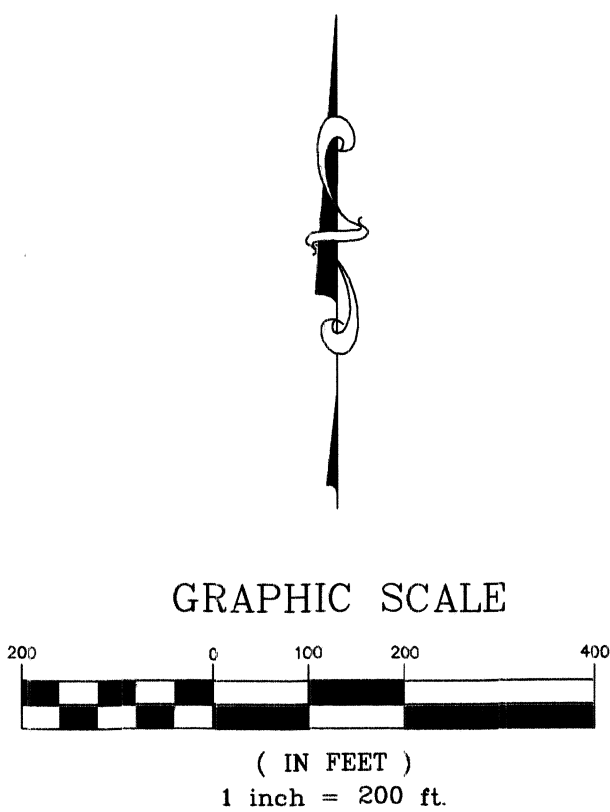




ROGER AND DEBBIE WILBUR
VOLUME 1107, PAGE 1

LUCINDA WHATLEY
VOLUME 1271, PAGE 89

CHARLES RAY SR. AND BERTHA DORSEY
VOLUME 1220, PAGE 635

WILLIE MAE JACKSON
REMAINDER TRACT
VOLUME 429, PAGE 11

3,284,424.00 SQ.FT
75.400 ACRES

APPROX. LOCATION OF 70" GAS LINE
EASEMENT TO TEXAS UTILITIES FUEL CO.
VOLUME 612, PAGE 451

INSET
(NOT TO SCALE)

PLACE OF
BEGINNING

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. McALLISTER SURVEY, ABSTRACT NUMBER 343, KAUFMAN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO DEBBIE WORLD RECORDED IN VOLUME 2616, PAGE 51 OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR CORNER IN THE NORTHWEST LINE OF F. M. ROAD NUMBER 2728 A 100 FOOT RIGHT-OF-WAY, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO CHARLES RAY SR. AND BERTHA DORSEY RECORDED IN VOLUME 1220, PAGE 635 OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 39 MINUTES 44 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1083.91 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE SOUTH CORNER OF HEREIN DESCRIBED TRACT AND THE EAST CORNER OF THE REMAINDER OF A TRACT OF LAND CONVEYED TO WILLIE MAE JACKSON RECORDED IN VOLUME 429, PAGE 11 DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 47 DEGREES 17 MINUTES 04 SECONDS WEST ALONG THE NORTHEAST LINE OF SAID JACKSON TRACT A DISTANCE OF 1345.20 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED RPLS 5569 FOR ANGLE POINT;

THENCE NORTH 48 DEGREES 48 MINUTES 41 SECONDS WEST WITH SAID LINE A DISTANCE OF 228.49 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED RPLS 5569 FOR ANGLE POINT;

THENCE NORTH 11 DEGREES 04 MINUTES 44 SECONDS EAST WITH SAID LINE A DISTANCE OF 213.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED RPLS 5569 FOR ANGLE POINT;

THENCE NORTH 46 DEGREES 52 MINUTES 16 SECONDS WEST WITH SAID LINE A DISTANCE OF 1420.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE WEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF SAID JACKSON TRACT, SAID POINT BEING IN THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO ROGER AND DEBBIE WILBUR RECORDED IN VOLUME 1107, PAGE 1 OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 49 MINUTES 55 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID WILBUR TRACT A DISTANCE OF 1007.73 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER, THE NORTH CORNER OF HEREIN DESCRIBED TRACT AND THE EAST CORNER OF SAID WILBUR TRACT, SAID POINT BEING THE WEST CORNER OF SAID DORSEY TRACT;

THENCE SOUTH 45 DEGREES 16 MINUTES 00 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID DORSEY TRACT A DISTANCE OF 3126.24 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3,284,424.00 SQUARE FEET OR 75.400 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (RANGER TITLE CO., MARK A. LAVINE AND JANN R. LAVINE), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. C091149K 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 BLUE SEAL AND SIGNATURE.

EXECUTED THIS 22ND DAY OF JULY, 2009

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



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

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 480411 0125 C THIS PROPERTY DOES LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. 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: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO KAUFMAN COUNTY ELECT. COOP. RECORDED IN VOLUME 264, PAGE 558 AND VOLUME 264, PAGE 560. (BLANKET)

NOTE: BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 1220, PAGE 635

REVISIONS		LEGEND	
DATE	BY		
		○ 1/2" IRON ROD FOUND	● POWER POLE
		⊗ 1/2" IRON ROD SET	■ BRICK COLUMN
		○ 1" IRON PIPE FOUND	AC AIR CONDITIONING
		□ FENCE POST CORNER	—x—x— CHAIN LINK FENCE
		⊠ 3" FOUND IN CONCRETE	—x—x— WOOD FENCE
		△ UNDERGROUND ELECTRIC	—x—x— BARBED WIRE
		△ OVERHEAD ELECTRIC	—x—x— IRON FENCE
		—x—x— GRAVEL/ROCK ROAD OR DRIVE	—x—x— PIPE FENCE
		—x—x— ASPHALT PAVING	—x—x— OVERHEAD ELECTRIC SERVICE
			—x—x— OVERHEAD POWER LINE
			—x—x— COVERED PORCH, DECK OR CARPORT
			—x—x— CONCRETE PAVING

BRIAN GALLIA & ASSOCIATES					SURVEY PLAT	
8877 OAKWOOD ROAD QUINLAN, TEXAS 75474 PHONE: (903) 447-0658 FAX: (903) 447-0931 www.bgasurveying.com					4613 F.M. ROAD NO. 2728	
					J. McALLISTER SURVEY, ABSTRACT NO. 343	
					KAUFMAN COUNTY, TEXAS	
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN		
1"=200'	7-22-09	0901216-1	C091149K	BDG/PO		