SURVEY PLAT

10360 COUNTY ROAD 305

~BRIAN CALLIA & ASSOCIATES~
BCAA Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
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www.bcsurveying.com

J. C. HALE SURVEY, ABSTRACT NO. 202 AND
DAVID MCIVER SURVEY, ABSTRACT NO. 331

KAUFMAN COUNTY, TEXAS

JOB NO.	1801782-1	CAD. TECH.	P.OWEN

LEGEND			
BRICK	IRF/IRS=IRON ROD FOUND/SET	BDE=DRAINAGE & UTILITY EASEMENT	
COVERED	NAIL FOUND/SET	BL=BUILDING LINE/SET BACK	
AREA	1/2" IRON ROD FOUND	PFC=POINT FOR CORNER	
CONCRETE	(UNLESS OTHERWISE NOTED)	WOOD FENCE	
WOOD DECK	1" IRON PIPE FOUND	PIPE FENCE	
STONE	"X" FOUND/SET	ELECTRIC METER	
GRAVEL/ROCK ROAD OR DRIVE		LP=LIGHT POLE	
ASPHALT PAVING		GUY WIRE	

MONUMENT FOUND		W—W— WATER LINE	
		G—G— GAS LINE	
		OHP—OHP— OVERHEAD POWER LINE	
		UGP=UNDERGROUND TELEPHONE	
		CATV=UNDERGROUND CABLE TV	
		TRANS=ELECTRIC TRANSFORMER	

		EASM'S - EASEMENT	
		ROW - RIGHT-OF-WAY	
		AC - AIR CONDITIONING	
		PE - POOL EQUIPMENT	

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR OWNERSHIP OF OWNERSHIP.

NOTE: BEARING BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84) GPS OBSERVED.

NOTE: ACCORDING TO THE F.I.R.M. (COMMUNITY PANEL NUMBER 48257C0210D) DATED 6/8/2011 THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS TO LIE WITHIN AN AREA DESIGNATED AS "OTHER AREAS" ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT IN A SPECIAL FLOOD HAZARD AREA. 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 AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: ACCORDING TO ALEXANDRIA COMEZ, JR. AND NANCY DELACAMPO COMEZ DOC. NO. 2016-0012631 THERE IS NO TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXCAVATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811. CALL 8Y8E ONE YOU DIG.

4825700D0B

THE SURVEY SIZE FORTH HEREON WAS BEEN CONDUCTED AND PERFORMED AT THE REQUEST OF AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BCAA LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, COVENANTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXCAVATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811. CALL 8Y8E ONE YOU DIG.

ACCEPTED BY:

SIGNATURE DATE SIGNATURE DATE

BRIAN CALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

EXECUTED THIS 31ST DAY OF DECEMBER 2018

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN CALLIA) HEREBY CERTIFIES TO (RANGER TITLE, FIDELITY NATIONAL TITLE AND FET ZHENG), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF# T182548 THAT THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED THE SUBJECT PROPERTY; SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION. THE DESCRIPTION SET FORTH HEREON DESCRIBED IN GF# T182548 THAT THE SURVEY WAS PERFORMED IN IS A ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED. LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AS INDICATED. THE SURVEY SET FORTH HEREON WAS PREPARED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE UNDERSIGNED EXCEPT AS INDICATED. THE SURVEY TRANSACTION. ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

BRIAN CALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR
5569
STATE OF TEXAS

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. C. HALE SURVEY, ABSTRACT NO. 202 AND THE DAVID MCIVER SURVEY, ABSTRACT NO. 331, KAUFMAN COUNTY, TEXAS, BEING KNOWN AS TRACTS ONE AND TWO AS DESCRIBED IN DEED TO LECHNER CHILDREN'S TRUST, RECORDED IN VOLUME 5869, PAGE 267, AND THAT TRACT OF LAND DESCRIBED IN DEED TO LECHNER CHILDREN'S TRUST RECORDED IN VOLUME 5869, PAGE 274, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER WITHIN COUNTY ROAD 305, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MARSHALL AND LINDA JOHNSON, RECORDED IN DOCUMENT NO. 2014-0002642, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 26 MINUTES 17 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID JOHNSON TRACT (DOC. NO. 2014-00128B) A DISTANCE OF 393.44 FEET TO A 1/2 INCH IRON PIPE FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT WEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT NORTH CORNER OF A TRACT OF LAND CONVEYED TO ELYESTER PHILLIPS, RECORDED IN VOLUME 2848, PAGE 104, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 36 MINUTES 01 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID PHILLIPS TRACT, A DISTANCE OF 196.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT WEST CORNER OF SAID PHILLIPS TRACT AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RICHARD S. AND MARY E. CLARK, RECORDED IN VOLUME 2425, PAGE 272, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

SOUTH 45 DEGREES 38 MINUTES 56 SECONDS WEST, ALONG THE APPARENT SOUTHEAST LINE OF SAID LECHNER TRACT ONE, A DISTANCE OF 984.45 FEET TO A POINT FOR CORNER WITHIN SAID COUNTY ROAD 305 AND THE RECOGNIZED EAST CORNER OF SAID LECHNER TRACT ONE AND THE RECOGNIZED NORTH CORNER OF SAID LECHNER TRACT TWO;

THENCE SOUTH 44 DEGREES 28 MINUTES 07 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID LECHNER TRACT TWO AND THE APPARENT MOST NORTHERLY SOUTHEAST LINE OF SAID MOUNTAIN TOP TRACT, A DISTANCE OF 567.04 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED SOUTH LINE OF INTERSTATE HIGHWAY 20, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID LECHNER TRACT TWO AND THE APPARENT NORTHEAST CORNER OF SAID MOUNTAIN TOP TRACT I;

THENCE SOUTH 81 DEGREES 53 MINUTES 50 SECONDS EAST, ALONG THE RECOGNIZED SOUTH LINE OF SAID INTERSTATE HIGHWAY 20, A DISTANCE OF 338.04 FEET TO A CONCRETE MONUMENT FOUND FOR ANGLE POINT;

THENCE SOUTH 74 DEGREES 55 MINUTES 08 SECONDS EAST, ALONG THE RECOGNIZED SOUTH LINE OF SAID INTERSTATE HIGHWAY 20, A DISTANCE OF 279.09 FEET TO A CONCRETE MONUMENT FOUND FOR ANGLE POINT;

THENCE SOUTH 66 DEGREES 39 MINUTES 21 SECONDS EAST, ALONG THE RECOGNIZED SOUTH LINE OF SAID INTERSTATE HIGHWAY 20, A DISTANCE OF 263.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JDA FARM & RANCH, LLC, RECORDED IN DOCUMENT NO. 2018-0016035, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 44 MINUTES 11 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST CORNER, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID LECHNER TRACT TWO AND AN APPARENT INNER ELL CORNER OF SAID JDA FARM & & RANCH TRACT;

THENCE SOUTH 43 DEGREES 20 MINUTES 59 SECONDS WEST, ALONG THE RECOGNIZED COMMON LINE OF SAID LECHNER TRACTS ONE AND TWO, A DISTANCE OF 270.97 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF TERRELL, RECORDED IN DOCUMENT NO. 2015-0015747, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 19 MINUTES 19 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID CITY OF TERRELL TRACT, A DISTANCE OF 304.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT SOUTH CORNER OF SAID CITY OF TERRELL TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO EARL R. AND JUNE BOURLAND, RECORDED IN VOLUME 2138, PAGE 529, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 21 MINUTES 52 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID JDA FARM & RANCH TRACT, A DISTANCE OF 647.64 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT NORTH CORNER OF SAID JDA FARM & RANCH TRACT;

THENCE SOUTH 41 DEGREES 09 MINUTES 54 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID LECHNER TRACT ONE, A DISTANCE OF 36.18 FEET TO A 2 INCH STEEL FENCE CORNER FOR ANGLE POINT, SAID POINT BEING THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WARREN G. DANIELS, ET AL, RECORDED IN VOLUME 662, PAGE 572, DEED RECORDS, KAUFMAN COUNTY, TEXAS.

THENCE SOUTH 47 DEGREES 56 MINUTES 58 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID DANIELS TRACT, A DISTANCE OF 463.75 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT WEST CORNER OF SAID DANIELS TRACT AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MICHOUE METAL FABRICATIONS, INC., RECORDED IN DOCUMENT NO. 2018-0011388, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 38 MINUTES 21 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID LECHNER TRACT ONE, A DISTANCE OF 664.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MICHOUE METAL FABRICATIONS, INC., RECORDED IN VOLUME 2544, PAGE 216, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 34 MINUTES 01 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID LECHNER TRACT ONE, A DISTANCE OF 1011.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT WEST CORNER OF SAID LECHNER TRACT ONE AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MICHOUE METAL FABRICATIONS, INC., RECORDED IN DOCUMENT NO. 2014-0002642, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 17 MINUTES 38 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID LECHNER TRACT TWO, A DISTANCE OF 1684.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TONY AND BARBARA DURRISON, RECORDED IN DOCUMENT NO. 2018-0024534;

THENCE SOUTH 44 DEGREES 19 MINUTES 19 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID DURRISON TRACT, A DISTANCE OF 304.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT SOUTH CORNER OF SAID DURRISON TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO EARL R. AND JUNE BOURLAND, RECORDED IN VOLUME 662, PAGE 572, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 19 MINUTES 19 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID DURRISON TRACT, A DISTANCE OF 263.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT SOUTH CORNER OF SAID DURRISON TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ALEXANDRIA COMEZ, JR. AND NANCY DELACAMPO COMEZ, RECORDED IN DOCUMENT NO. 2016-0012631, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 17 MINUTES 13 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID LECHNER TRACT ONE, A DISTANCE OF 2039.47 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 305, SAID POINT BEING THE APPARENT SOUTHEAST CORNER OF SAID LECHNER TRACT ONE, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID LECHNER TRACT TWO;

THENCE SOUTH 45 DEGREES 34 MINUTES 01 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID LECHNER TRACT TWO, A DISTANCE OF 1011.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MARSHALL JOHNSON, RECORDED IN DOCUMENT NO. 2012-0013305, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 26 MINUTES 17 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID JOHNSON TRACT (DOC. NO. 2014-00128B) A DISTANCE OF 393.44 FEET TO A 1/2 INCH IRON PIPE FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT WEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT NORTH CORNER OF A TRACT OF LAND CONVEYED TO ELYESTER PHILLIPS, RECORDED IN VOLUME 2848, PAGE 104, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

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THENCE SOUTH 81 DEGREES 53 MINUTES 50 SECONDS EAST, ALONG THE RECOGNIZED SOUTH LINE OF SAID INTERSTATE HIGHWAY 20, A DISTANCE OF 338.04 FEET TO A CONCRETE MONUMENT FOUND FOR ANGLE POINT;

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THENCE SOUTH 43 DEGREES 20 MINUTES 59 SECONDS WEST, ALONG THE RECOGNIZED COMMON LINE OF SAID LECHNER TRACTS ONE AND TWO, A DISTANCE OF 270.97 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF TERRELL, RECORDED IN DOCUMENT NO. 2015-0015747, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

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THENCE SOUTH 45 DEGREES 38 MINUTES 21 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID LECHNER TRACT ONE, A DISTANCE OF 664.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT WEST CORNER OF SAID LECHNER TRACT ONE AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MICHOUE METAL FABRICATIONS, INC., RECORDED IN VOLUME 2544, PAGE 216, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

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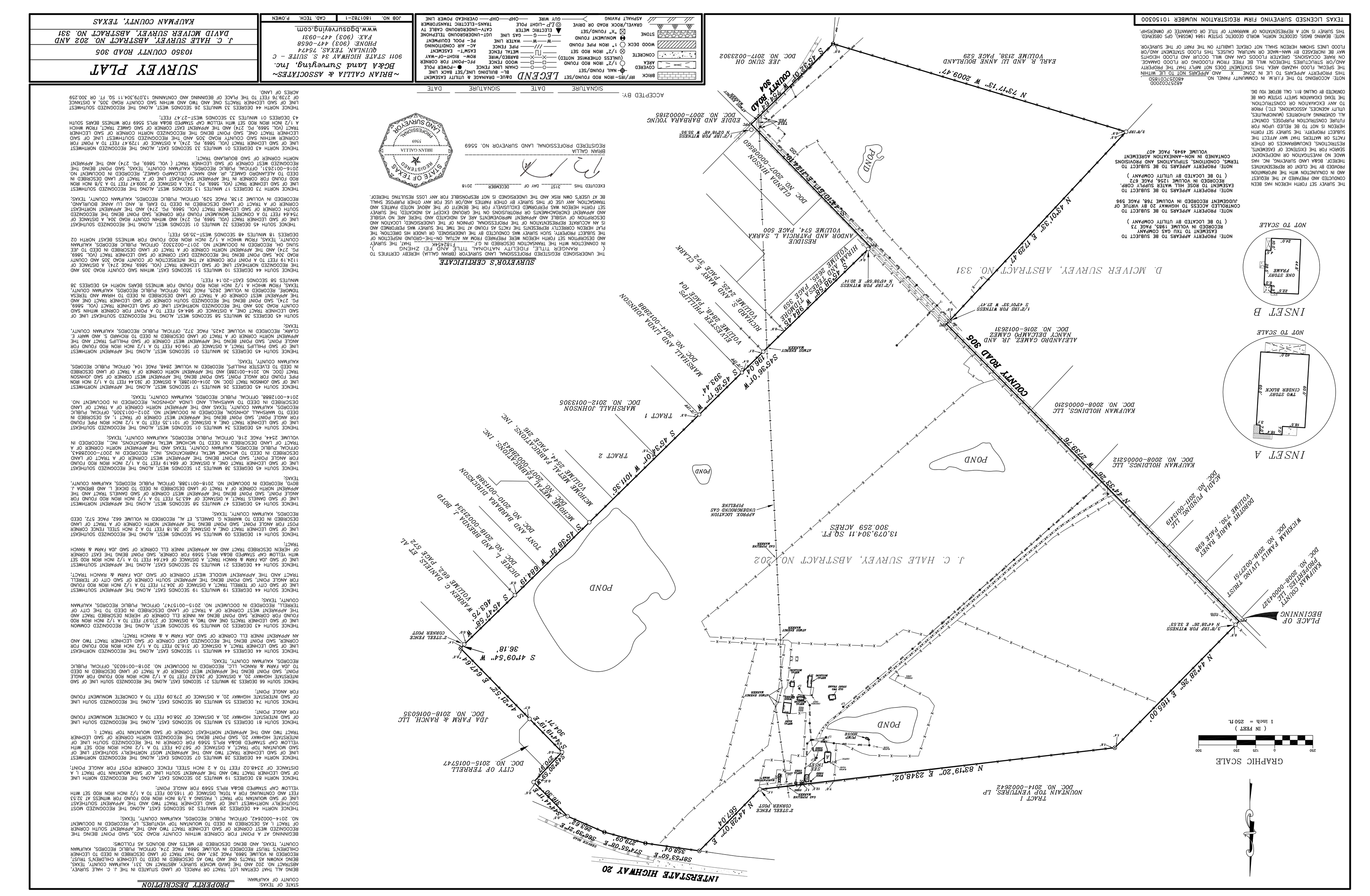
THENCE SOUTH 45 DEGREES 17 MINUTES 38 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID LECHNER TRACT TWO, A DISTANCE OF 1684.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TONY AND BARBARA DURRISON, RECORDED IN DOCUMENT NO. 2018-0024534;

THENCE SOUTH 44 DEGREES 19 MINUTES 19 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID DURRISON TRACT, A DISTANCE OF 304.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT SOUTH CORNER OF SAID DURRISON TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO EARL R. AND JUNE BOURLAND, RECORDED IN VOLUME 662, PAGE 572, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 19 MINUTES 19 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID DURRISON TRACT, A DISTANCE OF 263.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT SOUTH CORNER OF SAID DURRISON TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ALEXANDRIA COMEZ, JR. AND NANCY DELACAMPO COMEZ, RECORDED IN DOCUMENT NO. 2016-0012631, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 17 MINUTES 13 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID LECHNER TRACT ONE, A DISTANCE OF 2039.47 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 305, SAID POINT BEING THE APPARENT SOUTHEAST CORNER OF SAID LECHNER TRACT ONE, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID LECHNER TRACT TWO;

THENCE NORTH 44 DEGREES 33 MINUTES 26 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID LECHNER TRACT ONE, A DISTANCE OF 2739.76 FEET TO A POINT FOR CORNER WITHIN SAID COUNTY ROAD 305 AND THE RECOGNIZED SOUTHWEST LINE OF SAID LECHNER TRACT TWO AND WITHIN SAID COUNTY ROAD 305, A DISTANCE OF 2739.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13,079,304.11 SQ. FT. OR 300.259 ACRES OF LAND.


J. C. HALE SURVEY, ABSTRACT NO. 202
D. MCIVER SURVEY, ABSTRACT NO. 331
13,079,304.11 SQ.FT.
300.259 ACRES
N 73°17'13" W 2009.47'
S 45°36'01" W 196.04'
S 45°26'17" W 393.44'
S 45°34'01" W 1011.35'
S 45°17'38" W 1684.19'
S 45°47'56" W 463.75'
S 41°09'54" W 36.18'
S 44°21'52" E 647.64'
S 44°19'19" E 304.71'
S 44°19'19" E 263.67'
N 44°28'07" E 567.04'
S 81°53'50" E 338.04'
S 74°55'08" E 279.09'
S 66°39'21" E 263.62'
N 44°28'20" E 1465.00'
N 44°33'26" W 2739.76'
S 45°36'01" W 984.45'
N 47°01'39" E 1729.47'
N 44°28'26" E 32.53'
N 47°59'58" E 2.14'
S 44°33'26" E 32.53'
S 44°28'26" W 32.53'
N 44°28'26" E 32.53