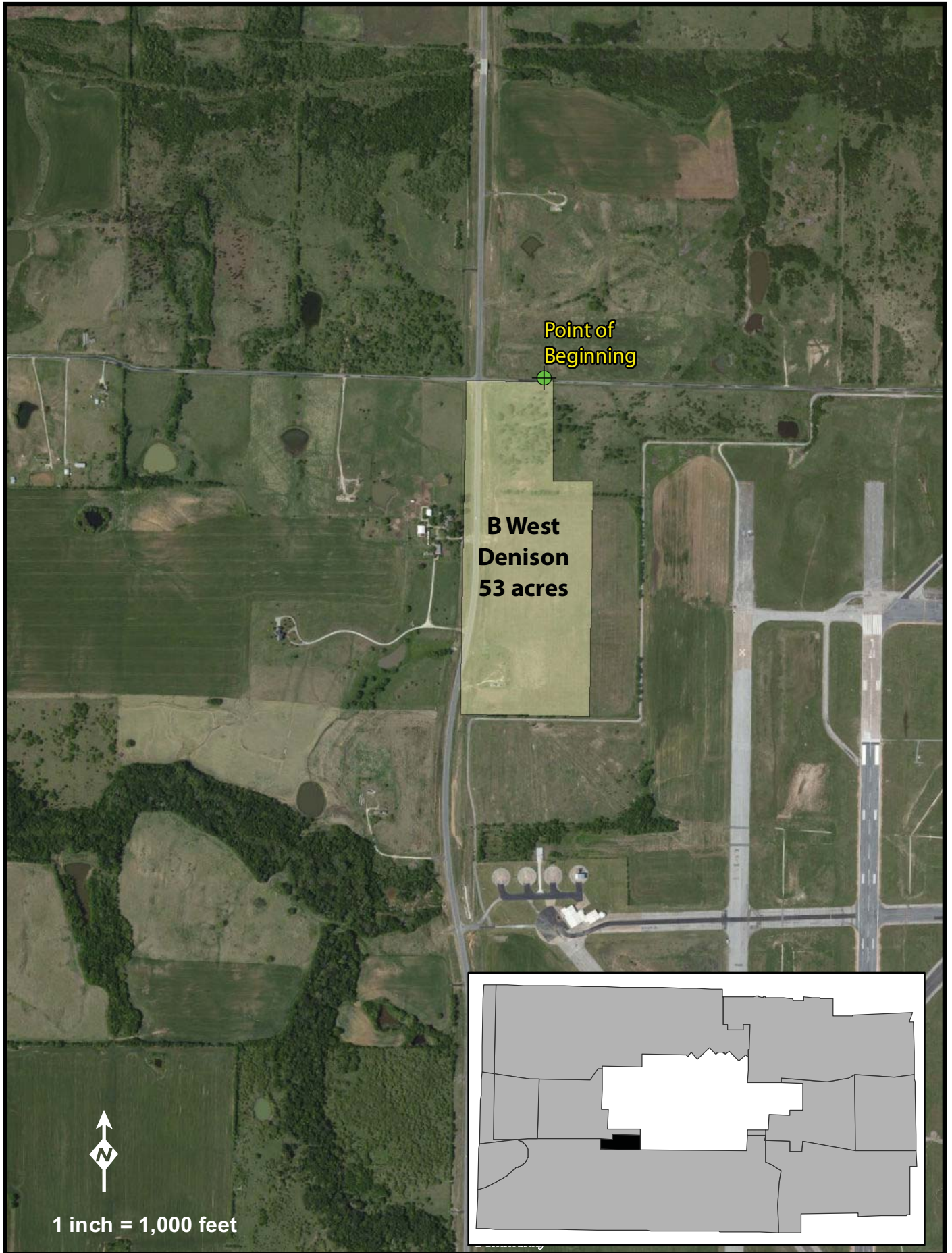
**THENCE** North 85 deg. 47 min. 33 sec. West, along or near said Refuge Road, a distance of 67.77 ft. to an Ell corner of the herein described tract;

**THENCE** South 00 deg. 17 min. 10 sec. West, a distance of 21.46 ft. to a middle Southeast corner of the herein described tract, at or near said Refuge Road;

**THENCE** North 88 deg. 59 min. 28 sec. West, along or near said Refuge Road, a distance of 1.50 ft.;

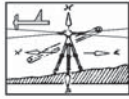
**THENCE** North 88 deg. 59 min. 48 sec. West, continuing along or near said Refuge Road, a distance of 605.30 ft. to an Ell corner of the herein described tract, at near the intersection of said Refuge Road with said State Highway 289;

**THENCE** South 00 deg. 40 min. 00 sec. East, along or near said State Highway 289, a distance of 2,584.67 ft. to the **PLACE OF BEGINNING** and containing **2,350.9 ACRES** of land.



VICE PRESIDENT  
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### **B West Denison – 51.3 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the N. B. Teague Survey, Abstract No. 1259, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the most Northerly Northeast corner of the herein described tract, at or near Refuge Road, said point having an NAD83 TX North Central Zone Coordinate value of Northing(Y) = 7317652.63, Easting(X) = 2521641.64;

**THENCE** South 00 deg. 13 min. 28 sec. West, a distance of 787.85 ft. to an Ell corner of the herein described tract;

**THENCE** East, a distance of 310.88 ft. to the most Easterly Northeast corner of the herein described tract;

**THENCE** South 00 deg. 51 min. 49 sec. West, a distance of 1,808.19 ft. to the Southeast corner of the herein described tract;

**THENCE** North 89 deg. 39 min. 41 sec. West, a distance of 924.89 ft. to the Southwest corner of the herein described tract, at or near State Highway 289;

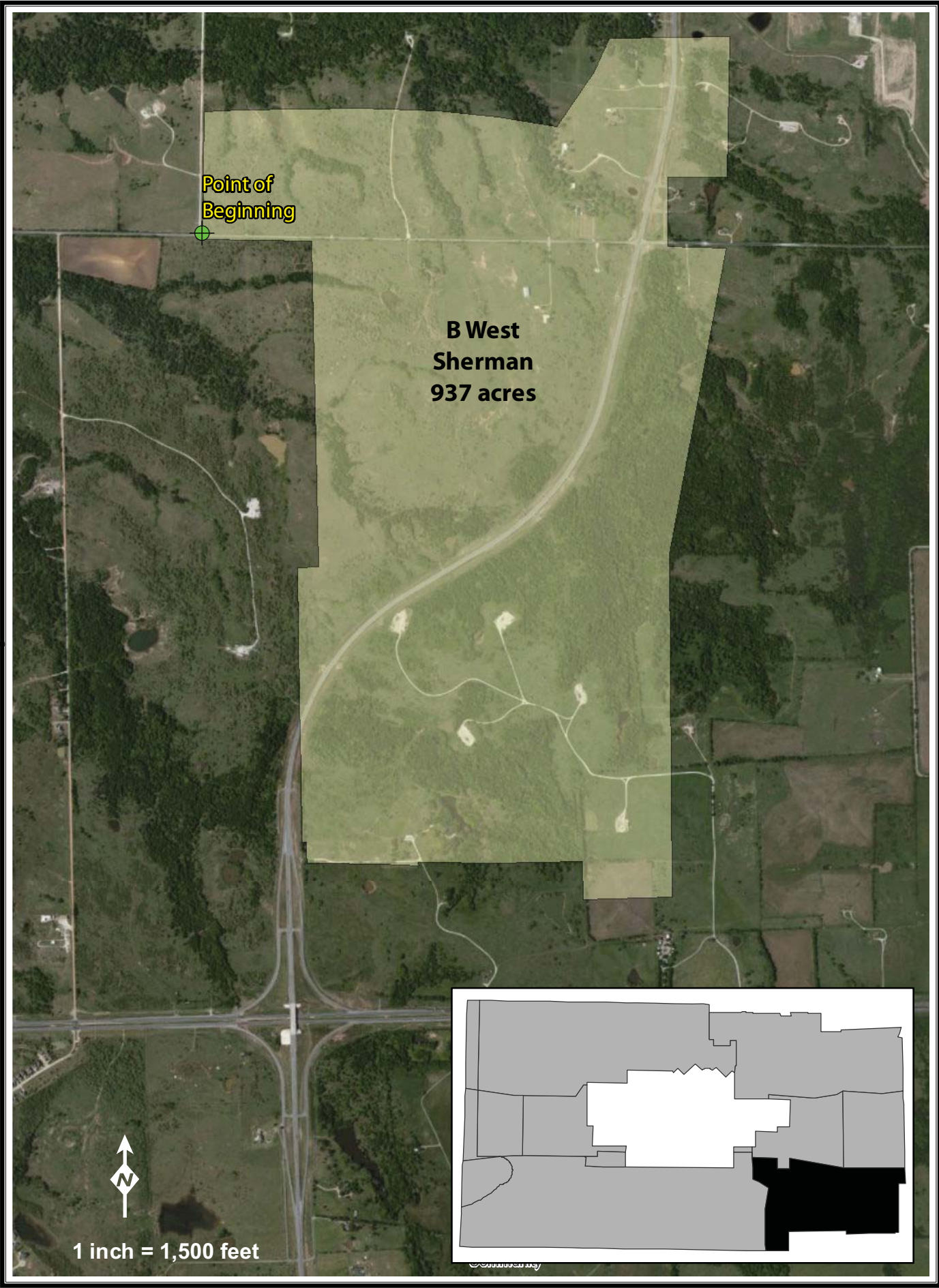
**THENCE** North 00 deg. 40 min. 00 sec. West, a distance of 2,584.67 ft. to the most Westerly Northwest corner of the herein described tract, at or near Refuge Road;

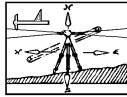
**THENCE** South 88 deg. 59 min. 48 sec. East, along or near said Refuge Road, a distance of 605.30 ft.;

**THENCE** South 88 deg. 59 min. 28 sec. East, a distance of 1.50 ft.;

**THENCE** North 00 deg. 17 min. 10 sec. East, a distance of 21.46 ft. to the most Northerly Northwest corner of the herein described tract;

**THENCE** South 85 deg. 47 min. 33 sec. East, along or near said Refuge Road, a distance of 67.77 ft. to the **PLACE OF BEGINNING** and containing **51.3 ACRES** of land.





Boundary Surveys - Topographic Surveys - Sub-Divisions  
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Construction Staking

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### **B West Sherman – 937.1 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the N. E. Degraffenreed Survey, Abstract No. 375, and being a part of the A. E. Walker Survey, Abstract No. 1367, and being a part of the M. Staniford Survey, Abstract No. 1183, and being a part of the J. J. Smith Survey, Abstract No. 1177, and being all of the J. H. Spencer Survey, Abstract No. 1154, and being a part of the W. M. High Survey, Abstract No. 516, and being a part of the Benjamin Hambright Survey, Abstract No. 536, and being a part of the J. M. Thomas Survey, Abstract No. 1233, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the most Westerly Southwest corner of the herein described tract, said point having an NAD83 TX North Central Zone Coordinate value of Northing(Y) = 7304540.88, Easting(X) = 2515504.39;

**THENCE** North 00 deg. 22 min. 53 sec. East, a distance of 73.75 ft.;

**THENCE** North 00 deg. 37 min. 22 sec. East, a distance of 1,391.85 ft.;

**THENCE** North 87 deg. 53 min. 01 sec. East, a distance of 409.65 ft.;

**THENCE** North 89 deg. 13 min. 21 sec. East, a distance of 1,383.68 ft.;

**THENCE** South 88 deg. 21 min. 59 sec. East, a distance of 888.35 ft.;

**THENCE** South 84 deg. 04 min. 48 sec. East, a distance of 690.87 ft.;

**THENCE** South 80 deg. 19 min. 48 sec. East, a distance of 690.87 ft.;

**THENCE** North 33 deg. 40 min. 06 sec. East, a distance of 760.72 ft.;

**THENCE** North 24 deg. 40 min. 12 sec. East, a distance of 424.00 ft.;

**THENCE** North 89 deg. 31 min. 09 sec. East, a distance of 734.75 ft.;

**THENCE** North 88 deg. 41 min. 57 sec. East, a distance of 646.31 ft.;

**THENCE** South 01 deg. 04 min. 56 sec. West, a distance of 9.25 ft.;

**THENCE** South 01 deg. 07 min. 04 sec. West, a distance of 1,600.95 ft.;

**THENCE** West, a distance of 680.82 ft.;

**THENCE** South 00 deg. 28 min. 32 sec. West, a distance of 641.09 ft.;

**THENCE** South 00 deg. 35 min. 42 sec. West, a distance of 157.32 ft.;

**THENCE** South 88 deg. 52 min. 39 sec. East, a distance of 676.29 ft.;

**THENCE** South 10 deg. 27 min. 36 sec. West, a distance of 3,561.29 ft.;

**THENCE** South 00 deg. 20 min. 18 sec. East, a distance of 3,945.91 ft.;

**THENCE** South 88 deg. 32 min. 27 sec. West, a distance of 1,016.90 ft.;

**THENCE** North 01 deg. 32 min. 00 sec. West, a distance of 454.81 ft.;

**THENCE** South 88 deg. 38 min. 03 sec. West, a distance of 995.10 ft.;

**THENCE** North 89 deg. 16 min. 50 sec. West, a distance of 780.90 ft.;

**THENCE** North 89 deg. 16 min. 49 sec. West, a distance of 100.65 ft.;

**THENCE** South 02 deg. 41 min. 49 sec. East, a distance of 37.56 ft.;

**THENCE** North 87 deg. 42 min. 14 sec. West, a distance of 438.32 ft.;

**THENCE** North 89 deg. 40 min. 03 sec. West, a distance of 715.24 ft.;

**THENCE** North 89 deg. 41 min. 45 sec. West, a distance of 122.45 ft.;

**THENCE** North 02 deg. 13 min. 35 sec. West, a distance of 115.40 ft.;

**THENCE** North 01 deg. 23 min. 01 sec. West, a distance of 130.98 ft.;

**THENCE** South 89 deg. 22 min. 30 sec. West, a distance of 48.97 ft.;

**THENCE** North 01 deg. 03 min. 34 sec. West, a distance of 492.72 ft.;

**THENCE** North 01 deg. 03 min. 30 sec. West, a distance of 278.70 ft.;

**THENCE** North 01 deg. 03 min. 33 sec. West, a distance of 18.21 ft.;

**THENCE** North 01 deg. 03 min. 30 sec. West, a distance of 441.48 ft.;

**THENCE** North 00 deg. 55 min. 29 sec. West, a distance of 342.74 ft.;

**THENCE** North 02 deg. 02 min. 51 sec. West, a distance of 28.43 ft.;

**THENCE** North 01 deg. 00 min. 39 sec. West, a distance of 1,538.80 ft.;

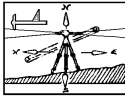
**THENCE** North 87 deg. 38 min. 37 sec. East, a distance of 240.76 ft.;

**THENCE** North 01 deg. 13 min. 05 sec. West, a distance of 3,723.77 ft.;

**THENCE** North 88 deg. 55 min. 37 sec. West, a distance of 1,247.72 ft. to the **PLACE OF BEGINNING** and containing **937.1 ACRES** of land.







Boundary Surveys - Topographic Surveys - Sub-Divisions  
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Construction Staking

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### **B East Pottsboro – 104.7 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the J. Moss Survey, Abstract No. 860, and being a part of the S. Vaden Survey, Abstract No. 1290, and being a part of the W. Park Survey, Abstract No. 985, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the Northeast corner of the herein described tract, at or near the intersection of F.M. Highway 1417 with F.M. Highway 996, said point having an NAD83 TX North Central Coordinate value of Northing(Y) = 7325288.01, Easting(X) = 2531733.79;

**THENCE** Southerly, along or near said F.M. Highway 1417, the following calls and distances:

1. South 00 deg. 20 min. 57 sec. West, a distance of 295.43 ft.;
2. South 14 deg. 57 min. 46 sec. West, a distance of 78.74 ft.;
3. South 00 deg. 08 min. 22 sec. East, a distance of 396.43 ft. to the Southeast corner of the herein described tract;

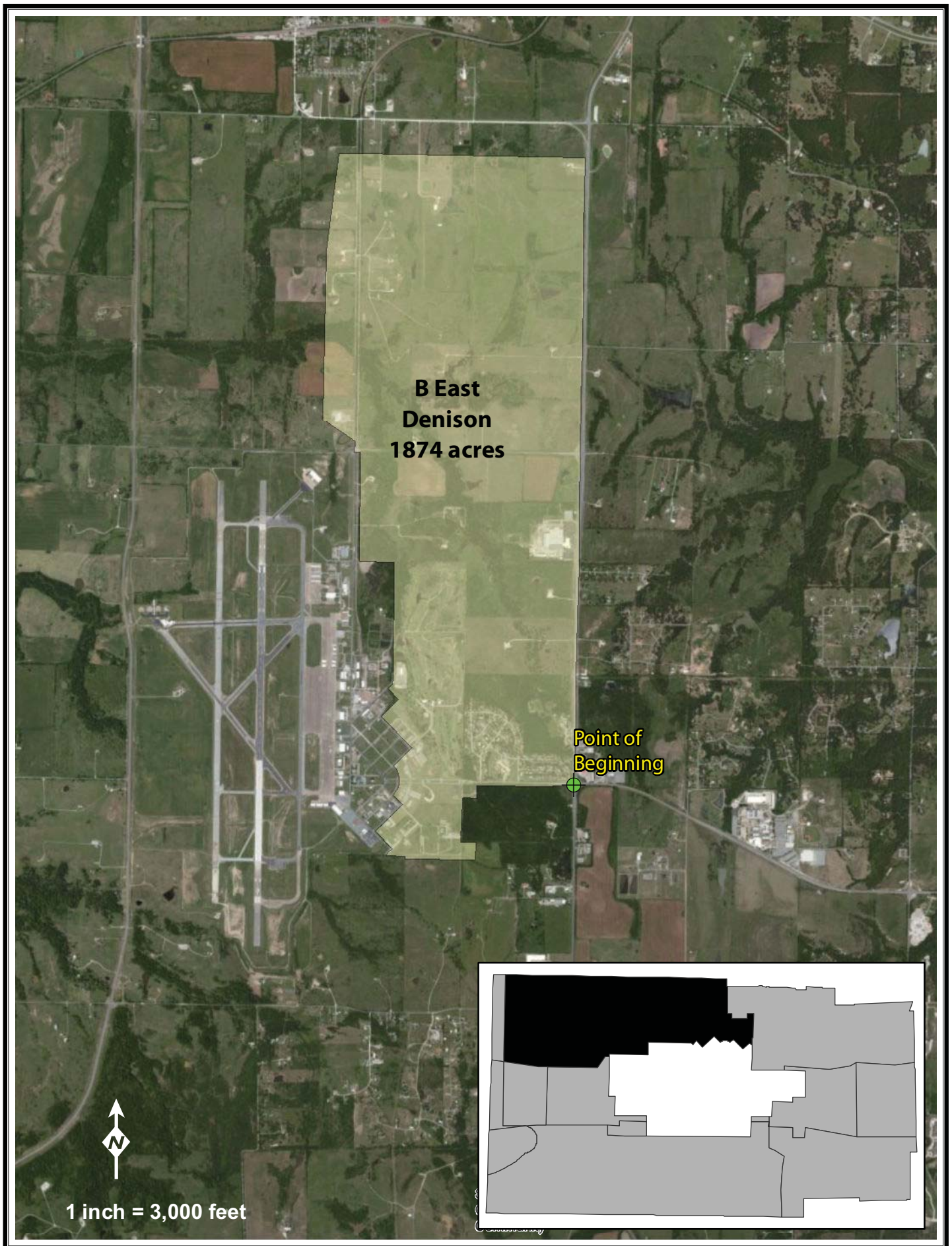
**THENCE** North 88 deg. 53 min. 15 sec. West, a distance of 5,313.63 ft.;

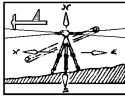
**THENCE** South 88 deg. 28 min. 31 sec. West, a distance of 506.20 ft. To the Southwest corner of the herein described tract;

**THENCE** North 07 deg. 31 min. 16 sec. East, a distance of 826.83 ft. to the Northwest corner of the herein described tract, at or near said F.M. Highway 996;

**THENCE** Easterly, along or near said F.M. Highway 996, the following calls and distances:

1. South 88 deg. 16 min. 37 sec. East, a distance of 543.60 ft.;
2. South 88 deg. 35 min. 16 sec. East, a distance of 1,194.26 ft.;
3. South 89 deg. 00 min. 59 sec. East, a distance of 3,088.99 ft.;
4. South 87 deg. 18 min. 07 sec. East, a distance of 906.81 ft. to the **PLACE OF BEGINNING** and containing **104.7 ACRES** of land.





Boundary Surveys - Topographic Surveys - Sub-Divisions  
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### **B East Denison – 1,874.4 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being all of the E. D. Goode Survey, Abstract No. 480, being a part of the S. C. Royal Survey, Abstract No. 1047, being a part of the C. C. Binkley Survey, Abstract No. 170, and being a part of the E. Y. Goode Survey, Abstract No. 481, and being a part of the J. D. Goode Survey, Abstract No. 1435, and being all of the J. Dowd Survey, Abstract No. 382, and being all of the P. S. Van Antwerp Survey, Abstract No. 1454, and being part of the F. Michler Survey, Abstract No. 896, and being a part of the J. Goode Survey, Abstract No. 478, and being a part of the W. Park Survey, Abstract No. 985, and being a part of the S. Vaden Survey, Abstract No. 1290, and being a part of the J. Moss Survey, Abstract No. 860, and being all of the Robert Barber Survey, Abstract No. 185, and being all of the J. W. Vanderen Survey, Abstract No. 1295, and being all of the W. King Survey, Abstract No. 697, and being all of the W. M. Thompson Survey, Abstract No. 1238, and being all of the N. F. Cooke Survey, Abstract No. 278, and being all of the J. S. Soule Survey, Abstract No. 1174, and being all of the J. B. Cox Survey, Abstract No. 287, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the most Easterly Southeast corner of the herein described tract, at or near the intersection of F.M. Highway 691 (*aka: Grayson Drive*) with F.M. Highway 1417, said point having an NAD83 TX North Central Zone Coordinate value of Northing(Y) = 7309654.21, Easting(X) = 2531456.76;

**THENCE** South 89 deg. 45 min. 32 sec. West, along or near said F.M. Highway 691/Grayson Drive, a distance of 497.90 ft. to an Ell corner of the herein described tract;

**THENCE** South 00 deg. 45 min. 51 sec. West, a distance of 15.37 ft. to a Southeast corner of the herein described tract;

**THENCE** North 89 deg. 36 min. 37 sec. West, along or near said F.M. Highway 691/Grayson Drive, a distance of 1,804.09 ft. to an Ell corner of the herein described tract;

**THENCE** South, a distance of 295.14 ft. to a Southeast corner of the herein described tract;

**THENCE** North 88 deg. 21 min. 48 sec. West, a distance of 303.94 ft.;

**THENCE** South 83 deg. 31 min. 01 sec. West, a distance of 38.44 ft. to an Ell corner of the herein described tract, at or near a road known as S.E. Loop;

**THENCE** South 01 deg. 58 min. 30 sec. West, along or near said S.E. Loop, a distance of 1,057.92 ft. to an Ell corner of the herein described tract;

**THENCE** North 89 deg. 09 min. 49 sec. East, a distance of 356.81 ft. to a Northeast corner of the herein described tract;

**THENCE** South 00 deg. 21 min. 13 sec. West, a distance of 421.88 ft. to the most Southerly Southeast corner of the herein described tract;

**THENCE** North 89 deg. 21 min. 50 sec. West, a distance of 1,664.01 ft. to the most Southerly Southwest corner of the herein described tract;

**THENCE** North 00 deg. 27 min. 32 sec. East, a distance of 74.11 ft. to an Ell corner of the herein described tract;

**THENCE** North 87 deg. 09 min. 41 sec. West, a distance of 453.99 ft. to a Southwest corner of the herein described tract, at or near a road known as S. Kelly Avenue;

**THENCE** North 41 deg. 02 min. 25 sec. East, along or near said S. Kelly Avenue, a distance of 55.23 ft.;

**THENCE** North 45 deg. 09 min. 11 sec. East, continuing along or near said S. Kelly Avenue, a distance of 166.34 ft. To a point at or near the intersection of said S. Kelly Avenue with a road known as Airport Drive;

**THENCE** North 44 deg. 50 min. 49 sec. West, along or near said Airport Drive, a distance of 588.08 ft. To a point at or near the intersection of said Airport Drive with a road known as McCullum Avenue;

**THENCE** North 45 deg. 09 min. 11 sec. East, along or near said McCullum Avenue, a distance of 909.09 ft. to a point at or near the intersection of said McCullum Avenue with a road known as Dyess Drive;

**THENCE** North 44 deg. 50 min. 49 sec. West, along or near said Dyess Drive, a distance of 299.37 ft. To a point at or near the intersection of said Dyess Drive with a road known as Marrett Avenue;

**THENCE** Northeasterly, along or near said Marrett Avenue and with a non-tangent curve to the left having a radius of 539.19 ft. and a central angle of 34 deg. 01 min. 31 sec. (chord bears North 25 deg. 13 min. 40 sec. East, 315.52 ft.), an arc distance of 320.20 ft. to a point at or near the intersection of said Marrett Avenue with said Grayson Drive;

**THENCE** North 00 deg. 40 min. 22 sec. East, along or near said Marrett Avenue, a distance of 129.97 ft.;

**THENCE** Northwesterly, continuing along or near said Marrett Avenue, with a non-tangent curve to the left having a radius of 540.11 ft. and a central angle of 33 deg. 25 min. 21 sec. (chord bears North 23 deg. 36 min. 25 sec. West, 310.62 ft.), an arc distance of 315.06 ft. to a point at or near the intersection of said Marrett Avenue and a road known as Dinn Street;

**THENCE** North 45 deg. 40 min. 33 sec. East, along or near said Dinn Street, a distance of 596.55 ft. to a point at or near the intersection of said Dinn Street with a road known as Roberts Avenue;

**THENCE** North 44 deg. 14 min. 13 sec. West, along or near said Roberts Avenue, a distance of 1,045.71 ft. to a point at or near the intersection of said Roberts Avenue with a road known as Thorsen Street;

**THENCE** North 45 deg. 48 min. 27 sec. East, a distance of 575.18 ft.;

**THENCE** North 44 deg. 11 min. 33 sec. West, a distance of 350.37 ft. to a point at or near a road known as Anderson Street;

**THENCE** North 45 deg. 45 min. 04 sec. East, along or near said Anderson Street, a distance of 149.04 ft.;

**THENCE** North 00 deg. 42 min. 47 sec. East, a distance of 2,882.64 ft. to an Ell corner of the herein described tract;

**THENCE** North 89 deg. 17 min. 13 sec. West, a distance of 829.57 ft. to a Southwest corner of the herein described tract;

**THENCE** North 00 deg. 42 min. 47 sec. East, a distance of 2,592.84 ft. To an Ell corner of the herein described tract, at or near Refuge Road;

**THENCE** North 88 deg. 44 min. 10 sec. West, along or near said Refuge Road, a distance of 142.11 ft. to a Southwest corner of the herein described tract, at or near the intersection of said Airport Drive with Refuge Road;

**THENCE** North 01 deg. 03 min. 15 sec. East, along or near said Airport Drive, a distance of 261.92 ft.;

**THENCE** North 55 deg. 10 min. 32 sec. West, a distance of 905.02 ft.;

**THENCE** North 00 deg. 53 min. 43 sec. East, a distance of 3,998.95 ft.;

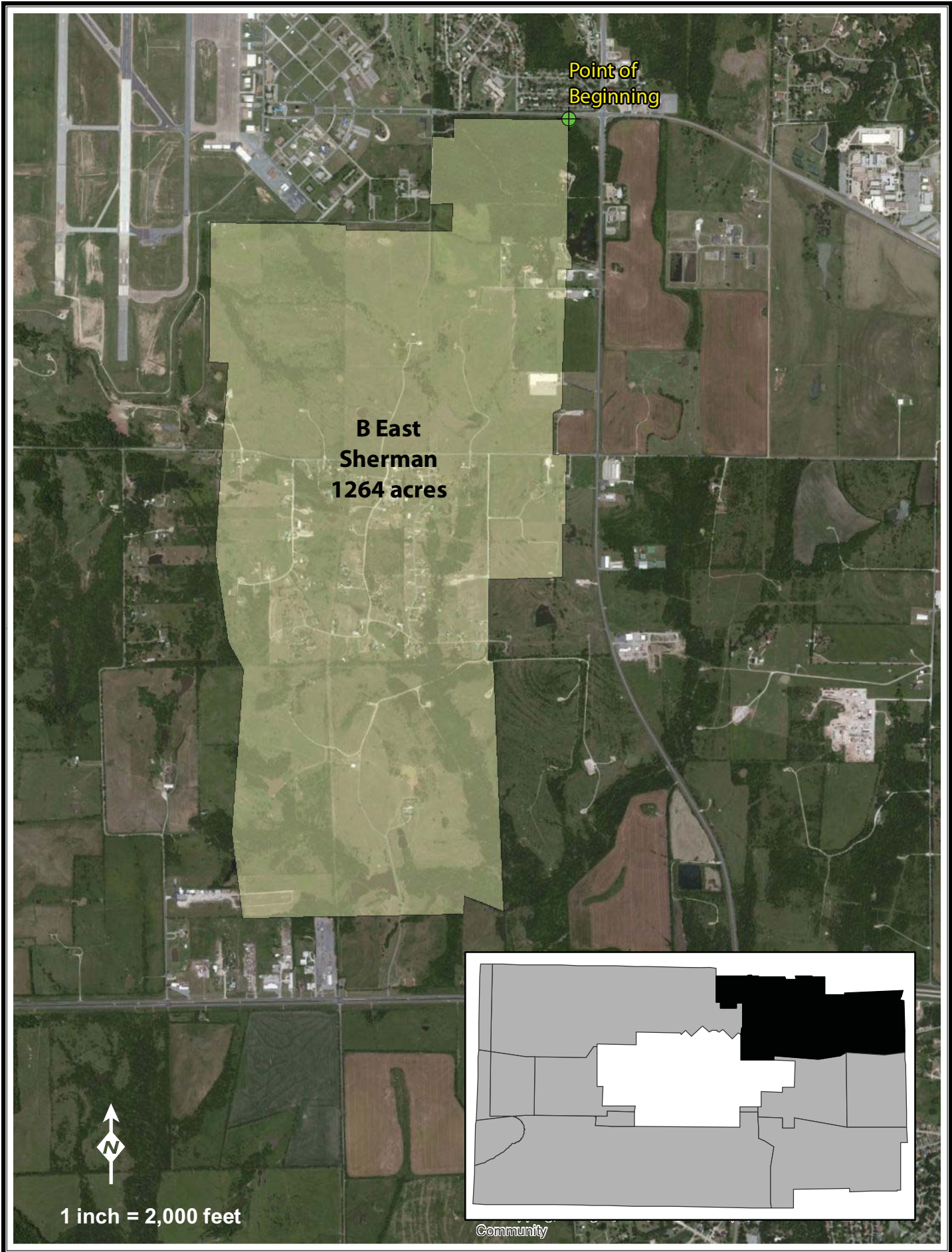
**THENCE** North 07 deg. 31 min. 16 sec. East, a distance of 2,313.23 ft. to the Northwest corner of the herein described tract;

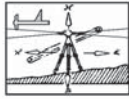
**THENCE** North 88 deg. 28 min. 31 sec. East, a distance of 506.20 ft.;

**THENCE** South 88 deg. 53 min. 15 sec. East, a distance of 5,313.63 ft. to the Northeast corner of the herien described tract, at or near said F.M. Highway 1417;

**THENCE** Southerly, along or near said F.M. Highway 1417, the following calls and distances:

1. South 00 deg. 08 min. 15 sec. East, a distance of 120.63 ft.;
2. South 00 deg. 07 min. 15 sec. West, a distance of 653.88 ft.;
3. South 01 deg. 10 min. 58 sec. West, a distance of 1,058.59 ft.;
4. South 00 deg. 43 min. 48 sec. West, a distance of 368.84 ft.;
5. South 00 deg. 26 min. 38 sec. West, a distance of 875.41 ft.;
6. South 00 deg. 47 min. 37 sec. West, a distance of 1,428.60 ft.;
7. South 01 deg. 23 min. 09 sec. West, a distance of 1,209.93 ft.;
8. South 01 deg. 08 min. 52 sec. West, a distance of 1,224.73 ft.;
9. South 01 deg. 16 min. 16 sec. East, a distance of 225.83 ft.;
10. South 00 deg. 57 min. 59 sec. West, a distance of 1,037.10 ft.;
11. South 00 deg. 45 min. 47 sec. West, a distance of 1,358.99 ft.;
12. South 01 deg. 14 min. 59 sec. West, a distance of 51.39 ft.;
13. South 01 deg. 30 min. 51 sec. West, a distance of 1,323.78 ft.;
14. South 01 deg. 09 min. 23 sec. West, a distance of 1,327.06 ft.;
15. South 00 deg. 59 min. 25 sec. West, a distance of 903.78 ft.;
16. South 01 deg. 03 min. 23 sec. West, a distance of 940.99 ft.;
17. South 01 deg. 22 min. 43 sec. West, a distance of 213.65 ft.;
18. South 01 deg. 08 min. 17 sec. West, a distance of 97.17 ft.;
19. South 01 deg. 39 min. 52 sec. West, a distance of 44.41 ft.;
20. South 01 deg. 51 min. 13 sec. West, a distance of 403.82 ft. to the **PLACE OF BEGINNING** and containing **1,874.4 ACRES** of land.





Boundary Surveys - Topographic Surveys - Sub-Divisions  
Residential - Commercial - Oil Well Site Locations  
Construction Staking

## *Helvey And Associates Surveying, Inc.*

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088  
Firm Registration Number: 10088100 – Texas Board of Professional Land Surveying

### **B East Sherman – 1,263.5 Acres**

**SITUATED** in the County of Grayson, State of Texas, and being a part of the S. C. Royal Survey, Abstract No. 1047, and being a part of the W. M. Dunning Survey, Abstract No. 371, and being a part of the Alfred Hume Survey, Abstract No. 522, and being a part of the B. J. Hutson Survey, Abstract No. 496, and being a part of the J. M. Hambright Survey, Abstract No. 538, and being a part of the T. J. Hambright Survey, Abstract No. 537, and being a part of the W. A. Watkins Survey, Abstract No. 1325, and being a part of the W. Campbell Survey, Abstract No. 294, and being a part of the W. L. Roberts Survey, Abstract No. 1546, and being a part of the C. C. Binkley Survey, Abstract No. 170, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point at the most Northern Northeast corner of the herein described tract, at or near F.M. Highway 691 (*aka: Grayson Drive*), said point having an NAD83 TX North Central Zone Coordinate value of Northing(Y) = 7309636.75, Easting(X) = 2530958.66;

**THENCE** South 00 deg. 45 min. 52 sec. West, a distance of 1,323.57 ft.;

**THENCE** South 00 deg. 46 min. 27 sec. West, a distance of 0.43 ft.;

**THENCE** South 00 deg. 51 min. 48 sec. West, a distance of 514.10 ft.;

**THENCE** South 00 deg. 53 min. 09 sec. West, a distance of 0.16 ft.;

**THENCE** South 00 deg. 47 min. 20 sec. West, a distance of 130.54 ft.;

**THENCE** South 00 deg. 47 min. 18 sec. West, a distance of 42.94 ft.;

**THENCE** South 28 deg. 01 min. 40 sec. East, a distance of 157.18 ft.;

**THENCE** South 02 deg. 03 min. 53 sec. West, a distance of 4.95 ft.;

**THENCE** South 02 deg. 02 min. 33 sec. West, a distance of 157.15 ft.;

**THENCE** South 00 deg. 21 min. 19 sec. West, a distance of 33.73 ft. to a Southeast corner of the herein described tract;

**THENCE** South 89 deg. 25 min. 09 sec. West, a distance of 78.01 ft. to an Ell corner of the herein described tract;

**THENCE** South 01 deg. 34 min. 56 sec. West, a distance of 43.97 ft.;

**THENCE** South 01 deg. 34 min. 54 sec. West, a distance of 231.66 ft.;

**THENCE** South 01 deg. 34 min. 52 sec. West, a distance of 9.45 ft. to an Ell corner of the herein described tract;

**THENCE** South 89 deg. 38 min. 56 sec. East, a distance of 15.10 ft. to a Northeast corner of the herein described tract;

**THENCE** South 01 deg. 42 min. 57 sec. West, a distance of 161.31 ft. to a Southeast corner of the herein described tract;

**THENCE** North 88 deg. 32 min. 59 sec. West, a distance of 24.50 ft. to an Ell corner of the herein described tract;



**THENCE** South 01 deg. 43 min. 58 sec. West, a distance of 163.68 ft.;

**THENCE** South 01 deg. 36 min. 49 sec. West, a distance of 0.06 ft.;

**THENCE** South 01 deg. 44 min. 47 sec. West, a distance of 370.39 ft.;

**THENCE** South 01 deg. 45 min. 04 sec. West, a distance of 1.42 ft.;

**THENCE** South 01 deg. 44 min. 06 sec. West, a distance of 324.88 ft.;

**THENCE** South 01 deg. 42 min. 42 sec. West, a distance of 1.45 ft.;

**THENCE** South 01 deg. 43 min. 23 sec. West, a distance of 300.90 ft.;

**THENCE** South 01 deg. 35 min. 43 sec. West, a distance of 5.96 ft.;

**THENCE** South 01 deg. 27 min. 27 sec. West, a distance of 584.43 ft. to a Southeast corner of the herein described tract;

**THENCE** South 67 deg. 26 min. 56 sec. West, a distance of 151.97 ft. to an Ell corner of the herein described tract;

**THENCE** South 00 deg. 08 min. 37 sec. East, a distance of 664.39 ft. to an Ell corner of the herein described tract, at or near Plainview Road;

**THENCE** North 86 deg. 57 min. 41 sec. East, along or near said Plainview Road, a distance of 213.31 ft. to a Northeast corner of the herein described tract;

**THENCE** South 01 deg. 08 min. 13 sec. West, a distance of 563.09 ft.;

**THENCE** South 00 deg. 20 min. 56 sec. East, a distance of 543.38 ft. to a Southeast corner of the herein described tract;

**THENCE** South 86 deg. 53 min. 39 sec. West, a distance of 61.53 ft. to an Ell corner of the herein described tract;

**THENCE** South 00 deg. 05 min. 47 sec. East, a distance of 832.34 ft. to a Southeast corner of the herein described tract;

**THENCE** South 88 deg. 48 min. 17 sec. West, a distance of 301.03 ft.;

**THENCE** South 88 deg. 49 min. 14 sec. West, a distance of 782.70 ft.;

**THENCE** South 88 deg. 49 min. 11 sec. West, a distance of 33.66 ft.;

**THENCE** South 88 deg. 17 min. 36 sec. West, a distance of 38.50 ft. to an Ell corner of the herein described tract;

**THENCE** South 00 deg. 17 min. 42 sec. West, a distance of 302.62 ft.;

**THENCE** South 00 deg. 35 min. 14 sec. East, a distance of 670.41 ft.;

**THENCE** South 00 deg. 17 min. 18 sec. West, a distance of 286.52 ft.;

**THENCE** South 30 deg. 57 min. 47 sec. East, a distance of 13.14 ft.;

**THENCE** South 74 deg. 55 min. 54 sec. East, a distance of 20.22 ft.;

**THENCE** South 85 deg. 30 min. 53 sec. East, a distance of 38.41 ft.;

**THENCE** North 88 deg. 38 min. 38 sec. East, a distance of 7.68 ft. to a Northeast corner of the herein described tract;

**THENCE** South 00 deg. 31 min. 10 sec. West, a distance of 19.73 ft.;

**THENCE** South 02 deg. 28 min. 11 sec. East, a distance of 3,912.44 ft. to a Southeast corner of the herein described tract;

**THENCE** North 69 deg. 40 min. 54 sec. West, a distance of 392.38 ft.;

**THENCE** North 69 deg. 01 min. 13 sec. West, a distance of 270.31 ft. to an Ell corner of the herein described tract;

**THENCE** South 02 deg. 35 min. 45 sec. West, a distance of 281.58 ft. to the most Southern Southeast corner of the herein described tract;

**THENCE** South 88 deg. 58 min. 02 sec. West, a distance of 1,993.77 ft.;

**THENCE** South 88 deg. 46 min. 45 sec. West, a distance of 338.41 ft.;

**THENCE** South 89 deg. 09 min. 46 sec. West, a distance of 349.08 ft.;

**THENCE** South 89 deg. 08 min. 36 sec. West, a distance of 164.60 ft.;

**THENCE** South 89 deg. 09 min. 43 sec. West, a distance of 414.27 ft.;

**THENCE** South 89 deg. 09 min. 55 sec. West, a distance of 208.01 ft. to the most Southern Southwest corner of the herein described tract;

**THENCE** North 07 deg. 28 min. 18 sec. West, a distance of 1,358.28 ft.;

**THENCE** North 04 deg. 15 min. 32 sec. East, a distance of 2,569.36 ft.;

**THENCE** North 28 deg. 57 min. 04 sec. West, a distance of 488.03 ft.;

**THENCE** North 08 deg. 20 min. 38 sec. West, a distance of 1,377.49 ft.;

**THENCE** North 04 deg. 45 min. 49 sec. West, a distance of 109.41 ft.;

**THENCE** North 03 deg. 55 min. 58 sec. East, a distance of 2,914.40 ft. to an Ell corner of the herein described tract;

**THENCE** North 85 deg. 42 min. 39 sec. West, a distance of 268.73 ft. to a Southwest corner of the herein described tract;

**THENCE** North 00 deg. 42 min. 19 sec. East, a distance of 2,200.20 ft. to a Northwest corner of the herein described tract;

**THENCE** South 89 deg. 28 min. 41 sec. East, a distance of 845.25 ft.;

**THENCE** South 02 deg. 35 min. 27 sec. West, a distance of 33.19 ft.;

**THENCE** South 89 deg. 28 min. 41 sec. East, a distance of 850.71 ft.;

**THENCE** South 88 deg. 43 min. 17 sec. East, a distance of 401.71 ft. to a Northeast corner of the herein described tract;

**THENCE** South 00 deg. 27 min. 32 sec. West, a distance of 74.11 ft. to an Ell corner of the herein described tract;

**THENCE** South 89 deg. 21 min. 50 sec. East, a distance of 1,664.01 ft. to an Ell corner of the herein described tract;

**THENCE** North 00 deg. 21 min. 13 sec. East, a distance of 421.88 ft. to an Ell corner of the herein described tract;

**THENCE** South 89 deg. 09 min. 49 sec. West, a distance of 356.81 ft. to a Southwest corner of the herein described tract;

**THENCE** North 01 deg. 58 min. 30 sec. East, a distance of 1,057.92 ft. to a Northwest corner of the herein described tract;

**THENCE** North 83 deg. 31 min. 01 sec. East, a distance of 38.44 ft.;

**THENCE** South 88 deg. 21 min. 48 sec. East, a distance of 303.94 ft. To an Ell corner of the herein described tract;

**THENCE** North, a distance of 295.14 ft. to the most Northerly Northwest corner of the herein described tract, at or near said F.M. Highway 691/Grayson Drive;

**THENCE** South 89 deg. 36 min. 37 sec. East, a distance of 1,804.09 ft. to the **PLACE OF BEGINNING** and containing **1,263.5 ACRES** of land.

## **Exhibit B**

# **OVERLAY ZONING ENFORCEMENT PROCESS**

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The material in this Exhibit is for use in implementing the North Texas Regional Airport – Perrin Field Land Use Compatibility Zoning Regulation and includes the following:

- Flow Chart showing the Airport Overlay Zoning Enforcement Process

# AIRPORT OVERLAY ZONING ENFORCEMENT PROCESS

