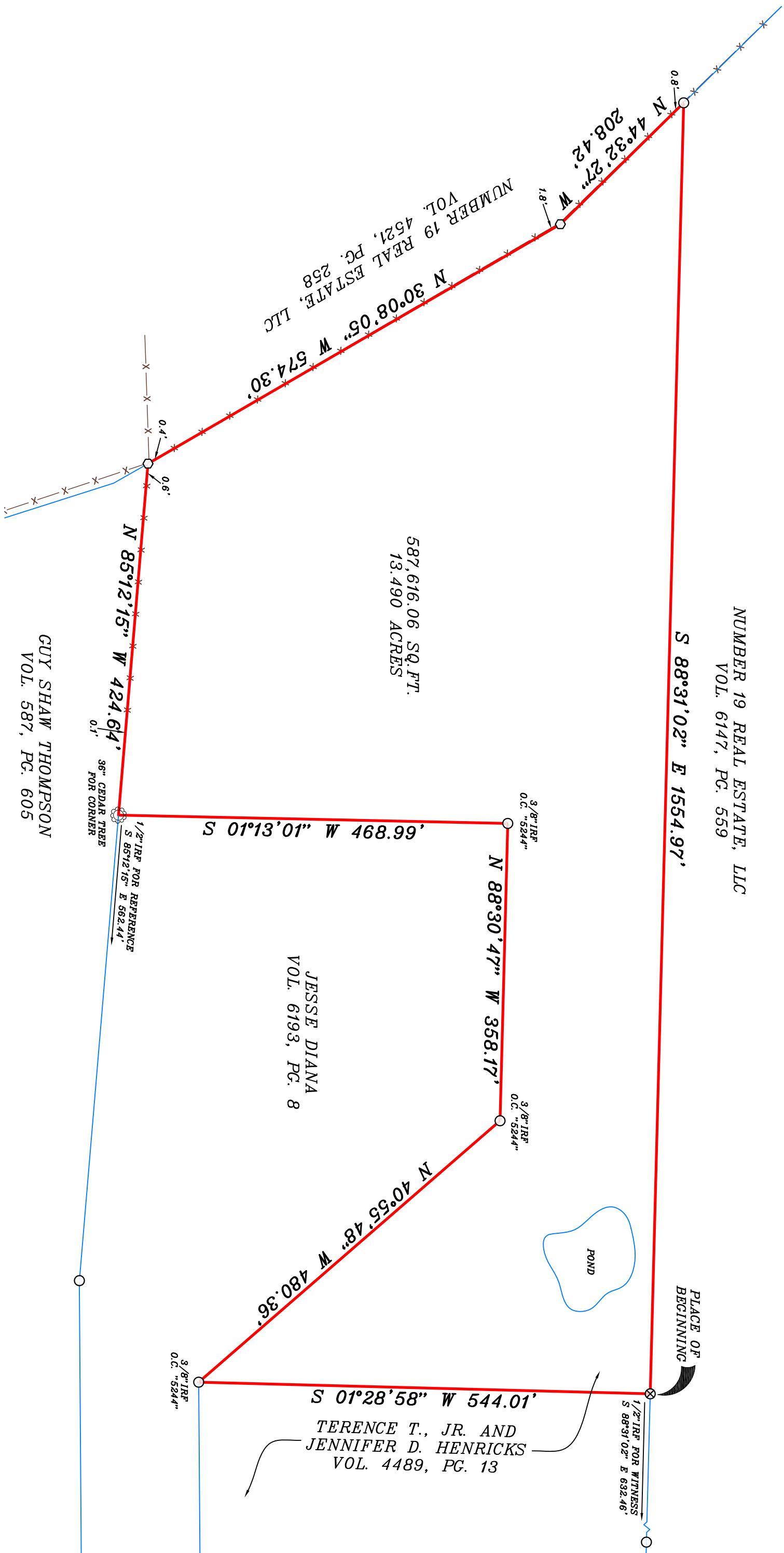
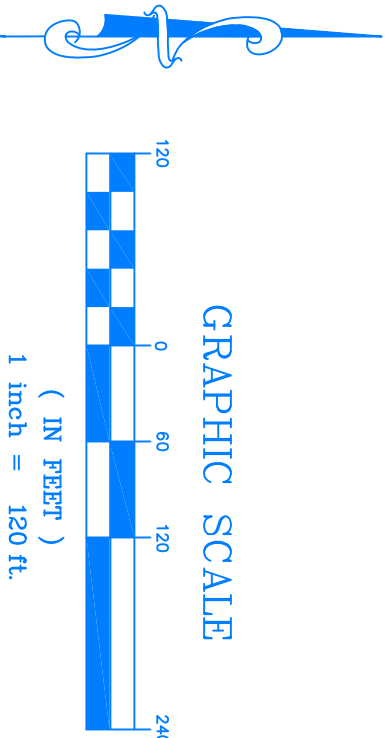




THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BG&A LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR 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 BEFORE YOU DIG.

NOTE: IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY WITH THE CITY AND/OR COUNTY REGARDING ZONING REGULATIONS (BUILDING SETBACK LINES, EASEMENTS, ETC.) THAT COULD EFFECT THE DEVELOPMENT OF THIS PROPERTY PRIOR TO ANY CONSTRUCTION.

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO KAUFMAN COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 286, PAGE 7 VOLUME 5384, PAGE 231 (BLANKET)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO BECKER-JIBA WATER SUPPLY CORP. RECORDED IN VOLUME 595, PAGE 539 VOLUME 5119, PAGE 356 (TO BE LOCATED BY UTILITY COMPANY)

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48297C00350D THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE 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: BEARING BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84). GPS OBSERVED. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LEGEND

	BRICK		IRON ROD FOUND/SET
	COVERED AREA		MAIL FOUND/SET
	CONCRETE		1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	WOOD DECK		1/2" IRON ROD SET
	STONE		1" IRON PIPE FOUND
	GRAVEL/ROCK ROAD OR DRIVE		MONUMENT FOUND
	ASPHALT PAVING		"X" FOUND/SET

LEGEND

	D&UE - DRAINAGE & UTILITY EASEMENT
	BL - BUILDING LINE/SET
	-POWER POLE
	PFC-POINT FOR CORNER
	ROW - RIGHT-OF-WAY
	EASMT - EASEMENT
	AC - AIR CONDITIONING
	PE - POOL EQUIPMENT
	UGT - UNDERGROUND TELEPHONE
	CATV - UNDERGROUND CABLE TV
	ELP - LIGHT POLE
	OHP - OVERHEAD POWER LINE

~BRIAN GALLIA & ASSOCIATES~
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9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS 75474
PHONE: (903) 447-0658
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www.bgosurveying.com

JOB NO. 2101424-1 CAD. TECH. DB

SURVEY PLAT
COUNTY ROAD 111
LEVI FORD SURVEY, ABSTRACT NO. 156
KAUFMAN COUNTY, TEXAS

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE LEVI FORD SURVEY, ABSTRACT NO. 156, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO TERENCE T., JR. AND JENNIFER D. HENRICKS, RECORDED IN VOLUME 4489, PAGE 13, OFFICIAL PUBLIC 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 BG&A PPS 5569 FOR CORNER IN THE RECOGNIZED NORTH LINE OF SAID HENRICKS TRACT AND THE APPARENT SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO NUMBER 19 REAL ESTATE, LLC, RECORDED IN VOLUME 6147, PAGE 559, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS, THE RECOGNIZED NORTHEAST CORNER OF SAID HENRICKS TRACT, BEARS SOUTH 88 DEGREES 31 MINUTES 02 SECONDS EAST - 632.46 FEET;

THENCE SOUTH 01 DEGREES 28 MINUTES 58 SECONDS WEST, OVER AND UPON SAID HENRICKS TRACT, A DISTANCE OF 544.01 FEET TO A 3/8 INCH IRON ROD FOUND WITH ORANGE CAP STAMPED 5244 FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JESSE DIANA, RECORDED IN 6193, PAGE 8, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND THE MOST EASTERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 40 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE APPARENT NORTHEAST LINE OF SAID DIANA TRACT, A DISTANCE OF 480.36 FEET TO A 3/8 INCH IRON ROD FOUND WITH ORANGE CAP STAMPED 5244 FOR CORNER, SAID POINT BEING THE APPARENT MOST WESTERLY NORTHEAST CORNER OF SAID DIANA TRACT AND AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 47 SECONDS WEST, ALONG THE APPARENT NORTH LINE OF SAID DIANA TRACT, A DISTANCE OF 358.17 FEET TO A 3/8 INCH IRON ROD FOUND WITH ORANGE CAP STAMPED 5244 FOR CORNER, SAID POINT BEING THE APPARENT NORTHWEST CORNER OF SAID DIANA TRACT AND AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 13 MINUTES 01 SECONDS WEST, ALONG THE APPARENT WEST LINE OF SAID DIANA TRACT, A DISTANCE OF 488.99 FEET TO A 36 INCH CEDAR TREE FOR CORNER IN THE RECOGNIZED SOUTH LINE OF SAID HENRICKS TRACT AND THE APPARENT NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO GUY SHAW THOMPSON, RECORDED IN VOLUME 587, PAGE 605, DEED RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF SAID DIANA TRACT AND THE MOST WESTERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH 85 DEGREES 12 MINUTES 15 SECONDS EAST - 562.44 FEET;

THENCE NORTH 85 DEGREES 12 MINUTES 15 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID HENRICKS TRACT AND THE APPARENT NORTH LINE OF SAID THOMPSON TRACT, A DISTANCE OF 424.64 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, IN THE APPARENT NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO NUMBER 19 REAL ESTATE, LLC, RECORDED IN VOLUME 4521, PAGE 258, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTH WEST CORNER OF SAID HENRICKS TRACT AND THE APPARENT NORTHWEST CORNER OF SAID THOMPSON TRACT;

THENCE NORTH 30 DEGREES 08 MINUTES 05 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID HENRICKS TRACT AND THE APPARENT NORTHWEST LINE OF SAID DIANA TRACT (VOL. 4521, PG. 258), A DISTANCE OF 574.30 FEET TO A 1 INCH IRON PIPE FOUND FOR ANGLE POINT;

THENCE NORTH 44 DEGREES 32 MINUTES 27 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID HENRICKS TRACT AND THE APPARENT NORTHEAST LINE OF SAID NUMBER 19 REAL ESTATE TRACT (VOL. 4521, PG. 258), A DISTANCE OF 208.42 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID HENRICKS TRACT AND THE APPARENT SOUTHWEST CORNER OF SAID NUMBER 19 REAL ESTATE TRACT (VOL. 6147, PG. 559);

THENCE SOUTH 88 DEGREES 31 MINUTES 02 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID HENRICKS TRACT AND THE APPARENT SOUTH LINE OF SAID NUMBER 19 REAL ESTATE TRACT (VOL. 6147, PG. 559), A DISTANCE OF 1554.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 587,616.06 SQ. FT. OR 13.490 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (RANGER TITLE CO., FIDELITY NATIONAL TITLE INSURANCE COMPANY, AMERICAN NATIONAL BANK OF TEXAS AND NUMBER 19 REAL ESTATE, LLC), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 162125013, THAT THE SURVEY AND DESCRIPTION WITH THE TRANSACTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY, SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION, AND THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED. LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED. THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND 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.

EXECUTED THIS 4TH DAY OF OCTOBER, 2021

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE