NOTE: THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. BRIAN OALLA & 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. 48257C0075D
THIS PROPERTY DOES 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 DEED RECORDED IN VOLUME 3863, PAGE 553

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO HIGH POINT WATER SUPPLY CORP. RECORDED IN VOLUME 479, PAGE 504. (TO BE LOCATED BY UTILITY COMPANY)

REVISIONS	
DATE	BY

LEGEND

- 5/8" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- FENCE POST CORNER
- "X" NAIL/SET
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- POWER POLE
- AIR CONDITIONING
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- PIPE FENCE
- BARBED WIRE
- BRICK COLUMN
- GAS – GS – OVERHEAD ELECTRIC SERVICE
- GAS – GS – OVERHEAD POWER LINE
- GRAVEL/ROCK ROAD OR DRIVE
- ASPHALT PAVING
- CONCRETE POWER POLE
- DESK OR CAMPER
- CONCRETE PAVING

BRIAN OALLA & ASSOCIATES
8577 OAKWOOD ROAD
QUINLAN, TEXAS 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
WWW.bgsurveying.com

SURVEY PLAT

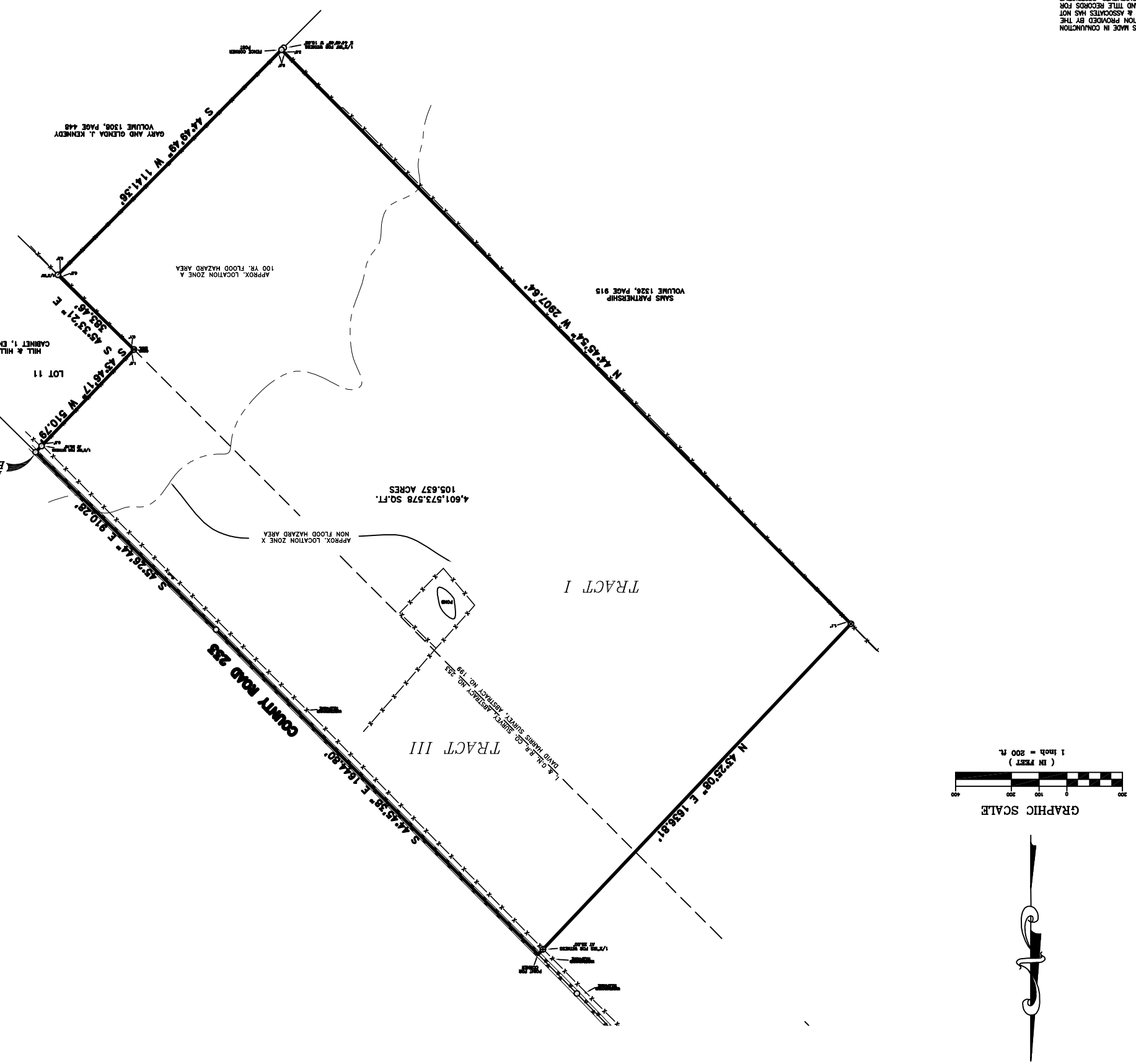
COUNTY ROAD 233

PART OF ABSTRACT NO. 199 AND 253

KAUFMAN COUNTY, TEXAS

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=200'	4-15-13	30111-14	1130632K	PAUL O.

ACCEPTED BY:
SIGNATURE DATE SIGNATURE DATE



PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE DAVID HARRIS SURVEY, ABSTRACT NO. 199 AND THE L &C.N.R.R.CO. SURVEY, ABSTRACT NO. 253, KAUFMAN COUNTY, TEXAS, BEING CONVEYED TO AMERICAN NATIONAL BANK OF TEXAS TRUST SERVICES, RECORDED IN VOLUME 3863, PAGE 553, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER NEAR THE CENTER OF COUNTY ROAD 233, SAID POINT BEING THE MOST NORTHERLY EAST CORNER OF SAID TRACT III AND THE NORTH CORNER OF LOT 11 OF HILL & HILL ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, RECORDED IN CABINET 1, ENVELOPE 451, PLAT RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 43 DEGREES 46 MINUTES 17 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID LOT 11 PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 30.18 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 510.79 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER, THE WEST CORNER OF SAID LOT 11, AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 45 DEGREES 33 MINUTES 21 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID LOT 11 A DISTANCE OF 383.48 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE EAST CORNER OF SAID TRACT I AND THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO GARY AND GLENDA J. KENNEDY, RECORDED IN VOLUME 1308, PAGE 448, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 49 MINUTES 49 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID KENNEDY TRACT A DISTANCE OF 1141.36 FEET TO A FENCE CORNER POST, THE SOUTH CORNER OF SAID TRACT I AND THE EAST CORNER OF A TRACT OF LAND CONVEYED TO SAMS PARTNERSHIP, RECORDED IN VOLUME 1326, PAGE 915, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 44 DEGREES 49 MINUTES 49 SECONDS WEST – 10.89 FEET;

THENCE NORTH 44 DEGREES 45 MINUTES 54 SECONDS WEST ALONG THE NORTHEAST LINE OF SAID SAMS TRACT A DISTANCE OF 2907.64 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER, THE WEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 43 DEGREES 25 MINUTES 08 SECONDS EAST A DISTANCE OF 1636.81 FEET TO A POINT FOR CORNER NEAR THE CENTER OF SAID COUNTY ROAD 233, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR WITNESS BEARS SOUTH 43 DEGREES 25 MINUTES 08 SECONDS WEST – 25.00 FEET;

THENCE SOUTH 44 DEGREES 38 MINUTES 38 SECONDS EAST WITHIN SAID COUNTY ROAD 233 A DISTANCE OF 1644.80 FEET TO A 5/8 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE SOUTH 45 DEGREES 26 MINUTES 44 SECONDS EAST WITHIN SAID COUNTY ROAD 233 A DISTANCE OF 910.28 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4,601,573.578 SQUARE FEET OR 105.637 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN OALLA) HEREBY CERTIFIES TO (RANGER TITLE CO., FIRST AMERICAN TITLE AND TEXAS OUTDOOR GROUP, LLC), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 1130632K 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 BLUE SEAL AND SIGNATURE.

EXECUTED THIS 15TH DAY OF APRIL, 2013

BRIAN OALLA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569