

GENERAL NOTES

1. The property has an area of 360,007 square feet or 8.265 acres of land.
2. Basis of bearings is course along East right-of-way line of State Highway No. 289 as per data obtained from The Texas Department of Transportation.
3. There was no visible evidence of earth moving work, building construction or building additions at the time of survey.
4. There was no visible evidence of street or sidewalk construction at the time of survey.
5. There was no visible evidence of the use of the subject property as a solid waste dump, sump or sanitary landfill at the time of survey.
6. There are no visible signs of cemeteries.
7. The subject tract has ample access to and from State Highway No. 289 as confirmed by the Texas Department of Transportation.
8. There are no gas or storm sewer services available to the subject tract as per the City of Gunter, 6" water line lies on the west side of S.H. 289 and crosses the highway just south of the southwest corner of the subject tract.

POTENTIAL ENCROACHMENT NOTES

None found.

FLOOD ZONE NOTES

By graphic plotting only, the subject tract lies partially within Zone "A" (areas within the 100 year flood; no base flood elevation) as defined by FEMA Flood Insurance Rate Map, No. 45181C0280 D, which bears an effective date of May 18, 1992.

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use and disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.
This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply.
Copyright ©2005 Underwood Drafting & Surveying, Inc. All rights reserved.

SCHEDULE "B" TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Barker Title Company Commitment G.F. No. 2004228, dated March 17, 2005. Items not listed below are standard title exceptions and/or are not matters that pertain to this survey.

Easement to Gunter Water Supply Corporation of record in Volume 1215, Page 286, of the Deed Records, Grayson County, Texas.

Affects the subject tract as a blanket easement until such a time as the line can be located on the ground or sufficient evidence has been found to file for release of easement. Neither the City of Gunter nor Dig-Tess can locate the line.

ZONING NOTES

The western portion of the subject tract is located in an area designated as "C-1" (Commercial) and the eastern portion of the subject tract is located in an area designated as "SF-1" (Single-Family Residential) district by the City of Gunter Zoning Department. These zoning districts require:

Commercial:

- 1) Front setback of 20 feet.
- 2) Rear setback of 5 feet.
- 3) Side setback of 5 feet.
- 4) Max. building height of 45 feet.

Single Family Residential:

- 1) Front setback of 30 feet.
- 2) Rear setback of 25 feet.
- 3) Side setback of 15 feet.
- 4) Max. building height of 35 feet.
- 5) Maximum lot coverage of 40%.
- 6) Minimum lot area of 9,000 s.f.

Whereas this tract is undeveloped to the specific uses of the zone designations assigned, the setback lines have not been graphically shown.

City of Gunter & Zoning Dept.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to Lender and Owner that (a) this plat of survey and the property description set forth hereon are true and correct and were prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon, performed on the date shown hereon, and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey; (b) such survey was conducted by the Surveyor, or under his supervision; (c) all monuments shown hereon actually exist and size and type of material thereof are correctly shown; (d) the boundaries, dimensions, calculation of acreage, and other details shown hereon are true and correct; (e) the location and lines of all streets, roads, highways and easements existing or within the Property are shown hereon and the widths are shown hereon; (f) the field notes correctly tie the boundaries of the Property to the boundaries described in the most recent recorded plat of the Property and to the boundaries of the real property adjacent to the Property; (g) there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (h) all recorded easements (whether benefiting or burdening the Property), setback lines, and other exceptions, as noted in Barker Title Company's Commitment for Title Insurance G.F. No. 2004228, dated March 17, 2005, or of which I have been advised, have been correctly plotted hereon, with applicable recording date; (i) all setbacks established under local zoning ordinances are correctly shown hereon; (j) there are no visible easements or rights-of-way on the Property, except as shown hereon; (k) there are no encroachments onto the property or protrusions therefrom; (l) there are no improvements on the Property or within two (2) feet of the boundary lines thereof, except as shown hereon, and the size, location and type of improvements are as shown hereon, and all are located within the boundaries of the Property and setback from the property lines the distances indicated; (m) there are no water courses located on the Property or within two (2) feet of the boundary lines thereof, except as shown hereon; (n) the Property has access to and from the public streets shown hereon; (o) there is a street or road that is currently used by the public, and there is no intervening strip of land or gap between the aforementioned streets and the property owned by the owner of the Property; (p) the distance from the nearest intersecting street or road is as shown; (q) the Property has access to electric, water, sanitary sewer, and telephone utilities, and the location of such utilities (together with the diameters of the water and sanitary sewer lines) as determined from surface inspection of the Property and review of the records of the appropriate utility companies is correctly shown on the Property and on abutting streets or roads; (r) except as shown hereon, no portion of the Property is located in a 100 year Flood Plain or in an identified "flood prone area," as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended; (s) the property has no improvements located on the Property that do not exceed the maximum height allowed by applicable zoning ordinances; (t) the Property constitutes one discrete parcel for ad valorem tax purposes, and no other property is included in the same parcel as the Property; and (v) the Property is located entirely within the extraterritorial jurisdiction of the City of Gunter, Texas.

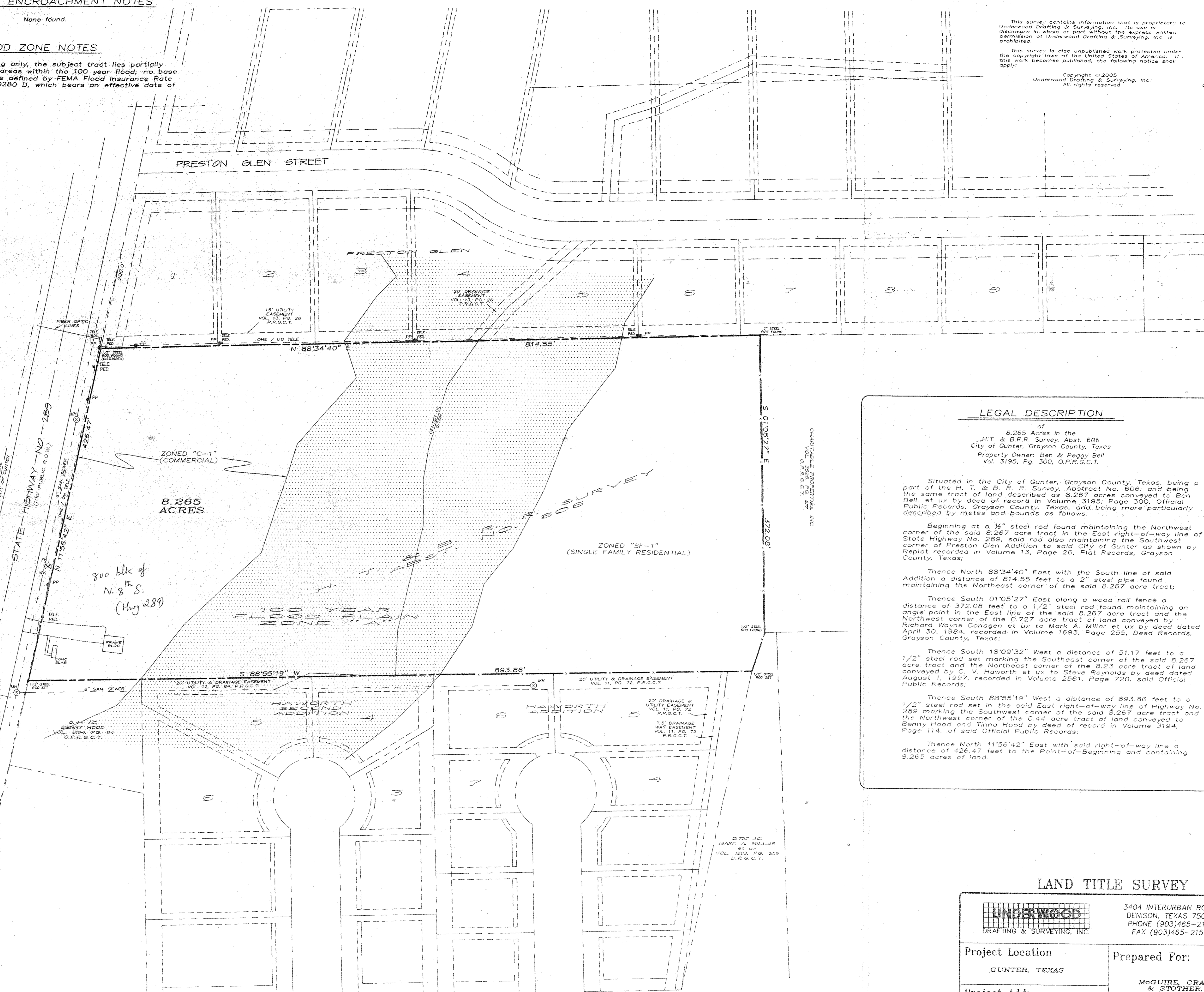
The Surveyor expressly understands and agrees that (a) this certificate is made to induce Gunter Preston Holdings, LLC or its assignee ("Purchaser") to purchase the Property to induce First Independent National Bank ("Lender") to extend credit secured by a deed of trust lien covering the Property, and to induce Barker Title Company ("Title Company") to issue owner's and mortgagee's policies of title insurance to Purchaser and Lender, respectively; (b) Purchaser, Lender and Title Company are entitled to rely on this plat of survey as being true and accurate in all respects and upon this certificate as being true and accurate; and (c) the consideration paid to the Surveyor for the preparation and certification of such survey has been paid, in part, for the benefit of the Purchaser, Lender and Title Company and in anticipation of their reliance hereon.

Executed this 22nd day of March, 2005.

Jason B. Armstrong
R.P.L.S. No. 5557
in the State of Texas

Survey Date: 3/22/05

Date of last revision: 3/23/05



LEGAL DESCRIPTION

8.265 Acres in the H.T. & B.R.R. Survey, Abst. 606, City of Gunter, Grayson County, Texas. Property Owner: Ben & Peggy Bell Vol. 3195, Pg. 300, O.P.R.G.C.T.

Situated in the City of Gunter, Grayson County, Texas, being a part of the H. T. & B. R. Survey, Abstract No. 606, and being the same tract of land described as 8.267 acres conveyed to Ben Bell, et ux by deed of record in Volume 3195, Page 300, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Northwest corner of the said 8.267 acre tract in the East right-of-way line of State Highway No. 289, said rod also maintaining the Southwest corner of Preston Glen Addition to said City of Gunter as shown by Replat recorded in Volume 13, Page 26, Plat Records, Grayson County, Texas;

Thence North 88°34'40" East with the South line of said Addition a distance of 814.55 feet to a 2" steel pipe found maintaining the Northeast corner of the said 8.267 acre tract;

Thence South 01°05'27" East along a wood rail fence a distance of 372.08 feet to a 1/2" steel rod found maintaining an angle point in the East line of the said 8.267 acre tract and the Northwest corner of the 0.727 acre tract of land conveyed by Richard Wayne Cohagen et ux to Mark A. Miller et ux by deed dated April 30, 1984, recorded in Volume 1693, Page 25, Deed Records, Grayson County, Texas;

Thence South 18°09'32" West a distance of 51.17 feet to a 1/2" steel rod set marking the Southeast corner of the said 8.267 acre tract and the Northeast corner of the 8.23 acre tract of land conveyed by C. V. Haworth et ux to Steve Reynolds by deed dated August 1, 1997, recorded in Volume 2561, Page 720, said Official Public Records;

Thence South 88°55'19" West a distance of 893.86 feet to a 1/2" steel rod set in the said East right-of-way line of Highway No. 289 marking the Southwest corner of the said 8.267 acre tract and the Northwest corner of the 0.44 acre tract of land conveyed to Benny Hood and Tina Hood by deed of record in Volume 3194, Page 114, of said Official Public Records;

Thence North 11°56'42" East with said right-of-way line a distance of 426.47 feet to the Point-of-Beginning and containing 8.265 acres of land.

LAND TITLE SURVEY

UNDERWOOD
DRAWING & SURVEYING, INC.

3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PHONE (903)465-2151
FAX (903)465-2152

Project Location: GUNTER, TEXAS

Project Address: STATE HIGHWAY NO. 289

Project Name: GUNTER PRESTON HOLDINGS, LLC

Prepared For: McGUIRE, CRADDOCK & STOTHER, P.C.
365 LINCOLN PLAZA
500 N. AKARD STREET
DALLAS, TEXAS 75201

Job Number: 45030187

Sheet 1 of 1

Date	Revisions	Date
3/22/05		
Dwn. By: JBA		
Aprvd. By: JBA		
Dwg. No. A5030187		
Scale: 1" = 60'		