

LINE	BEARING	DISTANCE
L1	S 28°52'26" W	83.97'
L2	S 21°44'56" W	201.56'
L3	S 24°35'05" W	200.56'
L4	S 48°03'10" W	121.76'
L5	N 61°07'34" W	59.90'
L6	N 81°00'34" W	60.00'
L7	S 08°59'26" W	203.60'
L8	S 61°07'34" E	235.10'
L9	N 53°16'48" W	112.88'
L10	N 17°33'05" W	127.03'
L11	N 56°37'10" W	66.99'
L12	S 60°40'01" W	108.52'
L13	S 67°06'48" W	134.96'
L14	N 09°33'30" E	132.50'
L15	N 06°42'39" E	161.61'
L16	N 05°49'45" E	255.30'
L17	S 88°47'27" E	238.60'
L18	N 84°17'33" E	100.00'
L19	N 74°21'04" E	100.00'
L20	N 64°08'39" E	100.00'
L21	N 59°48'24" E	98.19'
L22	N 46°08'19" E	101.49'
L23	S 38°43'11" E	166.67'
L24	S 70°28'34" E	196.64'
L25	N 05°23'32" E	88.84'
L26	N 88°20'55" E	45.07'
L27	S 89°23'56" E	86.38'
L28	S 89°23'56" E	20.35'
L29	N 85°55'53" E	53.91'
L30	N 09°07'35" E	157.25'
L31	N 08°19'25" E	153.71'
L32	N 49°02'13" E	63.80'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	130.31'	90.00'	82°57'23"	N 46°52'13" E	119.22'
C2	86.30'	675.13'	7°19'26"	N 77°26'11" E	86.74'
C3	291.49'	675.13'	24°44'15"	N 61°24'21" E	289.23'
C4	244.62'	200.00'	70°04'44"	N 26°04'56" W	229.66'

NEVILL HAWTHORN
CALLED 40 & 3-1/2 ACRES
VOLUME 2009, PAGE 805
D.R.G.C.T.

EZEKIEL COUCH SURVEY
ABSTRACT NO. 279

SANDUSKY ROAD

COVENANT CHURCH
A CALLED 11.173 ACRES
VOLUME 5551, PAGE 720
D.R.G.C.T.

JERRY GRIFFIN
A CALLED 0.809 ACRES
VOLUME 2780, PAGE 334
D.R.G.C.T.

THOMAS TERRY SURVEY
ABSTRACT NO. 1249

CALLED 0.818 ACRES
NORTHWEST GRAYSON COUNTY U.C.T.D. 1
VOLUME 5345, PAGE 476
D.R.G.C.T.



VICINITY MAP
(NOT TO SCALE)

LINE TYPE LEGEND	
	PROPERTY BOUNDARY
	RAILROAD RIGHT-OF-WAY
	RIGHT-OF-WAY
	RAILROAD RIGHT-OF-WAY
	RAILROAD RIGHT-OF-WAY

LEGEND	
	PROPERTY CORNER
	RAILROAD RIGHT-OF-WAY
	RIGHT-OF-WAY
	RAILROAD RIGHT-OF-WAY
	RAILROAD RIGHT-OF-WAY
	RAILROAD RIGHT-OF-WAY
	RAILROAD RIGHT-OF-WAY
	RAILROAD RIGHT-OF-WAY
	RAILROAD RIGHT-OF-WAY
	RAILROAD RIGHT-OF-WAY

TYPICAL LOT DETAIL	
LOT 1	1.00 ACRES
LOT 2	1.00 ACRES
LOT 3	1.00 ACRES
LOT 4	1.00 ACRES
LOT 5	1.00 ACRES
LOT 6	1.00 ACRES
LOT 7	1.00 ACRES
LOT 8	1.00 ACRES
LOT 9	1.00 ACRES
LOT 10	1.00 ACRES
LOT 11	1.00 ACRES
LOT 12	1.00 ACRES
LOT 13	1.00 ACRES
LOT 14	1.00 ACRES
LOT 15	1.00 ACRES
LOT 16	1.00 ACRES
LOT 17	1.00 ACRES
LOT 18	1.00 ACRES
LOT 19	1.00 ACRES
LOT 20	1.00 ACRES
LOT 21	1.00 ACRES
LOT 22	1.00 ACRES
LOT 23	1.00 ACRES
LOT 24	1.00 ACRES
LOT 25	1.00 ACRES
LOT 26	1.00 ACRES
LOT 27	1.00 ACRES
LOT 28	1.00 ACRES
LOT 29	1.00 ACRES
LOT 30	1.00 ACRES
LOT 31	1.00 ACRES
LOT 32	1.00 ACRES

TYPICAL LOT DETAIL
UNLESS SHOWN ON PLAN VIEW

ANN H. DENNIS
A CALLED 40.988 ACRES
VOLUME 5321, PAGE 750
D.R.G.C.T.

CALLED 25.484 ACRES
DWB INVESTMENTS, LTD.
INST. NO. 21-14934
D.R.G.C.T.

REVISION DATE: 6-20-2022 REVISED BOUNDARY LINE

MINOR PLAT
REAST ROAD ESTATES
53.884 ACRES
IN THE EZEKIEL COUCH SURVEY,
ABSTRACT NUMBER 279
AND THE E.L. STICKEY SURVEY,
ABSTRACT NUMBER 1089
GRAYSON COUNTY, TEXAS



1111 N. DIXON ST.
GAINESVILLE, TX 72604
PH: 817-668-5105
FAX: 817-668-5106
1815 S. FM RD 100A-8000

- NOTES:
1. BEARING DATA DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND TEXAS NORTH-CENTRAL NAD83.
 2. ELECTRIC SERVICE TO BE PROVIDED BY GRAYSON COUNCIL ELECTRIC COOPERATIVE.
 3. SANITARY SEWER SERVICES TO BE PROVIDED BY A TCEQ APPROVED WASTE COLLECTION AND TREATMENT FACILITY.
 4. PROPOSED LAND USE IS FOR SINGLE FAMILY RESIDENCES.
 5. FLOOD STATEMENT: I HAVE EXAMINED THE FEMA FLOOD INSURANCE RATE MAP FOR THE GRAYSON COUNTY, TEXAS COMMUNITY NUMBER 48002 EFFECTIVE DATE 08-28-2010 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN FLOOD HAZARD ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF AN ANNUAL CHANCE FLOODPLAIN AS SHOWN IN PANEL C(2)(5) OF SAID MAP. THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR THAT OCCASIONAL 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.
 6. CODE 23.12 BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENT IN DRAINAGE CASUALTY AND FLOOD OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 7. WATER SERVICE TO BE PROVIDED BY NORTHWEST GRAYSON COUNTY VICTOR.
 8. THE DEVELOPER WILL COMPLY WITH ANY OTHER STATE OF FEDERAL REQUIREMENTS OF THE DEVELOPER.
 9. ALL DRIVEWAYS WILL BE CONSTRUCTED WITH A 15 INCH REINFORCED CONCRETE CURB (RCC) ON AN 18 INCH CONCRETE METAL PIPE (CMP).
 10. A FLOODPLAIN DEVELOPMENT WILL BE REQUIRED FROM GRAYSON COUNTY FOR ANY LANDS WITHIN THE FLOODPLAIN.

COVENANT 240-C
A CALLED 102.387 ACRES
VOLUME 4772, PAGE 318
D.R.G.C.T.

ROBERT S. DAVIS, JR.
A CALLED 20.751 ACRES
VOLUME 4481, PAGE 414
D.R.G.C.T.

BRYAN K. VUJALIA
A CALLED 81.340 ACRES
VOLUME 5843, PAGE 631
D.R.G.C.T.

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DENTON, TEXAS 76201



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