

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. 480411 0275 B 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 DEED RECORDED IN VOLUME 3163, PAGE 94

PROPERTY DESCRIPTION

STATE OF TEXAS;
COUNTY OF KAUFMAN;

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED WITHIN THE JOHN HUBBLE SURVEY, ABSTRACT NO. 200, KAUFMAN COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO JIM H. BAUSCH RECORDED IN VOLUME 504, PAGE 525 DEED RECORDS, KAUFMAN COUNTY, TEXAS, ALL OF A TRACT OF LAND CONVEYED TO JIM H. BAUSCH RECORDED IN VOLUME 1383, PAGE 499 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, AND ALL OF A TRACT OF LAND CONVEYED TO JIM BAUSCH RECORDED IN VOLUME 3163, PAGE 94 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER WITHIN THE LIMITS OF COUNTY ROAD NO. 4057, SAID POINT BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAKE W. AND JODY H. BAUSCH RECORDED IN VOLUME 1042, PAGE 796 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS BEARS SOUTH 89 DEGREES 36 MINUTES 25 SECONDS WEST - 23.41 FEET;

THENCE SOUTH 00 DEGREES 42 MINUTES 28 SECONDS EAST WITHIN THE LIMITS OF SAID COUNTY ROAD NO. 4057 A DISTANCE OF 238.41 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;

THENCE NORTH 89 DEGREES 14 MINUTES 02 SECONDS EAST A DISTANCE OF 7.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NATIVITY OF OUR LORD JESUS CHRIST MONASTERY RECORDED IN VOLUME 3659, PAGE 215 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS EAST ALONG THE EAST MARGIN OF SAID COUNTY ROAD NO. 4057 A DISTANCE OF 723.88 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, THE MOST EASTERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO ERNEST AND MARY ESHBACH RECORDED IN VOLUME 1244, PAGE 735 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 00 MINUTES 07 SECONDS EAST - 77.12 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST ENTERING THE CENTER OF COUNTY ROAD NO. 4057 AND ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO RICHARD AND NANCY BIRD RECORDED IN VOLUME 2966, PAGE 478 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS A DISTANCE OF 1569.65 FEET TO A 600 NAIL SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89 DEGREES 33 MINUTES 45 SECONDS A RADIUS OF 175.42 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 43 MINUTES 13 SECONDS WEST - 247.13 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AND THE CENTER OF SAID COUNTY ROAD NO. 4057 AN ARC LENGTH OF 274.21 FEET TO A 600 NAIL SET, THE END OF SAID CURVE;

THENCE ALONG SAID CURVE TO THE LEFT AND THE CENTER OF SAID COUNTY ROAD NO. 4057 AN ARC LENGTH OF 274.21 FEET TO A 600 NAIL SET, THE END OF SAID CURVE;

THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS EAST ALONG THE CENTER OF SAID COUNTY ROAD NO. 4057 AND THE WEST LINE OF SAID BIRD TRACT A DISTANCE OF 1048.85 FEET TO A POINT FOR CORNER, THE MOST SOUTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, AND THE SOUTHWEST CORNER OF SAID BIRD TRACT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO KELLY DELANEY RECORDED IN VOLUME 1286, PAGE 186 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 24 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID DELANEY TRACT PASSING A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS AT 15.0 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1905.34 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, THE NORTHWEST CORNER OF SAID DELANEY TRACT AND THE MOST SOUTHERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO STEPHEN AND HELENA SIMMONS RECORDED IN VOLUME 1091, PAGE 719 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 01 DEGREES 12 MINUTES 28 SECONDS WEST A DISTANCE OF 666.07 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JACK AND MILDRED BOYD RECORDED IN VOLUME 894, PAGE 806 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 34 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID BOYD TRACT A DISTANCE OF 1760.00 FEET TO A T-POST FOUND FOR CORNER, THE MOST SOUTHERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID BOYD TRACT RECORDED IN VOLUME 2793, PAGE 30 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO WILLIAM H. SCOTT ESTATE RECORDED IN VOLUME 307, PAGE 259 DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 44 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID SCOTT TRACT A DISTANCE OF 1265.67 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, THE NORTHEAST CORNER OF SAID SCOTT TRACT, SAID POINT BEING IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO ALICIA GUZMAN RECORDED IN VOLUME 2568, PAGE 211 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 46 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF SAID GUZMAN TRACT A DISTANCE OF 320.36 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, THE SOUTHWEST CORNER OF SAID GUZMAN TRACT AND THE SOUTHWEST CORNER OF SAID BAUSCH TRACT RECORDED IN VOLUME 3163, PAGE 94 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 09 DEGREES 26 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID GUZMAN TRACT A DISTANCE OF 1499.33 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, THE NORTHEAST CORNER OF SAID GUZMAN TRACT;

THENCE NORTH 89 DEGREES 30 MINUTES 49 SECONDS EAST A DISTANCE OF 55.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, AN INNER ELL CORNER OF SAID BAUSCH TRACT;

THENCE NORTH 00 DEGREES 15 MINUTES 51 SECONDS WEST A DISTANCE OF 335.19 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE SOUTH LINE OF JOSHUA LANE;

THENCE NORTH 89 DEGREES 41 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID JOSHUA LANE A DISTANCE OF 149.92 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, THE MOST NORTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GUADALUPE AND ANTONIA MONJAS RECORDED IN VOLUME 2583, PAGE 104 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 14 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 212.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE SOUTH 29 DEGREES 03 MINUTES 14 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID MONJAS TRACT A DISTANCE OF 1838.06 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, THE SOUTHWEST CORNER OF SAID MONJAS TRACT AND THE SOUTHWEST CORNER OF SAID BAUSCH TRACT RECORDED IN VOLUME 3163, PAGE 94 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 46 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF SAID MONJAS TRACT A DISTANCE OF 606.76 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE NORTHEAST CORNER OF SAID BAUSCH TRACT RECORDED IN VOLUME 1383, PAGE 499 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RAYMOND AND ROSARIO GALVAN RECORDED IN VOLUME 3920, PAGE 557 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

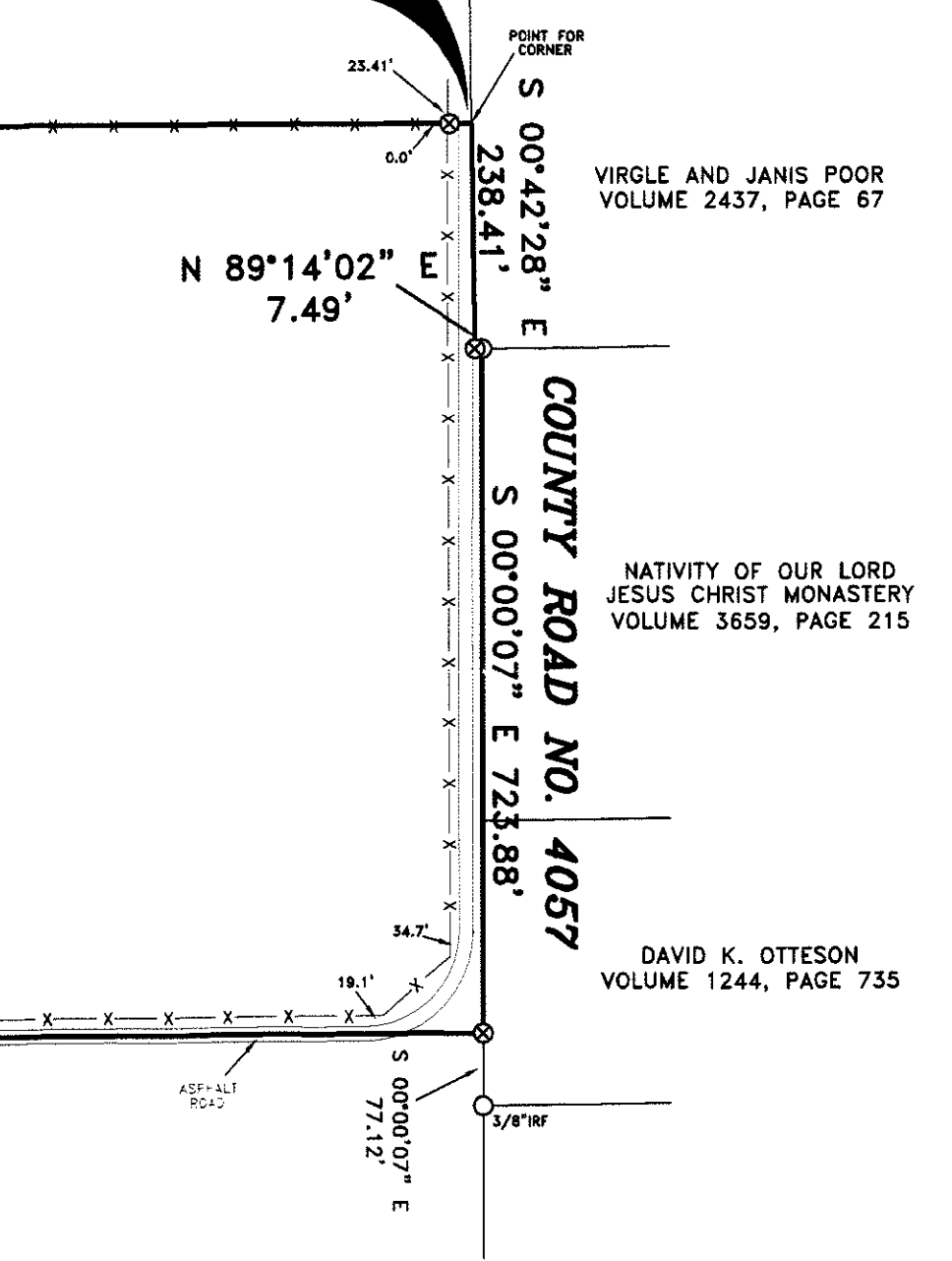
THENCE NORTH 00 DEGREES 04 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID GALVAN TRACT A DISTANCE OF 377.65 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, THE MOST SOUTHERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID JAKE AND JODY BAUSCH TRACT;

THENCE SOUTH 87 DEGREES 10 MINUTES 28 SECONDS EAST ALONG THE FENCED SOUTH LINE OF SAID TRACT A DISTANCE OF 1237.05 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;

THENCE SOUTH 88 DEGREES 49 MINUTES 12 SECONDS EAST ALONG THE FENCED SOUTH LINE A DISTANCE OF 899.71 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;

THENCE NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST ALONG SAID FENCED SOUTH LINE A DISTANCE OF 1514.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9,075,470.868 SQUARE FEET OR 208.344 ACRES OF LAND.

PLACE OF BEGINNING



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (KAUFMAN COUNTY TITLE & ABSTRACT AND JAMES H. BAUSCH ESTATE), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 1648019-KT50 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 15TH DAY OF DECEMBER, 2011

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

DAVID K. OTTESON
VOLUME 2919, PAGE 316

ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE



SURVEY PLAT

18121 COUNTY ROAD NO. 4057

JOHN HUBBLE SURVEY, ABSTRACT NO. 200

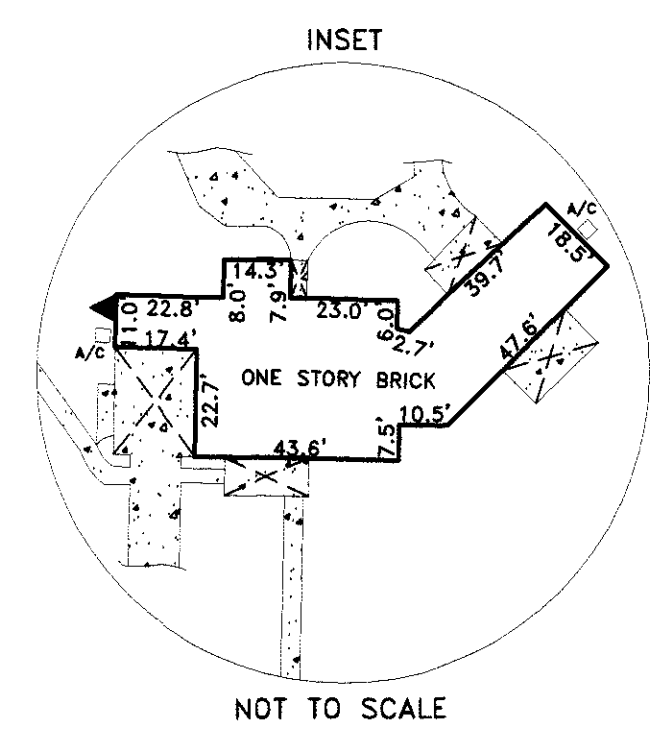
KAUFMAN COUNTY, TEXAS

REVISIONS	
DATE	BY

○ 1/2" IRON ROD FOUND	● POWER POLE	— CHAIN LINK FENCE
⊗ 1/2" IRON ROD SET	■ BRICK COLUMN	— WOOD FENCE
⊙ 1" IRON PIPE FOUND	AC AIR CONDITIONING	— BARBED WIRE
□ FENCE POST CORNER	— OES — OES	— IRON FENCE
⊗ * FOUND IN CONCRETE	— OHP — OHP	— PIPE FENCE
⚡ UNDERGROUND ELECTRIC	— OVERHEAD ELECTRIC SERVICE	— OVERHEAD POWER LINE
⚡ OVERHEAD ELECTRIC	— COVERED PORCH, DECK OR CARPORT	— CONCRETE PAVING
— GRAVEL/ROCK ROAD OR DRIVE	— ASPHALT PAVING	

NOTE: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT APPEAR TO AFFECT THE ABOVE DESCRIBED PROPERTY.
VOLUME 329, PAGE 198, VOLUME 329, PAGE 282
VOLUME 415, PAGE 299, VOLUME 422, PAGE 124
VOLUME 448, PAGE 501

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO TOLOSA WATER SUPPLY CORP. RECORDED IN VOLUME 627, PAGE 698 (TO BE LOCATED BY UTILITY COMPANY)



NOT TO SCALE