



PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

ALL THAT CERTAIN TRACTS OR PARCEL OF LAND SITUATED IN AARON BENNETT SURVEY, ABSTRACT NO. 20, KAUFMAN COUNTY, TEXAS BEING PART OF A TRACT OF LAND CONVEYED TO JOHN S. AND BERTHA TERRY RECORDED IN VOLUME 280, PAGE 392, DEED RECORDS KAUFMAN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER IN THE SOUTHEAST LINE OF F. M. ROAD 429, A 90 FOOT RIGHT-OF-WAY, SAID POINT BEING THE WEST CORNER OF HEREIN DESCRIBED TRACT FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS, THE WEST CORNER OF SAID TERRY TRACT BEARS SOUTH 47 DEGREES 00 MINUTES 00 SECONDS WEST - 882.43 FEET, AND A CONCRETE MONUMENT FOUND FOR WITNESS BEARS SOUTH 45 DEGREES 30 MINUTES 19 SECONDS WEST - 10.44 FEET;

THENCE NORTH 47 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID F. M. ROAD 429, A DISTANCE OF 35.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 46 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID F. M. ROAD 429, A DISTANCE OF 872.55 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER, THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 43 DEGREES 14 MINUTES 16 SECONDS EAST, A DISTANCE OF 3,348.15 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER, THE EAST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE MOST EASTERLY NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO NEAL GAY RECORDED IN VOLUME 820, PAGE 228 DEED RECORDS KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 47 DEGREES 05 MINUTES 19 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 890.77 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER, THE SOUTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 43 DEGREES 31 MINUTES 55 SECONDS WEST, A DISTANCE OF 3,344.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3,009,330.565 SQUARE FEET OR 69.0847 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (TRECIA GISPANSKI), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. THAT, (A) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY; (B) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS DIRECTION; (C) ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTED ON THE DATE OF THE SURVEY, AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; USE OF THIS SURVEY BY ANY OTHER PARTIES AND/OR FOR OTHER PURPOSES SHALL BE AT USER'S OWN RISK AND ANY LOSS RESULTING FROM OTHER USE SHALL NOT BE THE RESPONSIBILITY OF THE UNDERSIGNED. THE PLAT HEREON IS A CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY LINES AND DIMENSIONS ARE AS INDICATED; LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN; AND EXCEPT AS SHOWN, ALL IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND. THIS SURVEY IS NOT VALID WITHOUT A SEAL AND SIGNATURE.

EXECUTED THIS 29TH DAY OF JUNE, 2012

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT, BRIAN GALLIA & ASSOCIATES HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 4804110050C, THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE, EXCEPT AS SHOWN. THIS 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.

NOTE: BEARINGS ARE BASED ON F.M. 429 R.O.W MAP RECORDED IN VOLUME 381, PAGE 24-36

REVISIONS		LEGEND		BRIAN GALLIA & ASSOCIATES		SURVEY PLAT	
DATE	BY			8877 OAKWOOD ROAD QUINLAN, TEXAS 75474 PHONE: (903) 447-0658 FAX: (903) 447-0931 www.bggsurveying.com		24062 N. F. M. ROAD 429	
		○ 1/2" IRON ROD FOUND	● POWER POLE	○ CHAIN LINK FENCE	SCALE	DATE	JOB NO.
		⊗ 1/2" IRON ROD SET	■ BRICK COLUMN	□ WOOD FENCE	1"=200'	6-29-12	201231-18
		○ 1" IRON PIPE FOUND	AC AIR CONDITIONING	— X — BARBED WIRE	G.F. NO.		
		□ FENCE POST CORNER	— — — PIPE FENCE	— — — IRON FENCE	DRAWN		
		⊗ "X" FOUND IN CONCRETE	— DES — DES OVERHEAD ELECTRIC SERVICE	— — — OVERHEAD POWER LINE	BDG/PO		
		▲ UNDERGROUND ELECTRIC	— DWP — DWP OVERHEAD ELECTRIC SERVICE				
		△ OVERHEAD ELECTRIC					
		▲ GRAVEL/ROCK ROAD OR DRIVE					
		/// ASPHALT PAVING					