

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT NO. 444, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED TO JIMMY L. COOPER, RECORDED IN VOLUME 1020, PAGE 424, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE RECOGNIZED NORTHWEST EDGE OF COUNTY ROAD 247, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID COOPER TRACT AND THE APPOINT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DAVID E. CHARLOTTE J. CAUWELS, RECORDED IN DOCUMENT NO. 2010-0019834, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY;

THENCE NORTH 43 DEGREES 11 MINUTES 00 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID COOPER TRACT, AND THE APPARENT NORTHEAST LINE OF SAID CAUWELS TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS, AT A DISTANCE OF 12.18 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1273.70 FEET TO A 1/2 IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID COOPER TRACT AND THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BRIAN AND VICTORIA MCSWAIN, RECORDED IN DOCUMENT NO. 2007-00029012, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY;

THENCE NORTH 44 DEGREES 27 MINUTES 53 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID COOPER TRACT, AND THE APPARENT SOUTHEAST LINE OF SAID MCSWAIN TRACT, A DISTANCE OF 379.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID COOPER TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DONNA M. GRAJKOWSKI, RECORDED IN VOLUME 2658, PAGE 37, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 43 DEGREES 57 MINUTES 07 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID GRAJKOWSKI TRACT, A DISTANCE OF 970.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST NORTHERLY EAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GARY E. FRIEDEN, RECORDED IN VOLUME 1674, PAGE 277, OFFICAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 44 DEGREES 08 MINUTES 59 SECONDS EAST - 296.95 FEET;

THENCE SOUTH 45 DEGREES 19 MINUTES 31 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID FRIEDEN TRACT, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5568 FOR CORNER, SAID POINT BEING AN INNER ELT CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT WEST CORNER OF SAID FRIEDEN TRACT;

THENCE SOUTH 44 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID FRIEDEN TRACT, A DISTANCE OF 309.01, TO A POINT FOR CORNER IN THE NORTHWEST EDGE OF COUNTY ROAD 247, SAID POINT BEING THE MOST SOUTHERLY EAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 44 DEGREES 13 MINUTES 35 SECONDS WEST - 12.86 FEET;

THENCE SOUTH 45 DEGREES 29 MINUTES 50 SECONDS WEST, WITHIN SAID COUNTY ROAD 247 AND ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID COOPER TRACT, A DISTANCE OF 248.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 449,707.46 SQUARE FEET OR 10.323 ACRES OF LAND.

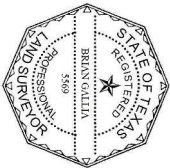
SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (RANGER TITLE, FIDELITY NATIONAL TITLE, THE AMERICAN NATIONAL BANK, JIMMY L. COOPER AND ANGELA R. COOPER), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 116152K, 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 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 27TH DAY OF APRIL 2016

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5566

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5566



ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

SURVEY PLAT

16765 COUNTY ROAD 247

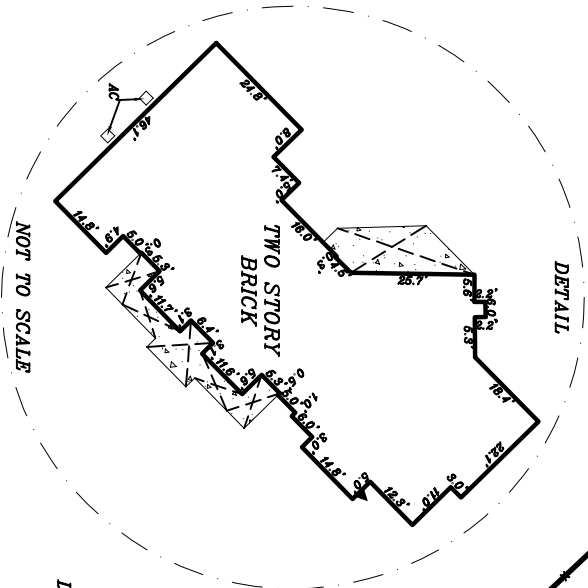
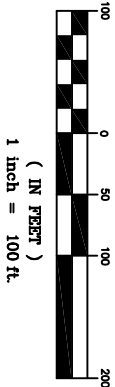
WILLIAM SMITH SURVEY, ABSTRACT NO. 444

KAUFMAN COUNTY, TEXAS



BRIAN AND VICTORIA MCSWAIN
DOC. NO. 2007-00029012

GRAPHIC SCALE



DAVID E. AND CHARLETTE J. CAUWELS
DOC. NO. 2010-0019834

DONNA M. GRAJKOWSKI
VOLUME 2658, PAGE 37

DAVID E. AND CHARLETTE J. CAUWELS
DOC. NO. 2010-0019834

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO T.P. 41, CO. RECORDED IN VOLUME 197, PAGE 80 VOLUME 252, PAGE 20, VOLUME 299, PAGE 637 VOLUME 252, PAGE 149, VOLUME 450, PAGE 160 (BLANKET)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO POTTERY WATER SUPPLY CORPORATION RECORDED IN VOLUME 508, PAGE 168 (TO BE LOCATED BY UTILITY COMPANY)

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. 48257C00700

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: BEARINGS ARE BASED ON SOUTHWEST LINE OF DEED RECORDED IN VOLUME 1020, PAGE 424. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

	BRICK		1/2" IRON ROD FOUND/SET
	COVERED AREA		1/2" IRON ROD FOUND/SET
	CONCRETE		1/2" IRON ROD FOUND/SET
	WOOD DECK		1" IRON PIPE FOUND
	STONE		MONUMENT FOUND
	GRAVEL/ROCK		X" FOUND/SET
	ASPHALT PAVING		ELECTRIC METER
	GUT WIRE		LIGHT POLE
	DRAINAGE		OHF
	BUILDING LINE/SET		BACK LINE
	CHAIN LINK FENCE		POWER POLE
	WOOD FENCE		RIGHT-OF-WAY
	BARBED WIRE		EAST LINE
	METAL FENCE		PC
	PIPE FENCE		FE
	WATER LINE		PE
	GAS LINE		POT
	UT		CABLE TV
	CATV		TRANSFORMER
	OVERHEAD POWER LINE		

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINTANA, TEXAS, 76474
PHONE: (903) 447-0658
FAX: (903) 447-0931
WWW.BG&ASURVEYING.COM

JOB NO. 1601277-1

CAD. TECH.

PG/MM