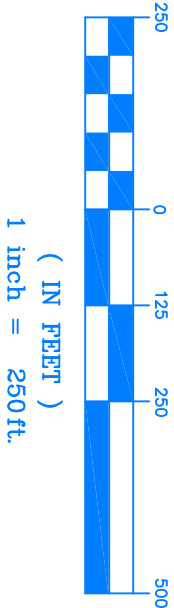




KAUFMAN HOLDINGS, LLC
DOC. NO. 2008-00005210

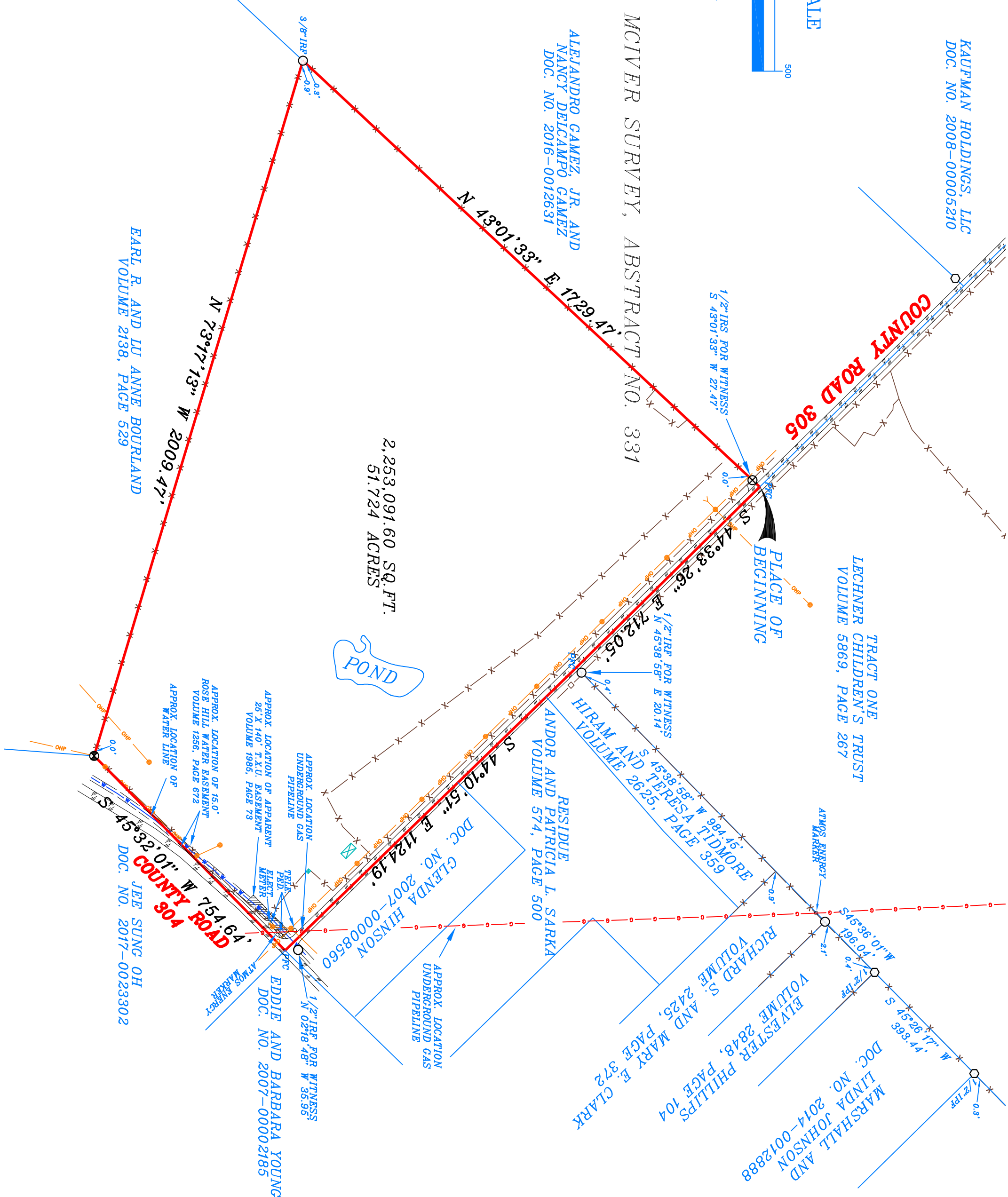
GRAPHIC SCALE



D. MCIVER SURVEY, ABSTRACT NO. 331

ALEJANDRO GAMEZ, JR. AND
NANCY DELCAMPO GAMEZ
DOC. NO. 2016-0012631

EARL R. AND LU ANNE BOURLAND
VOLUME 2138, PAGE 529



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. 48257000000 48257001850 THIS PROPERTY APPEARS TO BE IN ZONE X AND APPEARS NOT TO BE 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: BEARING BASIS: GEODETIC NORTH; WORLD GEODETIC SYSTEM 1984 (WGS84). GPS OBSERVED. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 101503300

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 205, PAGE 440 (UNABLE TO LOCATE BY DESCRIPTION) (BLANKET)

NOTE: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT APPEAR TO AFFECT THE ABOVE DESCRIBED PROPERTY. VOLUME 206, PAGE 832, VOLUME 205, PAGE 607

	BRICK	IRF/IRS-IRON ROD FOUND/SET	LEGEND	D&UE-DRAINAGE & UTILITY EASEMENT
	COVERED		1/2" IRON ROD FOUND	BL-BUILDING LINE/SET BACK LINE
	CONCRETE		(UNLESS OTHERWISE NOTED)	FCF-POINT FOR CORNER
	WOOD DECK		1/2" IRON ROD SET	ROW-RIGHT-OF-WAY
	STONE		1" IRON PIPE FOUND	EASM-T-EASEMENT
	GRAVEL/ROCK ROAD OR DRIVE		MONUMENT FOUND	AC-AIR CONDITIONING
	ASPHALT PAVING		"X" FOUND/SET	PE-POOL EQUIPMENT
			WATER LINE	UGT-UNDERGROUND TELEPHONE
			ELECTRIC METER	CATV-UNDERGROUND CABLE TV
			GUY WIRE	TRANS-ELECTRIC TRANSFORMER
			OHP-OVERHEAD POWER LINE	

~BRIAN GALLIA & ASSOCIATES~
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9011 STATE HIGHWAY 34 S. SUITE - C
QUINTANA, TEXAS 75474
PHONE: (903) 447-0658
FAX: (903) 447-0937
www.bggsurveying.com

JOB NO. 1801782-2C CAD. TECH. POWER

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DAVID MCIVER SURVEY, ABSTRACT NO. 331, KAUFMAN COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO LECHNER CHILDREN'S TRUST, RECORDED IN VOLUME 5869, PAGE 274, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER WITHIN COUNTY ROAD 305 AND THE RECOGNIZED SOUTHWEST LINE OF TRACT ONE AS DESCRIBED IN DEED TO LECHNER CHILDREN'S TRUST, RECORDED IN VOLUME 5869, PAGE 267, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID LECHNER TRACT (VOL. 5869, PG. 274) AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ALEJANDRO GAMEZ, JR. AND NANCY DELCAMPO GAMEZ, RECORDED IN DOCUMENT NO. 2016-0012631, OFFICIAL PUBLIC 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 43 DEGREES 01 MINUTES 33 SECONDS WEST-27.47 FEET;

SOUTH 44 DEGREES 33 MINUTES 26 SECONDS EAST, WITHIN SAID COUNTY ROAD 305 AND ALONG THE RECOGNIZED NORTHEAST LINE OF SAID LECHNER TRACT (VOL. 5869, PG. 274), A DISTANCE OF 712.05 FEET TO A POINT FOR CORNER WITHIN SAID COUNTY ROAD 305, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID LECHNER TRACT ONE AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HIRAM AND TERESA TIDMORE, RECORDED IN VOLUME 2625, PAGE 359, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 45 DEGREES 38 MINUTES 58 SECONDS EAST-20.14 FEET;

THENCE SOUTH 44 DEGREES 10 MINUTES 51 SECONDS EAST, WITHIN SAID COUNTY ROAD 305 AND THE RECOGNIZED NORTHEAST LINE OF SAID LECHNER TRACT (VOL. 5869, PAGE 274), A DISTANCE OF 1124.19 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF COUNTY ROAD 305 AND COUNTY ROAD 304, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID LECHNER TRACT (VOL. 5869, PG. 274), SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID LECHNER TRACT (VOL. 5869, PG. 274) AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JEE SUNG OH, RECORDED IN DOCUMENT NO. 2017-0023302, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEAST NORTH 02 DEGREES 18 MINUTES 48 SECONDS WEST-35.95 FEET;

THENCE SOUTH 45 DEGREES 32 MINUTES 01 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID LECHNER TRACT (VOL. 5869, PG. 274) AND WITHIN COUNTY ROAD 304, A DISTANCE OF 754.64 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID LECHNER TRACT (VOL. 5869, PG. 274) AND THE APPARENT NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO EARL R. AND LU ANNE BOURLAND, RECORDED IN VOLUME 2138, PAGE 529, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 73 DEGREES 17 MINUTES 13 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID LECHNER TRACT (VOL. 5869, PG. 274), A DISTANCE OF 2009.47 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ALEJANDRO GAMEZ, JR. AND NANCY DELCAMPO GAMEZ, RECORDED IN DOCUMENT NO. 2016-0012631, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID LECHNER TRACT (VOL. 5869, PG. 274) AND THE APPARENT NORTH CORNER OF SAID BOURLAND TRACT;

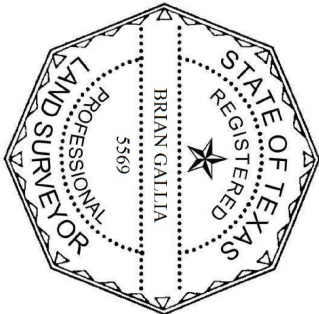
THENCE NORTH 43 DEGREES 01 MINUTES 33 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID LECHNER TRACT (VOL. 5869, PG. 274), A DISTANCE OF 1729.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,253,091.60 SQ. FT. OR 51.724 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO () BENCHMARK, TITLE AND PROPERTY MANAGEMENT ANALYST, INC.) IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. FOL-21-9000342000547D 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, 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 TRANSACTION; 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 14TH DAY OF JANUARY, 2021

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY:

SIGNATURE DATE SIGNATURE DATE

SURVEY PLAT

COUNTY ROADS 305 AND 304

D. MCIVER SURVEY, ABSTRACT NO. 331

KAUFMAN COUNTY, TEXAS