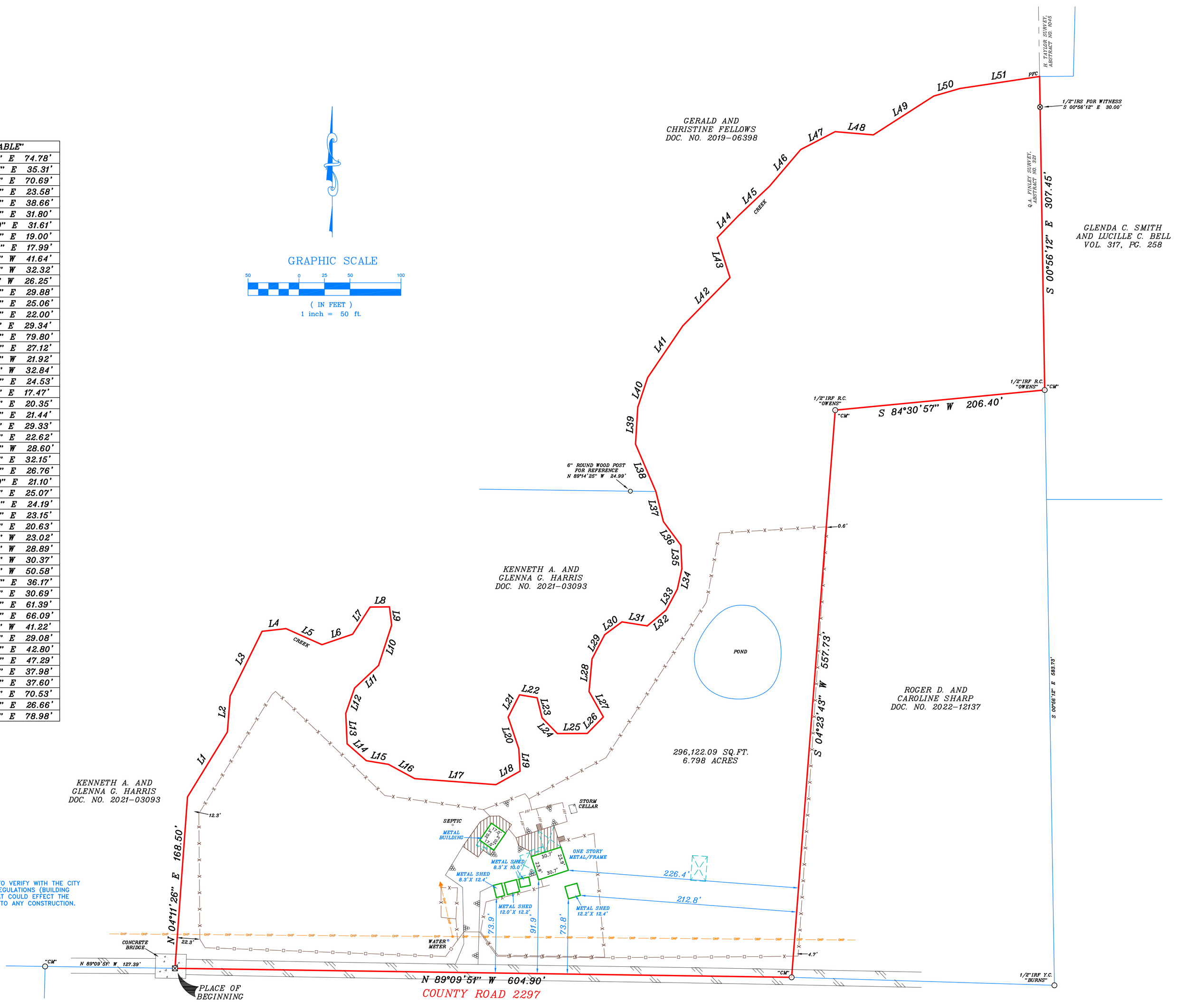
"LINE TABLE"	
L1	N 31°31'32" E 74.78'
L2	N 04°24'57" E 35.31'
L3	N 26°17'09" E 70.69'
L4	N 83°30'37" E 23.58'
L5	S 66°00'43" E 38.66'
L6	N 71°09'35" E 31.80'
L7	N 32°42'39" E 31.61'
L8	N 89°25'18" E 19.00'
L9	S 06°53'40" E 17.99'
L10	S 17°59'46" W 41.64'
L11	S 46°37'57" W 32.32'
L12	S 19°17'40" W 26.25'
L13	S 02°35'36" E 29.88'
L14	S 48°43'52" E 25.06'
L15	S 80°33'45" E 22.00'
L16	S 61°39'31" E 29.34'
L17	S 85°45'30" E 79.80'
L18	N 60°56'51" E 27.12'
L19	N 03°12'43" W 21.92'
L20	N 18°32'53" W 32.84'
L21	N 26°58'59" E 24.53'
L22	S 80°31'11" E 17.47'
L23	S 13°55'55" E 20.35'
L24	S 44°17'46" E 21.44'
L25	N 89°49'11" E 29.33'
L26	N 44°22'13" E 22.62'
L27	N 29°24'30" W 28.60'
L28	N 05°10'12" E 32.15'
L29	N 27°42'32" E 26.76'
L30	N 53°25'50" E 21.10'
L31	S 81°02'58" E 25.07'
L32	N 50°06'26" E 24.19'
L33	N 28°15'09" E 23.15'
L34	N 12°28'02" E 20.63'
L35	N 02°21'08" W 23.02'
L36	N 36°30'17" W 28.89'
L37	N 14°03'26" W 30.37'
L38	N 23°12'22" W 50.58'
L39	N 03°27'47" E 36.17'
L40	N 18°25'42" E 30.69'
L41	N 34°12'06" E 61.39'
L42	N 44°26'04" E 66.09'
L43	N 17°40'10" W 41.22'
L44	N 43°58'14" E 29.08'
L45	N 46°32'29" E 42.80'
L46	N 40°23'00" E 47.29'
L47	N 62°33'51" E 37.98'
L48	S 85°09'02" E 37.60'
L49	N 57°17'57" E 70.53'
L50	N 73°53'52" E 26.66'
L51	N 81°25'03" E 78.98'

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



NOTE: IT IS THE CLIENTS 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.

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: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48231C0500G, 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. "CM" CONTROLLING MONUMENT (RECOGNIZED AS OF RECORD DIGNITY).

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

NOTE: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT APPEAR TO AFFECT THE ABOVE DESCRIBED PROPERTY.
VOL. 608, PG. 423

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO CASH WATER SUPPLY CORPORATION RECORDED IN VOLUME 698, PAGE 97
VOLUME 381, PAGE 601
VOLUME 687, PAGE 219
(TO BE LOCATED BY UTILITY COMPANY)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 898, PAGE 127
(BLANKET)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY RECORDED IN VOLUME 989, PAGE 664
(BLANKET)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO CASH SPECIAL UTILITY DISTRICT RECORDED IN DOC. NO. 2011-10277
(TO BE LOCATED BY UTILITY COMPANY)

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF HUNT:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE Q.A. FINLEY SURVEY, ABSTRACT NO. 321, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM A. VANHORN III, RECORDED IN VOLUME 916, PAGE 130, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET IN A CONCRETE BRIDGE, NEAR THE CENTER OF COUNTY ROAD 2297, NEAR THE CENTER OF A CREEK AND IN THE APPARENT NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILL VANHORN, RECORDED IN DOCUMENT NO. 2011-10272, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID VANHORN TRACT (VOL. 916, PG. 130) AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KENNETH A. AND GLENNA G. HARRIS, RECORDED IN DOCUMENT NO. 2021-03093, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT NORTHWEST CORNER OF SAID VANHORN TRACT (DOC. NO. 2011-10272);

THENCE ALONG THE RECOGNIZED NORTHWEST LINE OF SAID VANHORN TRACT (VOL. 916, PG. 130), THE APPARENT SOUTHEAST LINE OF SAID HARRIS TRACT AND GENERALLY WITH THE MEANDERS OF SAID CREEK, THE FOLLOWING COURSES AND DISTANCES;

NORTH 04 DEGREES 11 MINUTES 26 SECONDS EAST – 168.50 FEET;
NORTH 31 DEGREES 31 MINUTES 32 SECONDS EAST – 74.78 FEET;
NORTH 04 DEGREES 24 MINUTES 57 SECONDS EAST – 35.31 FEET;
NORTH 26 DEGREES 17 MINUTES 09 SECONDS EAST – 70.69 FEET;
NORTH 83 DEGREES 30 MINUTES 37 SECONDS EAST – 23.58 FEET;
SOUTH 66 DEGREES 00 MINUTES 43 SECONDS EAST – 38.66 FEET;
NORTH 71 DEGREES 09 MINUTES 35 SECONDS EAST – 31.80 FEET;
NORTH 32 DEGREES 42 MINUTES 39 SECONDS EAST – 31.61 FEET;
NORTH 89 DEGREES 25 MINUTES 18 SECONDS EAST – 19.00 FEET;
SOUTH 06 DEGREES 53 MINUTES 40 SECONDS EAST – 17.99 FEET;
SOUTH 17 DEGREES 59 MINUTES 46 SECONDS WEST – 41.64 FEET;
SOUTH 46 DEGREES 37 MINUTES 57 SECONDS WEST – 32.32 FEET;
SOUTH 19 DEGREES 17 MINUTES 40 SECONDS WEST – 26.25 FEET;
SOUTH 02 DEGREES 35 MINUTES 36 SECONDS EAST – 29.88 FEET;
SOUTH 48 DEGREES 43 MINUTES 52 SECONDS EAST – 25.06 FEET;
SOUTH 80 DEGREES 33 MINUTES 45 SECONDS EAST – 22.00 FEET;
SOUTH 61 DEGREES 33 MINUTES 31 SECONDS EAST – 29.34 FEET;
SOUTH 85 DEGREES 45 MINUTES 30 SECONDS EAST – 79.80 FEET;
NORTH 60 DEGREES 56 MINUTES 51 SECONDS EAST – 27.12 FEET;
NORTH 03 DEGREES 12 MINUTES 43 SECONDS WEST – 21.92 FEET;
NORTH 18 DEGREES 32 MINUTES 53 SECONDS WEST – 32.84 FEET;
NORTH 26 DEGREES 58 MINUTES 59 SECONDS EAST – 24.53 FEET;
SOUTH 80 DEGREES 31 MINUTES 11 SECONDS EAST – 17.47 FEET;
NORTH 13 DEGREES 55 MINUTES 55 SECONDS EAST – 20.35 FEET;
SOUTH 44 DEGREES 17 MINUTES 46 SECONDS EAST – 21.44 FEET;
NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST – 29.33 FEET;
NORTH 44 DEGREES 22 MINUTES 13 SECONDS EAST – 22.62 FEET;
NORTH 29 DEGREES 24 MINUTES 30 SECONDS WEST – 28.60 FEET;
NORTH 05 DEGREES 10 MINUTES 12 SECONDS EAST – 32.15 FEET;
NORTH 27 DEGREES 42 MINUTES 32 SECONDS EAST – 26.76 FEET;
NORTH 53 DEGREES 25 MINUTES 50 SECONDS EAST – 21.10 FEET;
SOUTH 81 DEGREES 02 MINUTES 58 SECONDS EAST – 25.07 FEET;
NORTH 50 DEGREES 06 MINUTES 26 SECONDS EAST – 24.19 FEET;
NORTH 28 DEGREES 15 MINUTES 09 SECONDS EAST – 23.15 FEET;
NORTH 12 DEGREES 28 MINUTES 02 SECONDS EAST – 20.63 FEET;
NORTH 02 DEGREES 21 MINUTES 08 SECONDS WEST – 23.02 FEET;
NORTH 36 DEGREES 30 MINUTES 17 SECONDS WEST – 28.89 FEET;

NORTH 14 DEGREES 03 MINUTES 26 SECONDS WEST – 30.37 FEET TO A POINT FOR CORNER, SAID POINT BEING THE APPARENT NORTHEAST CORNER OF SAID HARRIS TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GERALD AND CHRISTINE FELLOWS, RECORDED IN DOCUMENT NO. 2019-06398, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, FROM WHICH A 6 INCH ROUND POST FOUND FOR REFERENCE BEARS NORTH 89 DEGREES 14 MINUTES 25 SECONDS WEST – 24.99 FEET;

THENCE ALONG THE RECOGNIZED NORTHWEST LINE OF SAID VANHORN TRACT (VOL. 916, PG. 130), THE APPARENT SOUTHEAST LINE OF SAID FELLOWS TRACT AND GENERALLY WITH THE MEANDERS OF SAID CREEK, THE FOLLOWING COURSES AND DISTANCES;

NORTH 23 DEGREES 12 MINUTES 22 SECONDS WEST – 50.58 FEET;
NORTH 03 DEGREES 27 MINUTES 47 SECONDS EAST – 36.17 FEET;
NORTH 18 DEGREES 25 MINUTES 42 SECONDS EAST – 30.69 FEET;
NORTH 34 DEGREES 12 MINUTES 06 SECONDS EAST – 61.39 FEET;
NORTH 44 DEGREES 26 MINUTES 04 SECONDS EAST – 66.09 FEET;
NORTH 17 DEGREES 40 MINUTES 10 SECONDS WEST – 41.22 FEET;
NORTH 43 DEGREES 58 MINUTES 14 SECONDS EAST – 29.08 FEET;
NORTH 46 DEGREES 32 MINUTES 29 SECONDS EAST – 42.80FEET;
NORTH 40 DEGREES 23 MINUTES 00 SECONDS EAST – 47.29 FEET;
NORTH 62 DEGREES 33 MINUTES 51 SECONDS EAST – 37.98 FEET;
SOUTH 85 DEGREES 09 MINUTES 02 SECONDS EAST – 37.60 FEET;
NORTH 57 DEGREES 17 MINUTES 57 SECONDS EAST – 70.53 FEET;
NORTH 73 DEGREES 53 MINUTES 52 SECONDS EAST – 26.66 FEET;

NORTH 81 DEGREES 25 MINUTES 03 SECONDS EAST – 78.98 FEET TO A POINT FOR CORNER IN THE RECOGNIZED EAST LINE OF SAID Q.A. FINLEY SURVEY, ABSTRACT NO. 321 AND THE APPARENT WEST LINE OF THE H. TAYLOR SURVEY, ABSTRACT NO. 1045, HUNT COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID VANHORN TRACT (VOL. 916, PG. 130) AND AN APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GLENDA C. SMITH AND LUCILLE C. BELL, RECORDED IN VOLUME 317, PAGE 258, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS BEARS SOUTH 00 DEGREES 56 MINUTES 12 SECONDS EAST – 30.00 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 12 SECONDS EAST, ALONG THE RECOGNIZED EAST LINE OF SAID VANHORN TRACT (VOL. 916, PG. 130) AND THE APPARENT MOST SOUTHERLY WEST LINE OF SAID SMITH/BELL TRACT, A DISTANCE OF 307.45 FEET TO A 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED OWENS FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY SOUTHEAST CORNER OF SAID VANHORN TRACT (VOL. 916, PG. 130) AND THE APPARENT NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROGER D. AND CAROLINE SHARP, RECORDED IN DOCUMENT NO. 2022-12137, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BURNS FOR REFERENCE, THE APPARENT SOUTHEAST CORNER OF SAID SHARP TRACT, BEARS SOUTH 00 DEGREES 56 MINUTES 12 SECONDS EAST – 583.73 FEET;

THENCE SOUTH 84 DEGREES 30 MINUTES 57 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY SOUTH LINE OF SAID VANHORN TRACT (VOL. 916, PG. 130) AND THE APPARENT NORTH LINE OF SAID SHARP TRACT, A DISTANCE OF 206.40 FEET TO A 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED OWENS FOR CORNER, SAID POINT BEING THE RECOGNIZED INNER ELL CORNER OF SAID VANHORN TRACT (VOL. 916, PG. 130) AND THE APPARENT NORTHWEST CORNER OF SAID SHARP TRACT;

THENCE SOUTH 04 DEGREES 23 MINUTES 43 SECONDS WEST, ALONG THE RECOGNIZED MOST SOUTHERLY EAST LINE OF SAID VANHORN TRACT (VOL. 916, PG. 130) AND THE APPARENT WEST LINE OF SAID SHARP TRACT, A DISTANCE OF 557.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER NEAR THE CENTER OF SAID COUNTY ROAD 2297 AND IN THE APPARENT NORTH LINE OF SAID VANHORN TRACT (DOC. NO. 2011-10272), SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID VANHORN TRACT (VOL. 916, PG. 130) AND THE APPARENT SOUTHWEST CORNER OF SAID SHARP TRACT;

THENCE NORTH 89 DEGREES 09 MINUTES 51 SECONDS WEST, WITHIN SAID COUNTY ROAD 2297, ALONG THE RECOGNIZED SOUTH LINE OF SAID VANHORN TRACT (VOL. 916, PG. 130) AND THE APPARENT NORTH LINE OF SAID VANHORN TRACT (DOC. NO. 2011-10272), A DISTANCE OF 604.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 296,122.09 SQ. FT. OR 6.798 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (RANGER TITLE, CO., TEXAN TITLE INSURANCE COMPANY, HIGHLANDS RESIDENTIAL MORTGAGE, LTD. AND BROOKE EDDY), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. F2311182HU THAT, THE SURVEY AND DESCRIPTION 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; 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'S 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 25TH DAY OF AUGUST, 2023

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

STATE OF TEXAS REGISTERED BRIAN GALLIA 5569 PROFESSIONAL LAND SURVEYOR

ACCEPTED BY: _____ _____ _____ _____
SIGNATURE DATE SIGNATURE DATE

LEGEND

BRICK, COVERED AREA, CONCRETE, WOOD DECK, STONE, GRAVEL/ROCK ROAD OR DRIVE, ASPHALT PAVING

IRF/IRS-IRON ROD FOUND/SET
NAIL FOUND/SET
1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
1/2" IRON ROD SET
1" IRON PIPE FOUND
MONUMENT FOUND
"X" FOUND/SET
ELECTRIC METER
LP -LIGHT POLE
GUY WIRE
D&UE- DRAINAGE & UTILITY EASEMENT
BL- BUILDING LINE/SET BACK LINE
CHAIN LINK FENCE
WOOD FENCE
BARBED/WIRE
METAL FENCE
PIPE FENCE
WATER LINE
GAS LINE
OHP OVERHEAD POWER LINE
-POWER POLE
PFC-POINT FOR CORNER
ROW- RIGHT-OF-WAY
EASM'T- EASEMENT
AC- AIR CONDITIONING
PE- POOL EQUIPMENT
UGT-UNDERGROUND TELEPHONE
CATV-UNDERGROUND CABLE TV
TRANS-ELECTRIC TRANSFORMER

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com

JOB NO. 2301273-1 | CAD. TECH. DB

SURVEY PLAT

6281 COUNTY ROAD 2297

Q.A. FINLEY SURVEY, ABSTRACT NO. 321

HUNT COUNTY, TEXAS