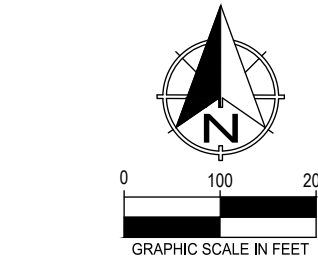


WILLIAM HIGH SURVEY  
ABSTRACT NO. 516

CALLED 361.5 ACRES  
CECILIA MCCULLOUGH,  
CHARLES JOSEPH MCCULLOUGH,  
MARY MARGARET MCCULLOUGH &  
PATRICIA ANN MCCULLOUGH VARLA  
VOL. 2197, PG. 663  
R.P.R.G.C.T.

JAMES HIGH SURVEY  
ABSTRACT NO. 517



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 0.9998974108.

BENJAMIN HAMBRIGHT SURVEY  
ABSTRACT NO. 536

THOMAS J. HAMBRIGHT SURVEY  
ABSTRACT NO. 537

JAMES M. HAMBRIGHT SURVEY  
ABSTRACT NO. 538

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the Benjamin Hambright Survey, Abstract No. 536 and the Thomas J. Hambright Survey, Abstract No. 537, Grayson County, Texas, and being a re-tracement survey of a called 87.26 acre tract of land described as Tract 4 in the deed to North Coast Holdings Texas, LLC, recorded in Volume 5174, Page 683, Official Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said 87.26 acre tract, common to the northeast corner of a called 156.730 acre tract of land described in the deed to Burke Hansen, Co-Trustee of the KLH Exempt Trust, recorded in Instrument No. 2022-18875, said Official Records, on a southerly line of a called 361.5 acre tract of land described in the deed to Cecilia McCullough, Charles Joseph McCullough, Mary Margaret McCullough and Patricia Ann McCullough Varla, recorded in Volume 2197, Page 663, Real Property Records, Grayson County, Texas, from which a wood fence corner post found for the northern-most northwest corner of said 156.730 acre tract bears South 87°27'46" West, a distance of 401.95 and South 88°35'13" West, a distance of 582.81 feet;

THENCE in an easterly direction, with common line between said 87.26 acre tract, and said 361.5 acre tract, the following Four (4) courses:

- North 87°52'30" East, a distance of 660.46 feet to a wood fence corner post found for corner;
- North 89°04'33" East, passing en route at a distance of 1001.90 feet a wood fence corner post found for witness on the west edge of a bluff, and continuing on said course, a total distance of 1009.25 feet to the northern-most northeast corner of said 87.26 acre tract, common to a salient corner on a southerly line of said 361.5 acre tract;
- South 02°41'35" East, with an easterly line of said 87.26 acre tract, and with a westerly line of said 361.5 acre tract, a distance of 455.65 feet to a wood fence corner post found for a re-entrant corner on a northerly line of said 87.26 acre tract;
- North 89°11'25" East, passing en route at a distance of 1732.45 feet a wood fence corner post found for witness on the westerly side of said Reynolds Lane (No record found), and continuing on said course, a total distance of 1754.76 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the eastern-most northeast corner of said 87.26 acre tract, common to the southern-most southeast corner of said 361.5 acre tract, on the westerly line of a called 72.155 acre tract of land described in the deed to Gabriel Griess and wife, Kristie Griess, recorded in Instrument No. 2022-9934, said Official Records, and in said Reynolds Lane, from which a 1/2-inch iron rod with a plastic cap stamped "RPLS 4709" found for the northwest corner of said 72.155 acre tract bears North 01°47'29" West, a distance of 490.79 feet;

THENCE South 01°47'29" East, with the easterly line of said 87.26 acre tract, and with the westerly line of said 72.155 acre tract, and in said Reynolds Lane, a distance of 935.22 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southeast corner of said 87.26 acre tract, common to the eastern-most northeast corner of a called 2.18 acre tract of land described in the deed to Royce D. Syler, recorded in Volume 3271, Page 486, said Official Records;

THENCE in a westerly direction, with common line between said 87.26 acre tract and said 2.18 acre tract, the following Three (3) courses:

- South 88°46'35" West, passing en route at a distance of 25.07 feet a wood fence corner post found for witness on the westerly side of said Reynolds Lane, and continuing on said course, a total distance of 354.43 feet to a wood fence corner post found for corner;
- North 02°56'54" West, a distance of 73.59 feet to a 1/2-inch iron rod found for the northern-most northeast corner of said 2.18 acre tract;
- South 88°20'22" West, a distance of 266.44 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said 2.18 acre tract, common to the northern-most northeast corner of a called 24.91 acre tract of land described in the deed to Jane A. Downey and Michael A. Downey, recorded in Volume 2628, Page 905, said Official Records;

THENCE South 85°13'49" West, with the southerly line of said 87.26 acre tract, and with the southerly line of said 24.91 acre tract, along or near a fence, a distance of 655.93 feet to a wood fence corner post found for the occupied northwest corner of said 24.91 acre tract, on the northerly line of a called 67.64 acre tract of land described in the deed to Hudgins Family Limited Partnership, recorded in Volume 4322, Page 485, said Official Records;

THENCE South 85°15'06" West, continuing the southerly line of said 87.26 acre tract, and with the northerly line of said 67.64 acre tract, a distance of 1894.71 feet to the southwest corner of said 87.26 acre tract, common to the northwest corner of said 67.64 acre tract, on the easterly line of aforesaid 156.730 acre tract, from which a bent 1/2-inch iron rod bears North 85°11' East, a distance of 1.0 foot:

THENCE in a northerly direction, with the common line between said 87.26 acre tract, and said 156.730 acre tract, the following Four (4) courses:

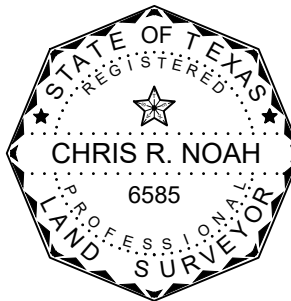
- North 07°31'01" West, a distance of 244.52 feet to a wood fence post found for corner;
- North 08°20'29" West, a distance of 311.81 feet to a wood fence post found for corner;
- North 13°06'56" West, a distance of 542.32 feet to a wood fence post found for corner;
- North 15°07'55" West, a distance of 412.73 feet to a wood fence post found for the POINT OF BEGINNING and enclosing 87.256 acres (3,800,852 square feet) of land, more or less.

GENERAL NOTES:

- This survey was completed without the benefit of a current title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
- Abstract lines shown are approximate.

Certify to: North Coast Holdings Texas, LLC;

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 02/19/2023, 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.



FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480829, effective date 09/01/2022 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 0270 G 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.

LEGEND		
● FOUND MONUMENT	R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
○ SET MONUMENT		
IRSC 1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	VOL., PG.	VOLUME, PAGE
MNS MAG. NAIL SET W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET	INST. NO.	INSTRUMENT NO.
IRF IRON ROD FOUND	CMIP	CORRUGATED METAL PIPE
IRFC IRON ROD FOUND W/ PLASTIC CAP	NWC	NORTHWEST CORNER
WFCP WOOD FENCE CORNER POST	▲	BURIED NATURAL GAS MARKER
BRIS BEARS	⊕	WATER METER
CM CONTROLLING MONUMENT	—	BOUNDARY LINE
( ) DEED OR PLAT CALL	- - -	ADJOINER LINE
O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	— x —	ABSTRACT LINE APPROXIMATE
	—	WIRE FENCE
	—	ASPHALT
	—	GAS LINE

TITLE SURVEY

87.256 ACRES

BENJAMIN HAMBRIGHT SURVEY, ABSTRACT NO. 536

THOMAS J. HAMBRIGHT SURVEY, ABSTRACT NO. 537

TBD Reynolds Lane, Sherman

Grayson County, Texas



TBPLS Firm No. 10194175

Drawn by: LGT

Checked by: CRN

787 W FM 996  
Pottsboro, TX 75076  
www.prestontrailandsurveying.com  
903-786-6029

Scale: 1"=200

Date: 02/21/2023

Project No. 23-0011

Sheet No. 1 of 1