

## PROPERTY PROFILE

Name: Bounds (aka Gant tract)

Owner: Resolute Ranch, LLC

Location: The subject property is located on the east side of Bounds Road between Reed Road and Old Tioga Road/W. Cedar Street in the ETJ of Gunter, TX (Grayson County)

Size: See property survey. The property is rectangular in shape and approximately 42.674 acres with 715 feet of frontage and an average depth of 2,600 feet.

Access: The property is located on the east side of Bounds Road, a two lane rural asphalt road with bar ditches maintained by the city. There are two existing driveways.

### Thoroughfares

Approximately 2,000 feet to the north is an intersection at Reed Road, a rural two-lane asphalt road with bar ditches, which connects to Preston Road (SH-289) to the east.

Approximately 5,100 feet to the south is an intersection at Old Tioga Road, a rural two-lane asphalt road with bar ditches, which connects to Preston Road (SH-289) to the east and W. Main Street (FM-121) to the west.

### Highways

To the east is State Highway 289, known for most of its length as Preston Road, a north-south Texas state highway. It begins near downtown Dallas and stretches north to State Highway 56 west of Sherman, Texas, near the Oklahoma border. Preston Road passes through many of the fast-growing northern Dallas suburbs, including Plano, Frisco, Prosper, and Celina.

To the north is State Highway 56, which stretches east-west across Grayson and Fannin Counties.

A little further north is US Highway 82, which extends east-west from Georgia to New Mexico.

To the south is US Highway 380, which extends east-west from Greenville, TX to New Mexico

Railroad

On the east property line is the Burlington North Santa Fe Railroad (BNSF)

Utilities:

Utility	Supplier	Size	Location
Water	Marilee Special Utility District		East and west sides of Bounds Road
Sewer			Individual septic system
Storm			Open bar ditches
Gas			Individual propane
Electric			Overhead on the east side of Bounds Road
Telephone			Buried on the east side of Bounds Road

Zoning: Being in Grayson County the property is not zoned. The property is in the extraterritorial jurisdiction (ETJ) of the city of Gunter. The Gunter master land use plan calls for future industrial zoning.

Topography: Generally level. The property generally drains from the east to the west.

CAD: Grayson Central Appraisal District. Property #131680

Current Use: Agriculture. For ad valorem tax purposes, the property is assessed as 1-d-1 open space. The property is under lease to a rancher for grazing.

Brokers: See Registration Letter.

TREC : See TREC Information About Brokerage Services.

Quotes: Property not for sale.

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