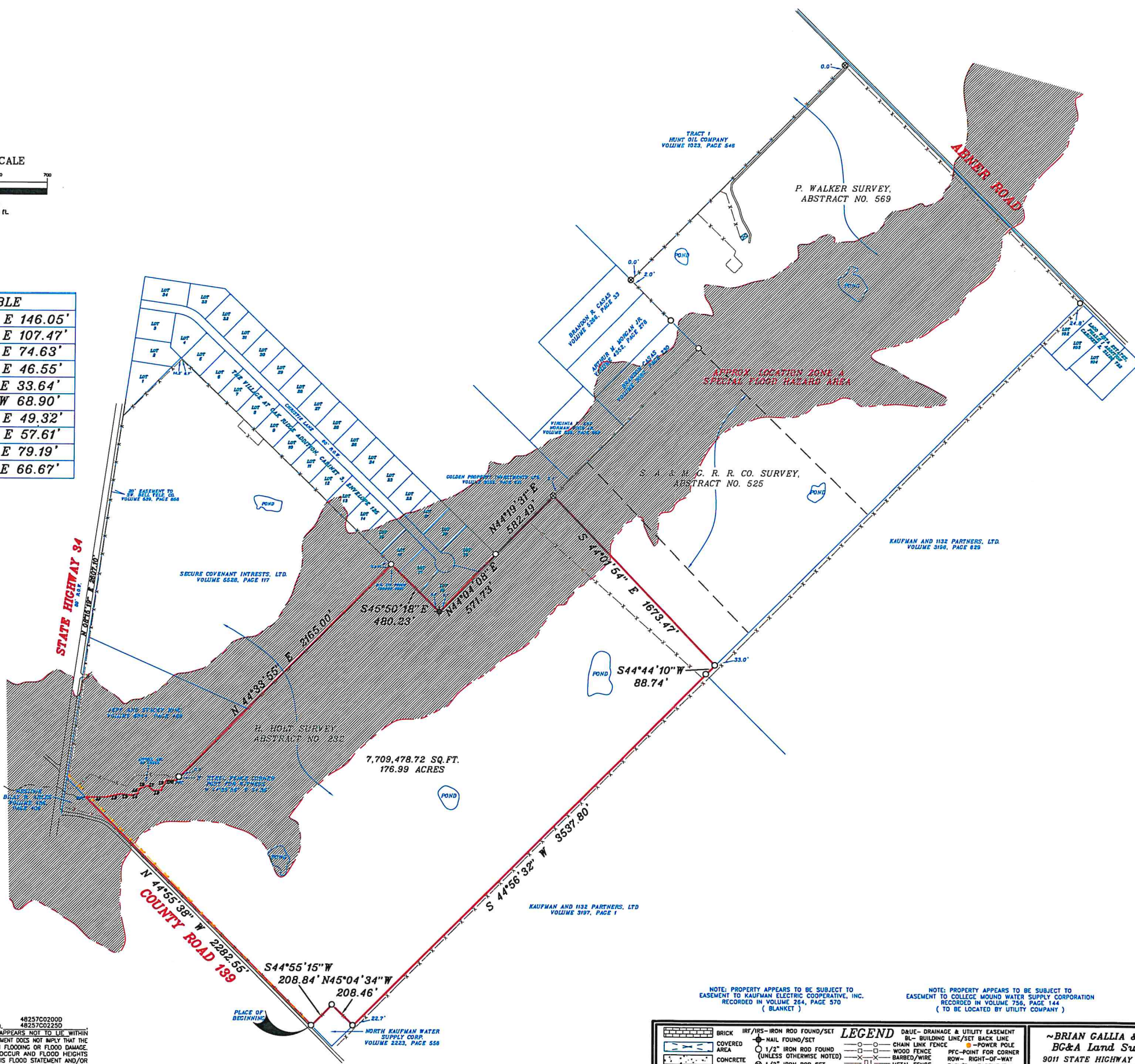


LINE TABLE	
L1	N 89°29'30" E 146.05'
L2	N 77°56'23" E 107.47'
L3	S 81°44'42" E 74.63'
L4	N 73°21'35" E 46.55'
L5	N 12°01'44" E 33.64'
L6	S 69°46'19" W 68.90'
L7	S 43°33'07" E 49.32'
L8	N 87°30'43" E 57.61'
L9	N 28°17'50" E 79.19'
L10	S 89°58'21" E 66.67'



PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H. HOLT SURVEY, ABSTRACT NO. 232, KAUFMAN COUNTY, TEXAS, BEING KNOWN AS THOSE TRACTS OF LAND DESCRIBED IN DEED A "THIRD TRACT, FOURTH TRACT, A PORTION OF FIFTH TRACT AND SIXTH TRACT" TO JERRY R. ALLEN, JOANNA ADAMS AND JOANNA EASTON, RECORDED IN VOLUME 5124, PAGE 259, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 139 AND IN THE RECOGNIZED SOUTHWEST LINE OF SAID ALLEN "THIRD TRACT", SAID POINT BEING THE MOST WESTERLY SOUTH CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO NORTH KAUFMAN WATER SUPPLY CORP., RECORDED IN VOLUME 2223, PAGE 556, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 55 MINUTES 38 SECONDS WEST, ALONG SAID COUNTY ROAD, A DISTANCE OF 2282.55 FEET TO A POINT FOR CORNER IN THE APPARENT NORTHEAST LINE OF A "RESIDUE" TRACT OF LAND DESCRIBED IN DEED TO BILLY R. ABLES, RECORDED IN VOLUME 486, PAGE 406, DEED RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID ALLEN "THIRD TRACT" AND AN APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JEFF AND STACEY KING, RECORDED IN VOLUME 5844, PAGE 488, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE ALONG THE CENTER OF A CREEK AND THE APPARENT SOUTHEAST LINE OF SAID KING TRACT AS FOLLOWS:

NORTH 89 DEGREES 29 MINUTES 30 SECONDS EAST - 146.05 FEET TO A POINT FOR CORNER;
 NORTH 77 DEGREES 56 MINUTES 23 SECONDS EAST - 107.47 FEET TO A POINT FOR CORNER;
 SOUTH 81 DEGREES 44 MINUTES 42 SECONDS EAST - 74.63 FEET TO A POINT FOR CORNER;
 NORTH 73 DEGREES 21 MINUTES 35 SECONDS EAST - 46.55 FEET TO A POINT FOR CORNER;
 NORTH 12 DEGREES 01 MINUTES 44 SECONDS EAST - 33.64 FEET TO A POINT FOR CORNER;
 SOUTH 69 DEGREES 46 MINUTES 19 SECONDS WEST - 68.90 FEET TO A POINT FOR CORNER;
 SOUTH 43 DEGREES 33 MINUTES 07 SECONDS EAST - 49.32 FEET TO A POINT FOR CORNER;
 NORTH 87 DEGREES 30 MINUTES 43 SECONDS EAST - 57.61 FEET TO A POINT FOR CORNER;
 NORTH 28 DEGREES 17 MINUTES 50 SECONDS EAST - 79.19 FEET TO A POINT FOR CORNER;
 THENCE SOUTH 89 DEGREES 58 MINUTES 21 SECONDS EAST, ALONG SAID CREEK AND THE APPARENT SOUTHEAST LINE OF SAID KING TRACT, A DISTANCE OF 66.67 FEET TO A POINT FOR CORNER, FROM WHICH A "3" INCH STEEL FENCE CORNER POST FOR WITNESS BEARS NORTH 44 DEGREES 55 MINUTES 38 SECONDS EAST - 34.35 FEET;

THENCE NORTH 44 DEGREES 33 MINUTES 55 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID ALLEN "THIRD TRACT" AND THE APPARENT SOUTHWEST LINE OF SAID KING TRACT, A DISTANCE OF 2165.00 FEET TO A RAIL ROAD TIE FENCE CORNER POST IN THE APPARENT SOUTHWEST LINE OF LOT 16 OF THE VILLAGE AT OAK RIDGE ADDITION, RECORDED IN CABINET 3, ENCL. NO. 25, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID ALLEN "THIRD TRACT" AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SECURE COVENANT INTEREST, LTD., RECORDED IN VOLUME 5528, PAGE 117, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 50 MINUTES 18 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID ALLEN "THIRD TRACT" AND THE APPARENT SOUTHWEST LINE OF SAID VILLAGE AT OAK RIDGE ADDITION, A DISTANCE OF 480.23 FEET TO A 60D NAIL FOUND FOR CORNER IN THE RECOGNIZED NORTHEAST LINE OF SAID ALLEN "THIRD TRACT", SAID POINT BEING THE APPARENT SOUTH CORNER OF SAID VILLAGES AT OAK RIDGE ADDITION AND THE RECOGNIZED WEST CORNER OF SAID ALLEN "FOURTH TRACT";

THENCE NORTH 44 DEGREES 04 MINUTES 08 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID ALLEN "FOURTH TRACT" AND THE APPARENT SOUTHWEST LINE OF SAID VILLAGES AT OAK RIDGE ADDITION, A DISTANCE OF 571.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT EAST CORNER OF SAID VILLAGES AT OAK RIDGE ADDITION AND THE APPARENT CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GOLDEN PROPERTY INVESTMENTS, LTD., RECORDED IN VOLUME 3033, PAGE 621, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 19 MINUTES 31 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID ALLEN "FOURTH TRACT" AND THE APPARENT SOUTHWEST LINE OF SAID GOLDEN PROPERTY INVESTMENTS, LTD., A DISTANCE OF 582.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTHWEST LINE OF SAID ALLEN "FIFTH TRACT", SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 01 MINUTES 54 SECONDS EAST, OVER AND UPON SAID ALLEN "FIFTH TRACT" A DISTANCE OF 1673.47 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF SAID ALLEN "FIFTH TRACT" AND THE APPARENT NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO KAUFMAN AND 1132 PARTNERS, LTD., RECORDED IN VOLUME 3196, PAGE 629, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT H. ALLEN, RECORDED IN VOLUME 1010, PAGE 300, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 44 MINUTES 10 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID ALLEN "FIFTH AND FOURTH TRACT" AND THE APPARENT NORTHWEST LINE OF SAID PARTNERS TRACT (VOL. 3196, PG. 629), A DISTANCE OF 88.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT WEST CORNER OF SAID PARTNERS TRACT AND THE APPARENT NORTH CORNER OF SAID PARTNERS TRACT (VOL. 3197, PG. 1);

THENCE SOUTH 44 DEGREES 56 MINUTES 32 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID ALLEN "THIRD TRACT" AND THE APPARENT NORTHWEST LINE OF SAID PARTNERS TRACT (VOL. 3197, PG. 1), A DISTANCE OF 3537.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF SAID ALLEN "THIRD TRACT", SAID POINT BEING THE MOST EASTERLY SOUTH CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT EAST CORNER OF SAID NORTH KAUFMAN TRACT;

THENCE NORTH 44 DEGREES 04 MINUTES 34 SECONDS WEST, ALONG THE APPARENT NORTHEAST LINE OF SAID NORTH KAUFMAN TRACT, A DISTANCE OF 208.46 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 NORTH CORNER OF SAID NORTH KAUFMAN TRACT;

THENCE SOUTH 44 DEGREES 55 MINUTES 15 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID NORTH KAUFMAN TRACT, A DISTANCE OF 208.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7,709,478.72 SQ. FT. OR 176.99 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO RANGER TITLE CO., ROBERT NATIONAL TITLE INSURANCE COMPANY AND V.L.M.C. INC. (), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. # 220555K 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; 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 TRANSACTIONS; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 28TH DAY OF SEPTEMBER 2018

Brian Gallia
BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



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

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. BCG&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.J.R.M. IN COMMUNITY PANEL NO. 48257C02000 48257C02950 THIS PROPERTY APPEARS TO BE IN ZONE X & A AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA EXCEPT AS SHOWN. 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

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO KAUFMAN ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 264, PAGE 570 (BLANKET)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO COLLECTE MOUND WATER SUPPLY CORPORATION RECORDED IN VOLUME 756, PAGE 144 (TO BE LOCATED BY UTILITY COMPANY)

LEGEND	
	BRICK
	COVERED AREA
	CONCRETE
	WOOD DECK
	STONE
	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING
	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2" IRON ROD SET
	1" IRON PIPE FOUND
	"X" FOUND/SET
	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING
	D&U - DRAINAGE & UTILITY EASEMENT
	BL - BUILDING LINE/SET BACK LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED/WIRE
	METAL FENCE
	PIPE FENCE
	WATER LINE
	GAS LINE
	ELECTRIC METER
	LP - LIGHT POLE
	GUY WIRE
	DL - DRAINAGE & UTILITY EASEMENT
	POWER POLE
	PFC - POINT FOR CORNER
	ROW - RIGHT-OF-WAY
	EASMT - EASEMENT
	AC - AIR CONDITIONING
	PE - POOL EQUIPMENT
	UT - UNDERGROUND TELEPHONE
	CATV - UNDERGROUND CABLE TV
	TRANS - ELECTRIC TRANSFORMER
	OHP - OVERHEAD POWER LINE

~BRIAN GALLIA & ASSOCIATES~
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