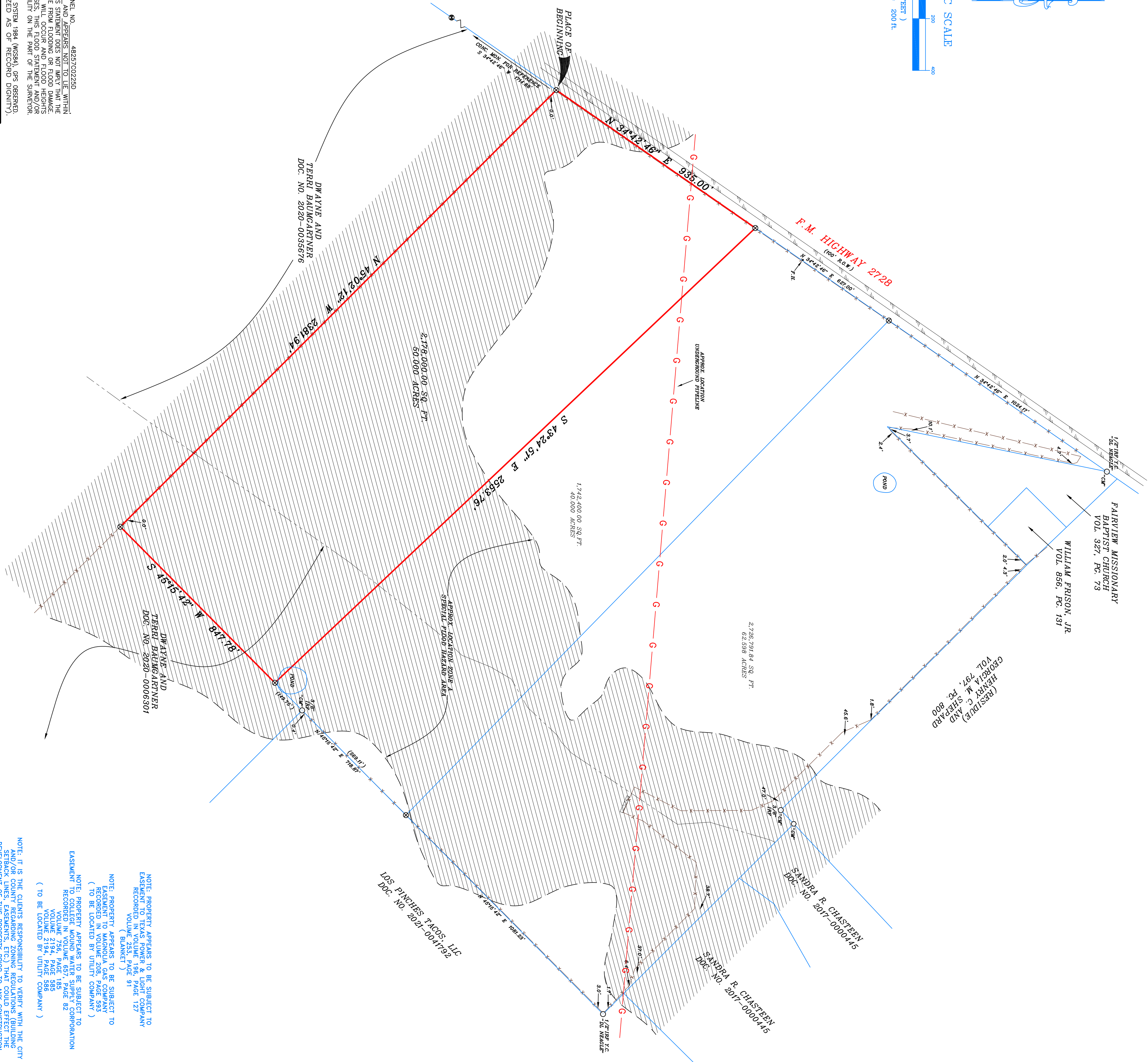
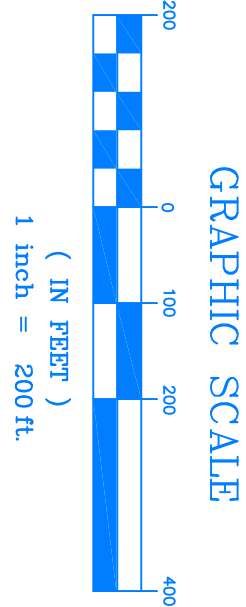




STATE OF TEXAS,
COUNTY OF KAUFMAN.

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE R.S. CARPENTER SURVEY, ABSTRACT NO. 76, KAUFMAN COUNTY, TEXAS AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO DOWNEY AND TERRI BAUMGARTNER, RECORDED IN DOCUMENT NO. 2020-0035676 AND DOCUMENT NO. 2020-0008301, 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 BE&A R#15 5569 FOR CORNER IN THE RECOGNIZED SOUTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2728 (100' R.O.W.) AND IN THE RECOGNIZED HEREIN DESCRIBED TRACT FROM WHICH A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BE&A R#15 5569 FOR CORNER IN THE RECOGNIZED HEREIN DESCRIBED TRACT FROM WHICH A CONCRETE MONUMENT FOUND FOR REFERENCE BEARS SOUTH 34 DEGREES 42 MINUTES 46 SECONDS WEST - 1714.88 FEET;
THENCE NORTH 34 DEGREES 42 MINUTES 46 SECONDS EAST, ALONG THE RECOGNIZED SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 2728 AND THE RECOGNIZED NORTHWEST LINE OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676), A DISTANCE OF 935.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BE&A R#15 5569 FOR CORNER IN THE RECOGNIZED HEREIN DESCRIBED TRACT FROM WHICH A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BE&A R#15 5569 FOR CORNER IN THE RECOGNIZED HEREIN DESCRIBED TRACT (DOC. NO. 2020-0008301), BEARS NORTH 45 DEGREES 15 MINUTES 42 SECONDS EAST PASSING A 3/8 INCH IRON ROD FOUND FOR WITNESS, THE RECOGNIZED INNER EL CORNER OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0008301), AT 149.75 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1800.10 FEET;
THENCE SOUTH 45 DEGREES 15 MINUTES 42 SECONDS WEST, OVER AND UPON SAID BAUMGARTNER TRACT (DOC. NO. 2020-0008301), A DISTANCE OF 847.78 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BE&A R#15 5569 FOR CORNER, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT;
THENCE NORTH 45 DEGREES 02 MINUTES 12 SECONDS WEST, OVER AND UPON SAID BAUMGARTNER TRACTS, A DISTANCE OF 2381.94 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2178,000.00 SQ. FT. OR 50.000 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO THE FOLLOWING:
1. I, THE SURVEYOR, AM A MEMBER OF THE NATIONAL LAND SURVEYOR ASSOCIATION (NLSA) AND THE TEXAS LAND SURVEYOR ASSOCIATION (TLSA).
2. I HAVE BEEN LICENSED BY THE TEXAS BOARD OF SURVEYING AND MAPPING AS A PROFESSIONAL LAND SURVEYOR.
3. I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE TEXAS SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS THEREOF.
4. I HAVE PREPARED THIS SURVEY MAP AND THE ACCOMPANYING INSTRUMENTS IN ACCORDANCE WITH THE TEXAS SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS THEREOF.
5. I HAVE BEEN COMPENSATED FOR THIS SURVEY BY THE CLIENTS.
6. I HAVE NOT BEEN INFLUENCED BY ANY INTERESTS OTHER THAN MY DUTY AS A SURVEYOR.
7. I HAVE NOT BEEN INFLUENCED BY ANY OTHER PERSONS OR ENTITIES.
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ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

BRICK	IRP/RS-IRON ROD FOUND/SET	LEGEND	BLUE- DRAINAGE & UTILITY EASEMENT
CONCRETE	1/2" IRON ROD FOUND	WOOD FENCE	BARBED WIRE
WOOD DECK	1" IRON PIPE FOUND	WATER LINE	ELECTRIC METER
STONE	NONMOUNT FOUND	UT-UNDERGROUND TELEPHONE	TRANS OVERHEAD POWER LINE
ASPHALT PAVING	GRANITE PAVED ROAD OR DRIVE	GRAY WIRE	

~BRIAN GALLIA & ASSOCIATES~
BE&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
WWW.DOSURVEYING.COM

SURVEY PLAT
F.M. HIGHWAY 2728
R.C. CARTWRIGHT SURVEY, ABSTRACT NO. 76
KAUFMAN COUNTY, TEXAS