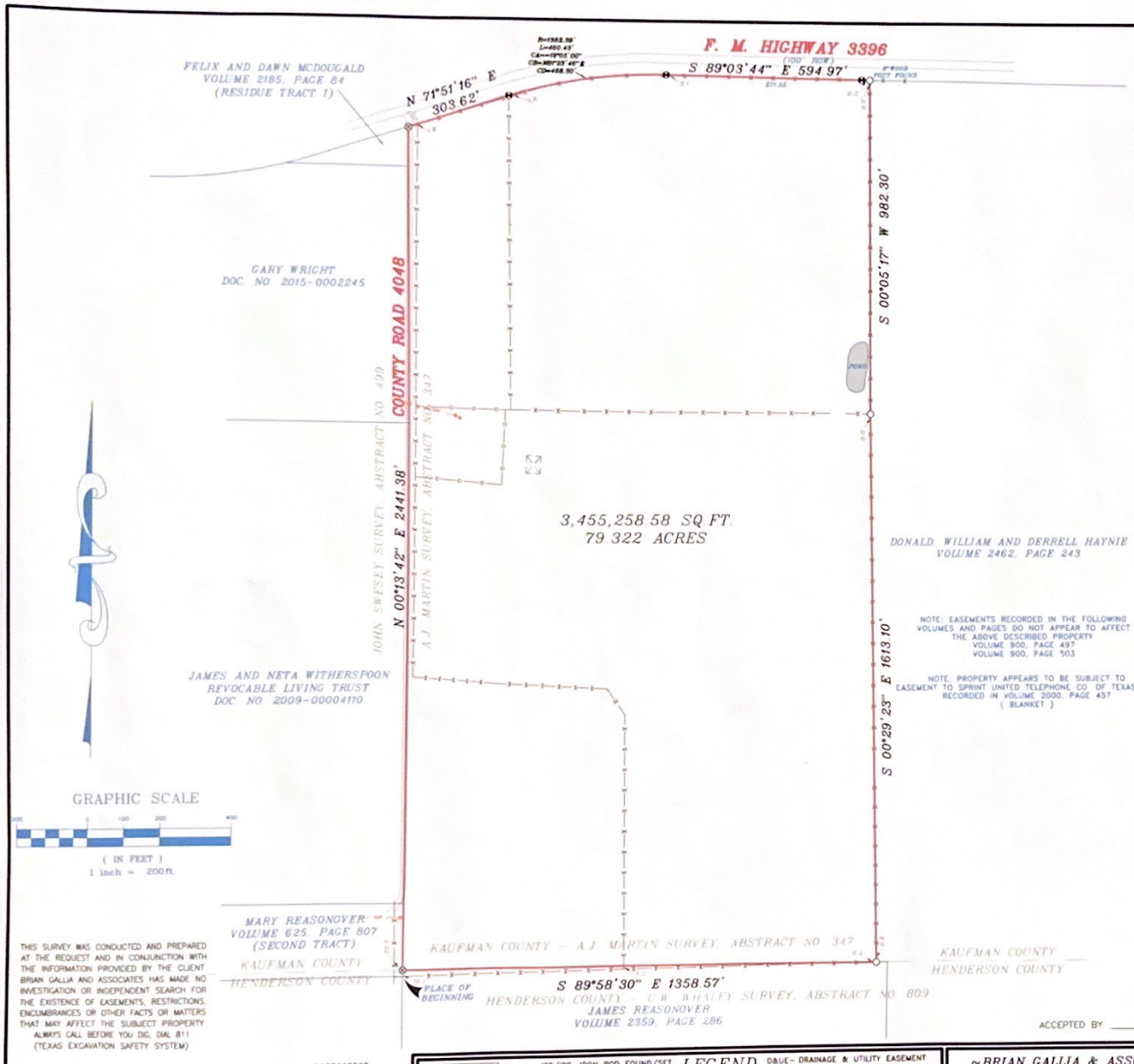

NOTE: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT APPEAR TO AFFECT THE ABOVE DESCRIBED PROPERTY
VOLUME 900, PAGE 497
VOLUME 900, PAGE 503

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO SPRINT UNITED TELEPHONE CO. OF TEXAS INC. RECORDED IN VOLUME 2000, PAGE 457 (BLANKET)

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF KAUFMAN

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A. J. MARTIN SURVEY, ABSTRACT NO. 347, KAUFMAN COUNTY, TEXAS, BEING ALL OF THAT FIRST TRACT AND A PORTION OF THE SECOND AND THIRD TRACTS OF LAND KNOWN TO BE DESCRIBED IN DEED TO MARION D. AND LUCILLE M. SHARP, RECORDED IN VOLUME 1356, PAGE 532, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUND AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER ON THE EAST LINE OF THE JOHN SWESEY SURVEY, ABSTRACT NO. 499, AT THE RECOGNIZED SOUTHWEST CORNER OF SAID SHARP (TRACT ONE) AND OF SAID MARTIN SURVEY, SAID POINT BEING ON THE SOUTH LINE OF KAUFMAN COUNTY, THE NORTH LINE OF HENDERSON COUNTY, THE NORTHWEST CORNER OF THE C. W. WHALEY SURVEY, ABSTRACT NO. 809, ON THE APPARENT WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO MARY REASONOVER (SECOND TRACT), RECORDED IN VOLUME 625, PAGE 807, DEED RECORDS, HENDERSON COUNTY, TEXAS, AND THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JAMES REASONOVER, RECORDED IN VOLUME 2359, PAGE 286, DEED RECORDS, HENDERSON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 13 MINUTES 42 SECONDS EAST, WITH THE APPARENT WEST LINE OF SAID MARY REASONOVER TRACT THEN ALONG COUNTY ROAD 4048, A DISTANCE OF 2441.38 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER ON THE RECOGNIZED SOUTH RIGHT-OF-WAY LINE OF F. M. HIGHWAY 3396 (100 FOOT RIGHT-OF-WAY) AND WITHIN THE WEST SIDE OF SAID COUNTY ROAD, SAID POINT BEING ON THE WEST LINE OF SAID MARTIN SURVEY, THE EAST LINE OF SAID SWESEY SURVEY, THE RECOGNIZED WEST LINE OF SAID SHARP (SECOND TRACT), AND ON THE APPARENT EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO FELIX AND DAWN MCDOUGALD (RESIDUE OF TRACT 1), RECORDED IN VOLUME 2185, PAGE 84, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 71 DEGREES 51 MINUTES 16 SECONDS EAST, ALONG THE RECOGNIZED SOUTH LINE OF SAID HIGHWAY, A DISTANCE OF 303.62 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 05 MINUTES 00 SECONDS, A RADIUS OF 1382.39 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 23 MINUTES 46 SECONDS EAST – 458.30 FEET;

THENCE ALONG THE RECOGNIZED SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY AND CURVE TO THE RIGHT AN ARC LENGTH OF 460.43 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 03 MINUTES 44 SECONDS EAST, ALONG THE RECOGNIZED SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, PASSING A CONCRETE MONUMENT FOUND FOR WITNESS AT 571.55 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 594.97 FEET TO A 8 INCH WOOD POST FOUND FOR CORNER, SAID POINT BEING ON THE RECOGNIZED EAST LINE OF SAID SHARP (THIRD TRACT) AND ON THE APPARENT WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DONALD WILLIAM, AND DERRELL HAYNIE, RECORDED IN VOLUME 2462, PAGE 243, DEED RECORDS, HENDERSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 05 MINUTES 17 SECONDS WEST, WITH THE RECOGNIZED EAST LINE OF SAID SHARP (THIRD TRACT), A DISTANCE OF 982.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AN APPARENT ANGLE POINT IN THE WEST LINE OF SAID HAYNIE TRACT, THE RECOGNIZED SOUTHEAST CORNER OF SAID SHARP (THIRD TRACT), AND THE RECOGNIZED NORTHEAST CORNER OF SAID SHARP (FIRST TRACT);

THENCE SOUTH 00 DEGREES 29 MINUTES 23 SECONDS EAST, WITH THE RECOGNIZED EAST LINE OF SAID SHARP (FIRST TRACT), A DISTANCE OF 1613.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE APPARENT SOUTH LINE OF SAID MARTIN SURVEY, THE SOUTH LINE OF KAUFMAN COUNTY, THE NORTH LINE OF HENDERSON COUNTY, AND THE NORTH LINE OF SAID WHALEY SURVEY, SAID POINT BEING ON THE APPARENT NORTH LINE OF SAID JAMES REASONOVER TRACT, THE RECOGNIZED SOUTHEAST CORNER OF SAID SHARP (FIRST TRACT), AND THE APPARENT SOUTHWEST CORNER OF SAID HAYNIE TRACT;

THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS EAST, WITH THE RECOGNIZED SOUTH LINE OF SAID SHARP (FIRST TRACT), A DISTANCE OF 1358.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3,455,258.58 SQUARE FEET OR 79.322 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (ATTORNEY'S TITLE COMPANY OF HENDERSON COUNTY – GBC, SAMMIE S. ELLIOT, AND JERRY D. LITTLE), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 323803 THAT THIS SURVEY AND THE DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY. SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION; ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTED ON THE DATE OF THE SURVEY. THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN. 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 TYPE OF IMPROVEMENTS ARE AS SHOWN AND ARE LOCATED WITHIN THE BOUNDARIES THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS SHOWN; THE SURVEY SHOWN 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 28TH DAY OF JULY 2015

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

ACCEPTED BY _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

THIS SURVEY WAS CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. BRIAN GALLIA AND ASSOCIATES 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.
ALWAYS CALL BEFORE YOU DIG, DIAL 811
(TEXAS EXCAVATION SAFETY SYSTEM)

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48257C0550D THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. 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 SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS ARE BASED ON GPS OBSERVATION, STATE PLANE, NAD 83, NORTH CENTRAL ZONE, US FEET. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

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
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
ELECTRIC METER
LP -LIGHT POLE
OHP- OVERHEAD POWER LINE
-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
TRANS-ELECTRIC TRANSFORMER

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
8877 COUNTY ROAD 3609
QUINLAN, TEXAS, 75474
PHONE (903) 447-0658
FAX (903) 447-0931
www.bgasurveying.com

JOB NO. 1501445-1 | CAD TECH. J.L.M

SURVEY PLAT

COUNTY ROAD 4048

A. J. MARTIN SURVEY, ABSTRACT NO. 347

KAUFMAN COUNTY, TEXAS