

# PROPERTY DESCRIPTION

STATE OF TEXAS:  
COUNTY OF KAUFMAN:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE P. TESIA SURVEY, ABSTRACT NO.531, KAUFMAN COUNTY, TEXAS BEING PART OF A TRACT OF LAND CONVEYED TO ROY E. BYNUM AND LLEWELLYN BYNUM RECORDED IN VOLUME 99, PAGE 57, DEED RECORDS KAUFMAN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHEAST LINE OF F.M. ROAD NO. 2728, SAID POINT BEING THE NORTH CORNER OF SAID BYNUM TRACT AND THE WEST CORNER OF LOT 1 OF F.M. 2728 ESTATES ADDITION TO KAUFMAN COUNTY, TEXAS RECORDED IN CABINET 1, ENVELOPE 578, PLAT RECORDS KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 43 DEGREES 25 MINUTES 40 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID LOT 1, PASSING A 3/8 INCH IRON ROD FOUND FOR WITNESS AT 1,420.46 FEET AND CONTINUING FOR TOTAL DISTANCE OF 1769.00 FEET TO A POINT FOR CORNER IN A POINT, AN INNER ELL CORNER OF LOT 7, OF SAID ADDITION;

THENCE SOUTH 45 DEGREES 55 MINUTES 06 SECONDS WEST A DISTANCE OF 440.44 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, THE WEST CORNER OF SAID LOT 7, OF SAID F.M. 2728 ESTATES;

THENCE SOUTH 44 DEGREES 43 MINUTES 43 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID LOT 7 A DISTANCE OF 183.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, THE SOUTH CORNER OF SAID LOT 7;

THENCE NORTH 45 DEGREES 57 MINUTES 41 SECONDS EAST A DISTANCE OF 436.28 FEET TO A POINT FOR CORNER, THE WEST CORNER OF LOT 8 OF SAID F.M. 2728 ESTATES;

THENCE SOUTH 43 DEGREES 25 MINUTES 40 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID ADDITION, PASSING A 3/8 INCH IRON ROD FOUND FOR WITNESS, THE COMMON WEST CORNER OF LOTS 10 AND 11 OF SAID ADDITION AT 867.53 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,374.52 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, THE EAST CORNER OF SAID BYNUM TRACT AND SOUTH CORNER OF LOT 15 OF SAID F.M. 2728 ESTATES, SAID POINT BEING IN THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO THOMAS S. MITCHELL AND JOY D. MITCHELL RECORDED IN VOLUME 3276, PAGE 427, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 47 DEGREES 20 MINUTES 58 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID MITCHELL TRACT AND THE NORTHWEST LINE OF PEA RIDGE ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS RECORDED IN CABINET 1, ENVELOPE 647, PLAT RECORDS KAUFMAN COUNTY, TEXAS A DISTANCE OF 2,425.14 FEET TO 3/8 INCH IRON ROD FOUND FOR CORNER, THE SOUTH CORNER OF HEREIN DESCRIBED TRACT AND THE WEST CORNER OF LOT 14 OF PEA RIDGE ESTATES, SAID POINT BEING THE EAST CORNER OF A TRACT OF LAND CONVEYED TO CLAUDE H. JULIAN RECORDED IN VOLUME 1473, PAGE 33, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 43 DEGREES 10 MINUTES 15 SECONDS, WEST ALONG THE NORTHEAST LINE OF SAID JULIAN TRACT A DISTANCE OF 2,176.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE NORTH CORNER OF SAID JULIAN TRACT, SAID POINT BEING IN SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO BARRY BYNUM, DOUGLAS G. BYNUM AND CHRISTIAN M. BROWN, RECORDED IN VOLUME 4000, PAGE 320, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 46 DEGREES 43 MINUTE 50 SECONDS EAST A DISTANCE OF 378.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE EAST CORNER OF SAID BARRY BYNUM TRACT;

THENCE NORTH 42 DEGREES 58 MINUTES 39 SECONDS WEST ALONG THE NORTHEAST LINE OF SAID BARRY BYNUM TRACT A DISTANCE OF 2,132.41 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, THE WEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF SAID BARRY BYNUM TRACT, SAID POINT BEING IN THE SOUTHEAST LINE OF SAID F.M. ROAD NO. 2728;

THENCE NORTH 46 DEGREES 58 MINUTES 36 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID F.M. ROAD NO. 2728 A DISTANCE OF 2,019.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9,535,544.039 SQUARE FEET OR 218.906 ACRES OF LAND.

## SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (KINCY ABSTRACT & SABINE TITLE AND DON HOLLOWAY OR ASSIGNS), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 1285240 THAT, (A) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY; (B) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS DIRECTION; (C) ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTED ON THE DATE OF THE SURVEY, AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; USE OF THIS SURVEY BY ANY OTHER PARTIES AND/OR FOR OTHER PURPOSES SHALL BE AT USER'S OWN RISK AND ANY LOSS RESULTING FROM OTHER USE SHALL NOT BE THE RESPONSIBILITY OF THE UNDERSIGNED. THE PLAT HEREON IS A CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY LINES AND DIMENSIONS ARE AS INDICATED; LOCATION AND TYPE OF BUILDINGS 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 IS NOT VALID WITHOUT A SEAL AND SIGNATURE.

EXECUTED THIS 24TH DAY OF AUGUST, 2012

BRIAN GALLIA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## SURVEY PLAT

F. M. ROAD NO. 2728

P. TESIA SURVEY, ABSTRACT NO. 531

KAUFMAN COUNTY, TEXAS

PLACE OF  
BEGINNING

F. M. ROAD NO. 2728  
N 46°58'36" E 2019.71'

BARRY BYNUM, DOUGLAS G. BYNUM  
AND CHRISTIAN M. BROWN  
VOLUME 4000, PAGE 320

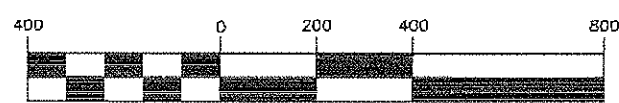
9,535,544.039 SQ.FT.  
218.906 ACRES

N 46°43'50" E  
378.73'

CLAUDE H. JULIAN  
VOLUME 1473, PAGE 33

THOMAS S. AND JOY D. MITCHELL  
VOLUME 3276, PAGE 427

## GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO KAUFMAN COUNTY ELECT. COOP. RECORDED IN VOLUME 264, PAGE 562 ( TO BE LOCATED BY UTILITY COMPANY )

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO VAN ZANDT SOIL CONSERVATION DIST. RECORDED IN VOLUME 438, PAGE 41 AND VOLUME 438, PAGE 363 ( BLANKET )

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO NORTH KAUFMAN WATER SUPPLY CORP. RECORDED IN VOLUME 264, PAGE 562 ( TO BE LOCATED BY UTILITY COMPANY )

NOTE: THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. BRIAN GALLIA & ASSOCIATES HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48257C0225D THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE, 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 SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS ARE BASED ON THE NORTHWEST LINE OF PEA RIDGE ESTATES RECORDED IN CABINET 1, ENVELOPE 647

REVISIONS		LEGEND	
DATE	BY		
		○ 1/2" IRON ROD FOUND	⬤ POWER POLE
		⊗ 1/2" IRON ROD SET	■ BRICK COLUMN
		○ 1" IRON PIPE FOUND	AC AIR CONDITIONING
		□ FENCE POST CORNER	— DES — DES OVERHEAD ELECTRIC SERVICE
		⊠ "x" FOUND IN CONCRETE	— DHP — DHP OVERHEAD POWER LINE
		▲ UNDERGROUND ELECTRIC	▭ COVERED PORCH, DECK OR CARPORT
		△ OVERHEAD ELECTRIC	▨ CONCRETE PAVING
		▨ GRAVEL/ROCK ROAD OR DRIVE	
		▨ ASPHALT PAVING	

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=400'	8-24-12	1201284-1	1285240	BDG/PO