

F.M. Hwy. No. 1417

Heironimus Lane

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

29.774 Acres
(Ag Use)

17.222 Acres
(Industrial Park)

R.J. Ayers Survey
Abstract No. 48
Grayson County, Texas

Hoyte Investments, LLC
46.999 acres
Inst. No. 2020-6821
O.P.R.G.C.T.

 = AVAILABLE

- Legend/Symbols:**
- wire fence
 - chain link fence
 - pipe fence
 - overhead electrical
 - gas line
 - power pole
 - guy wire
 - fire hydrant
 - water valve
 - water meter
 - gas marker
 - telephone pedestal
 - cleanout
 - septic lid
 - gas test station




Survey for: Windmill, LLC
Address: 7350 N. F.M. Hwy. 1417, Denison, Texas

Job No. BGD580123

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify to: Hoyte Investments, LLC, Windmill, LLC, Benchmark Title, LLC and Fidelity National Insurance Company that a survey was performed on the ground of the property shown hereinabove and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. See Field Notes attached herewith.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0275 G, Revised Date: September 1, 2022.


Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: January 26, 2023

