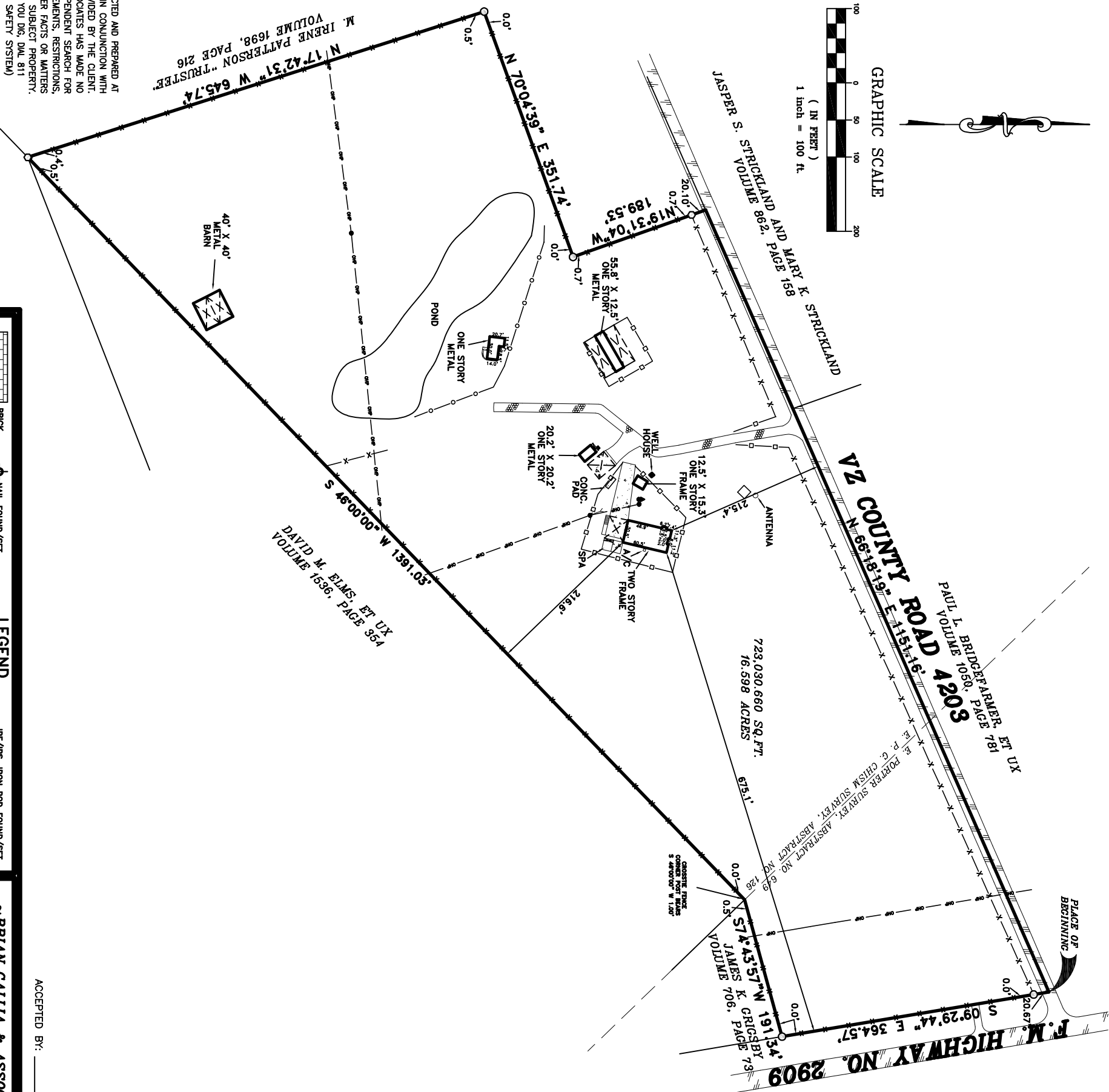
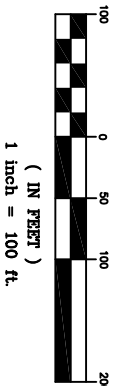




GRAPHIC SCALE



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)

ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48467C0300C 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.

BEARINGS BASED ON THE NORTHWEST LINE OF DEED RECORDED IN VOLUME 1536, PAGE 354. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

	BRICK
	COVERED AREA
	CONCRETE
	WOOD DECK
	STONE
	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING
	NAIL FOUND/SET
	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2" IRON ROD SET
	1" IRON PIPE FOUND
	MONUMENT FOUND
	FOUND/SET
	GUY WIRE
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE
	BL - BUILDING LINE
	PFC - POINT FOR CORNER
	PE - POOL EQUIPMENT
	ROW - RIGHT-OF-WAY
	EASMT - EASEMENT
	OVERHEAD ELECTRIC
	D & UE - DRAINAGE & UTILITY EASEMENT
	OVERHEAD POWER LINE

LEGEND

ACCEPTED BY: _____

SIGNATURE

DATE

SIGNATURE

DATE

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE E. PORTER SURVEY, ABSTRACT NO. 649 AND E. P. G. CHISM SURVEY, ABSTRACT NO. 126, VAN ZANDT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO PETER AND LORI DAVIS, RECORDED IN VOLUME 2186, PAGE 403, REAL PROPERTY RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF VZ COUNTY ROAD 4203 AND IN THE SOUTHWEST (100 FT) RIGHT-OF-WAY LINE OF F. M. HIGHWAY NO. 2909, BEING IN THE RECOGNIZED NORTHWEST LINE OF SAID DAVIS TRACT, SAID POINT BEING THE NORTH CORNER OF HERIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 09 DEGREES 29 MINUTES 44 SECONDS EAST, AT 20.67 FEET;

THENCE SOUTH 09 DEGREES 29 MINUTES 44 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 364.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES K. GRIGSBY, RECORDED IN VOLUME 73, REAL PROPERTY RECORDS, VAN ZANDT COUNTY, TEXAS AND THE MOST EASTERLY SOUTHWEST CORNER OF HERIN DESCRIBED TRACT;

THENCE SOUTH 74 DEGREES 43 MINUTES 57 SECONDS WEST, A DISTANCE OF 191.34 FEET TO A POINT FOR CORNER IN THE COMMON ABSTRACT LINE OF SAID PORTER AND CHISM SURVEY, SAID POINT BEING THE APPARENT NORTHWEST CORNER OF SAID GRIGSBY TRACT. THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DAVID M. ELMS, RECORDED IN VOLUME 1536, PAGE 354, REAL PROPERTY RECORDS, VAN ZANDT COUNTY, TEXAS AND THE RECOGNIZED EAST INNER ELL CORNER OF SAID DAVIS TRACT;

THENCE SOUTH 46 DEGREES 00 MINUTES 00 SECONDS WEST, PASSING A CROSSFIRE FENCE CORNER POST FOR WITNESS AT A DISTANCE OF 1.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1391.03 FEET TO A 1" INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID DAVIS TRACT. THE APPARENT SOUTH WEST CORNER OF SAID ELMS TRACT AND THE APPARENT SOUTH EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO M. IRENE PATTERSON "TRUSTEE", RECORDED IN VOLUME 1698, PAGE 216, REAL PROPERTY RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE NORTH 17 DEGREES 42 MINUTES 31 SECONDS WEST, A DISTANCE OF 645.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST WESTERLY NORTHWEST CORNER OF SAID DAVIS TRACT AND AN APPARENT INNER ELL CORNER OF SAID PATTERSON TRACT;

THENCE NORTH 70 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 351.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED WEST INNER ELL CORNER OF SAID DAVIS TRACT AND THE APPARENT MOST EASTERLY NORTHEAST CORNER OF SAID PATTERSON TRACT;

THENCE NORTH 19 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF 189.53 FEET TO A POINT FOR CORNER NEAR THE CENTER OF SAID VZ COUNTY ROAD 4203, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY NORTHWEST CORNER OF SAID DAVIS TRACT AND THE APPARENT MOST NORTHERLY NORTHWEST CORNER OF SAID PATTERSON TRACT, FROM WHICH A 1" INCH IRON PIPE FOUND FOR WITNESS BEARS SOUTH 19 DEGREES 31 MINUTES 04 SECONDS WEST, AT 20.10 FEET;

THENCE NORTH 66 DEGREES 18 MINUTES 19 SECONDS EAST, WITHIN SAID COUNTY ROAD, A DISTANCE OF 1131.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 723,030.660 SQUARE FEET OR 16.598 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO () FREE STATE ABSTRACT & TITLE CO., DAVID BAUDOM AND DANIELLE BAUDOM () IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 313565 THAT, (A) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY; (B) SUCH SURVEY WAS PREPARED BY THE SURVEYOR, OR UNDER HIS DIRECTION; (C) 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 IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; THE PROPERTY LINES AND DIMENSIONS ARE AS INDICATED, LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN; AND EXCEPT AS SHOWN, ALL IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND; THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES; 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 22ND DAY OF APRIL 2014

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



SURVEY PLAT

~BRIAN GALLIA & ASSOCIATES~
PROFESSIONAL LAND SURVEYING SERVICES
8877 COUNTY ROAD 3609
QUINLAN, TEXAS, 76474
PHONE: (903) 447-0668
FAX: (903) 447-0987
WWW.BGQSURVEYING.COM

1592 V Z COUNTY ROAD 4203
E. PORTER SURVEY, ABSTRACT NO. 649
E. P. G. CHISM SURVEY, ABSTRACT NO. 126

JOB NO. 1401184-1 CAD. TECH. AOWEN

SIGNATURE

SURVEY PLAT

SIGNATURE

DATE