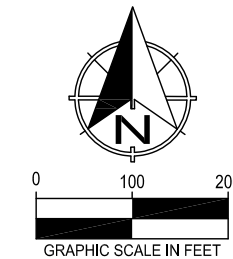


1/2" IRF/CM  
NORTHWEST CORNER  
OF A CALLED  
245.50 ACRE TRACT  
J.R. LONG & MACK  
HOSKINS  
VOL. 2471, PG. 348  
O.R.G.C.T.

**REED LANE**



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998691294.

**ZONE A**  
(SCALED FROM FROM FEMA F.I.R.M.)

CALLED 6.994 ACRES  
VETERANS LAND BOARD  
OF THE STATE OF TEXAS  
VOL. 3034, PG. 614  
O.R.G.C.T.

CALLED 7.595 ACRES  
RAY CAPERTON &  
KRISTY CAPERTON  
VOL. 5274, PG. 878  
O.R.G.C.T.

CALLED 7.286 ACRES  
ALAN M. RICHINS  
VOL. 5927, PG. 680  
O.R.G.C.T.

CALLED 8.7927 ACRES  
CANDERLARIA ESPARZA  
VOL. 5707, PG. 784  
O.R.G.C.T.

CALLED 8.7927 ACRES  
GOPALAKRISHNAN  
VANAMAMALAI  
VOL. 5707, PG. 784  
O.R.G.C.T.

CALLED 80.800 ACRES  
DAN CHRISTIE  
VOL. 3202, PG. 908  
O.R.G.C.T.

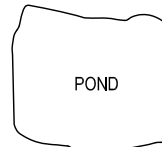
CALLED 15.000 ACRES  
DANA BOWER &  
GEORGE BOWER  
VOL. 3470, PG. 228  
O.R.G.C.T.

POINT OF BEGINNING  
MNS  
SOUTHWEST CORNER  
OF A CALLED  
245.50 ACRE TRACT  
J.R. LONG & MACK  
HOSKINS  
VOL. 2471, PG. 348  
O.R.G.C.T.

CALLED 218.74 ACRES  
HANNA KHRAISH FAMILY TRUST  
VOL. 8229, PG. 128, O.R.G.C.T.

(NORTH 716.17')  
**N 01°23'37" E 715.71'**

E.E. (1219-657)  
(UNDEFINED WIDTH)



**S 87°49'39" E 2670.25'**  
(S 89°23'12" E 2669.63')

**NON-SHADED ZONE X**

**42.674 ACRES (GROSS)**  
**42.277 ACRES (NET)**  
**(SEE NOTE 1)**

CALLLED 42.697 ACRES  
RONNIE R. GANT & ELIZABETH A. GANT  
VOL. 4348, PG. 837  
O.R.G.C.T.

**H.L. DOUGLASS SURVEY**  
**ABSTRACT NO. 366**

**BOUNDS ROAD**

(E24' ASPHALT SURFACE, NO RECORD FOUND)  
N 01°23'37" E 1560.18'

**N 87°51'59" W 2531.11'**  
(N 89°26'09" W 2532.68')

CALLLED 42.63 ACRES  
ALICE AURELIA HOLCOMB  
(NO RECORD FOUND)

REMAINDER OF A CALLED 127.8779 ACRES  
DESCRIBED IN DOCUMENT RECORDED IN  
VOL. 813, PG. 425  
D.R.G.C.T.

CALLLED 43.68 ACRES  
JOHN A. GOTH &  
PATRICIA GOTH MACE  
VOL. 2323, PG. 776  
R.P.R.G.C.T.

CALLLED 10.00 ACRES  
JIM BOB WILLARD & WIFE,  
DENISE LYN WILLARD  
VOL. 2700, PG. 498  
O.R.G.C.T.

CALLLED 32.6258 ACRES  
LESTER MCLAIN  
VOL. 2726, PG. 289  
O.R.G.C.T.

**LEGEND**

●	FOUND MONUMENT	R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT	VOL., PG.	VOLUME, PAGE
MNS	MAG NAIL SET W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET	E.E.	ELECTRIC EASEMENT
IRF	IRON ROD FOUND	⊕	ELECTRIC METER
WFCP	WOOD FENCE CORNER POST	⊠	UTILITY/POWER POLE
CM	CONTROLLING MONUMENT	☎	TELEPHONE BOX
( )	DEED OR PLAT CALL	⚡	BURIED TELEPHONE MARKER
R.O.W.	RIGHT-OF-WAY	—	BOUNDARY LINE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS	- - -	ADJOINER LINE
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	- x -	WIRE FENCE
		///	ASPHALT
		—	OVERHEAD ELECTRIC/UTILITY

Certify to: Windmill, LLC; Ronnie K. Gant, Elizabeth A. Gant, First American Title Insurance Company, Republic Title Company;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 09/27/2018, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

*Chris R. Noah*  
Chris R. Noah, R.P.L.S. No. 6585



**BEING** all of that certain tract or parcel of land situated in the H.L. Douglass Survey, Abstract No. 366, Grayson County, Texas, and being a re-tracement survey of a called 42.697 acre tract of land described in the deed to Ronnie R. Gant and Elizabeth A. Gant, recorded in Volume 4348, Page 837, Official Records of Grayson County, Texas, and being a part of Block 4 of Gunter Farms, according to the plat thereof recorded in Volume 203, Page 272, Deed Records of Grayson County, Texas, and being more particularly described as follows:

**BEGINNING** at a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the northwest corner of said 42.697 acre tract, common to the southwest corner of a called 245.50 acre tract of land described in the deed to J.R. Long and Mack Hoskins, recorded in Volume 2471, Page 348, said Official Records, and on the easterly line of a called 218.74 acre tract of land described in the deed to Hanna Khraish Family Trust, recorded in Volume 5229, Page 128, said Official Records, and in Bounds Road (No Record Found), and from which a 1/2-inch iron rod found for the northwest corner of said 245.50 acre tract bears North 01°23'37" East, a distance of 2686.68 feet;

**THENCE** South 87°49'39" East, with the northerly line of said 42.697 acre tract, and with the southerly line of said 245.50 acre tract, passing en route at a distance of 24.19 feet a wood fence corner post found for witness on the easterly side of said Bounds Road, and continuing on said course, along or near a fence, a total distance of 2670.25 feet to a 1/2-inch iron rod found for the northeast corner of said 42.697 acre tract, common to the southeast corner of a called 80.800 acre tract of land described in the deed to Dan Christie, recorded in Volume 3202, Page 908, said Official Records, and on the westerly right-of-way line of a railroad;

**THENCE** South 12°26'50" West, with the easterly line of said 42.697 acre tract, and with the westerly right-of-way line of said railroad, along or near a fence, a distance of 725.56 feet to a 1/2-inch iron rod found for the southeast corner of said 42.697 acre tract;

**THENCE** North 87°51'59" West, with the southerly line of said 42.697 acre tract, along or near a fence, passing en route at a distance of 2506.92 feet a wood fence corner post found for witness on the easterly side of aforesaid Bounds Road, and continuing on said course, a total distance of 2531.11 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southwest corner of said 42.697 acre tract, and on the easterly line of aforesaid 218.74 acre tract, and in said Bounds Road;

**THENCE** North 01°23'37" East, with the westerly line of said 42.697 acre tract, and with the easterly line of said 218.74 acre tract, and in said Bounds Road, a distance of 715.71 feet to the POINT OF BEGINNING and enclosing 42.674 Gross acres (1,858,872 square feet) of land, more or less, of which 0.397 of an acre lies within an apparent public roadway leaving 42.277 acres (1,841,564 square feet)

**NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:**

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 1002-262644-RTT, issued by First American Title Insurance Company, countersigned by Republic Title Company, with an effective date of September 1, 2018, and an issued date of October 2, 2018, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

10h. Easement from John Perkins and Dixie Perkins to Grayson Collin Electric Co-op, recorded in Volume 1219, Page 657, Deed Records of Grayson County, Texas.  
(Affects the surveyed property as shown)

**FLOOD STATEMENT:**

I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480829, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0500 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**GENERAL NOTES:**

1. Net area excludes that portion of the surveyed property between the westerly boundary and the fence along the east side of Bounds Road.

**TITLE SURVEY**  
**42.674 ACRES (GROSS)**  
**42.277 ACRES (NET)**  
**H.L. DOUGLASS SURVEY, ABSTRACT NO. 366**  
**TBD Bounds Road, Gunter**  
**Grayson County, Texas**

<b>Preston Trail</b> LAND SURVEYING	83493 N. State Hwy 289, Suite 5 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029
TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN
Scale: 1"=200'	Date: 10/03/2018
Project No. 18-0406	Sheet No. 1 of 1