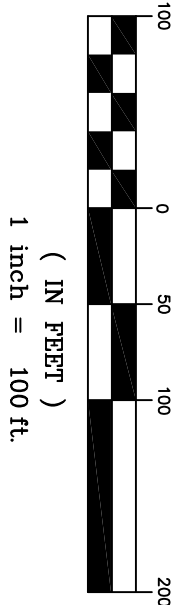




GRAPHIC SCALE



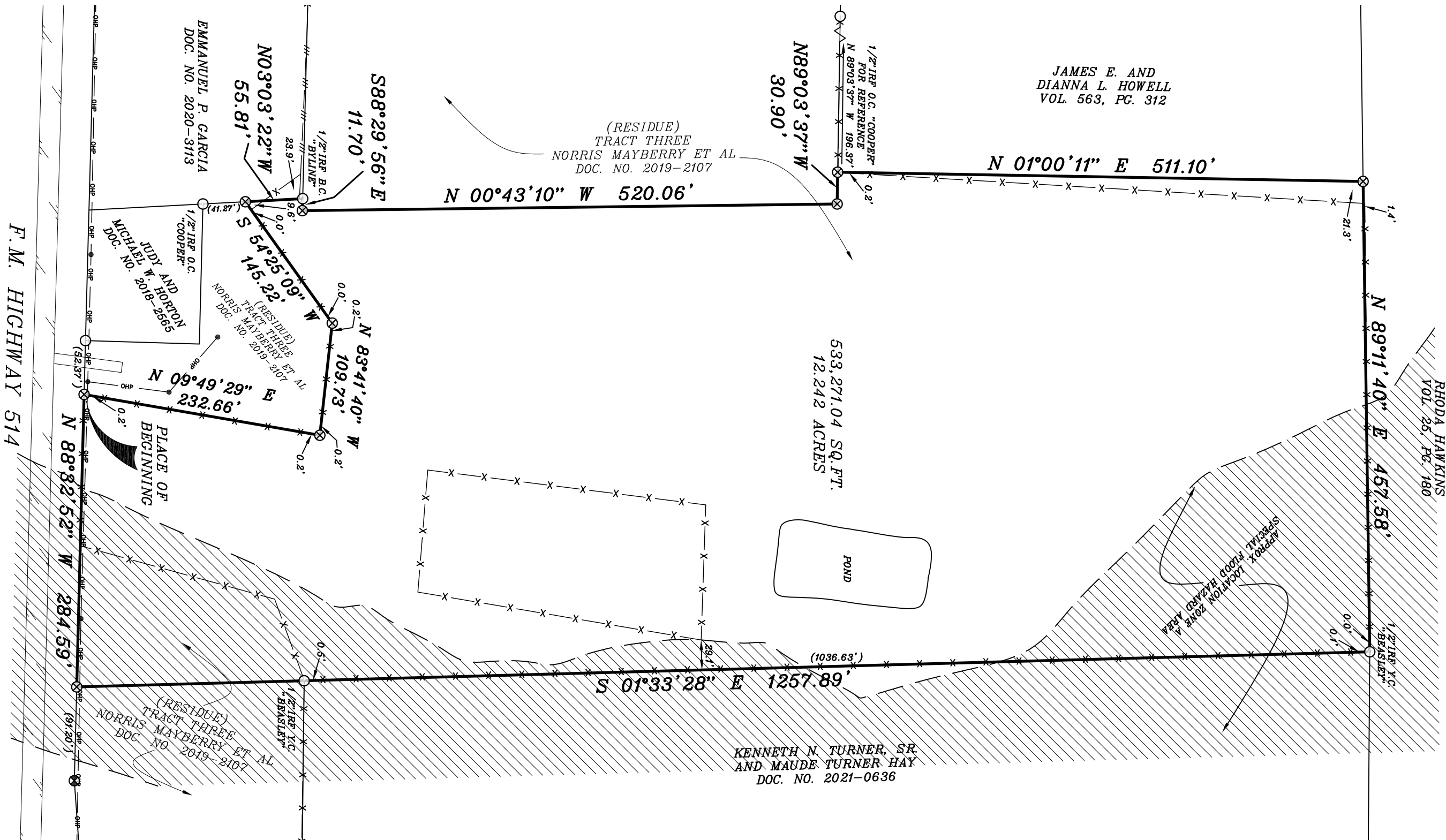
NOTE: IT IS THE CLIENTS RESPONSIBILITY TO VERIFY WITH THE CITY AND/OR COUNTY REGARDING ZONING REGULATIONS (BUILDING SETBACK LINES, EASEMENTS, ETC.) THAT COULD EFFECT THE DEVELOPMENT OF THIS PROPERTY PRIOR TO ANY CONSTRUCTION.

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. 4837900035D THIS PROPERTY APPEARS TO LIE IN ZONE X&A, AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. 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 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 10150300



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

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS 75474
PHONE: (903) 447-0658
FAX: (903) 447-0937
www.bgdsurveying.com

JOB NO. 2201325-1A CAD. TECH. DB

JOHN MONTGOMERY SURVEY, ABSTRACT NO. 151
RAINS COUNTY, TEXAS

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF RAINS:
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN JOHN MONTGOMERY SURVEY, ABSTRACT NO. 151, RAINS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED AS TRACT THREE TO NORRIS MAYBERRY ET AL, RECORDED IN DOCUMENT NO. 2019-2107, REAL RECORDS, RAINS COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 514 AND THE RECOGNIZED SOUTH LINE OF SAID MAYBERRY TRACT THREE, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JUDY AND MICHAEL W. HORRION, RECORDED IN DOCUMENT NO. 2018-2565, REAL RECORDS, RAINS COUNTY, TEXAS, BEARS NORTH 88 DEGREES 32 MINUTES 52 SECONDS WEST - 52.37 FEET;

THENCE NORTH 09 DEGREES 49 MINUTES 29 SECONDS EAST, OVER AND UPON SAID MAYBERRY TRACT THREE, A DISTANCE OF 232.66 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 83 DEGREES 41 MINUTES 40 SECONDS WEST, OVER AND UPON SAID MAYBERRY TRACT THREE, A DISTANCE OF 109.73 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;

THENCE SOUTH 54 DEGREES 25 MINUTES 09 SECONDS WEST, OVER AND UPON SAID MAYBERRY TRACT THREE, A DISTANCE OF 145.22 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE APPARENT EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO EMANUEL P. GARCIA, RECORDED IN DOCUMENT NO. 2020-3113, REAL RECORDS, RAINS COUNTY, TEXAS, SAID POINT BEING A SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED COOPER FOR REFERENCE BEARS SOUTH 03 DEGREES 03 MINUTES 22 SECONDS EAST - 41.27 FEET;

THENCE NORTH 03 DEGREES 03 MINUTES 22 SECONDS WEST, ALONG THE APPARENT EAST LINE OF SAID GARCIA TRACT, A DISTANCE OF 35.81 FEET TO A 1/2 INCH IRON ROD FOUND WITH BLUE CAP STAMPED BTLNE FOR CORNER, SAID POINT BEING THE APPARENT NORTHEAST CORNER OF SAID GARCIA TRACT AND THE MOST SOUTHERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 29 MINUTES 56 SECONDS EAST, OVER AND UPON SAID MAYBERRY TRACT THREE, A DISTANCE OF 11.70 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 43 MINUTES 10 SECONDS WEST, OVER AND UPON SAID MAYBERRY TRACT THREE, A DISTANCE OF 520.06 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 03 MINUTES 37 SECONDS WEST, OVER AND UPON SAID MAYBERRY TRACT THREE, A DISTANCE OF 30.90 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES E. AND DIANNA L. HOWELL, RECORDED IN VOLUME 563, PAGE 312, REAL RECORDS, RAINS COUNTY, TEXAS AND THE MOST NORTHERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH ORANGE CAP STAMPED COOPER FOR REFERENCE, THE APPARENT NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES E. AND DIANNA HOWELL, RECORDED IN DOCUMENT NO. 2018-2679, REAL RECORDS, RAINS COUNTY, TEXAS, BEARS NORTH 89 DEGREES 03 MINUTES 37 SECONDS WEST - 196.37 FEET;

THENCE NORTH 01 DEGREES 00 MINUTES 11 SECONDS EAST, ALONG THE APPARENT EAST LINE OF SAID HOWELL TRACT (VOL. 563, PG. 312), A DISTANCE OF 511.10 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE APPARENT SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO RHODA HAWKINS, RECORDED IN VOLUME 25, PAGE 180, DEED RECORDS, RAINS COUNTY, TEXAS, SAID POINT BEING THE APPARENT NORTHEAST CORNER OF SAID HOWELL TRACT (VOL. 563, PG. 312) AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 11 MINUTES 40 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID MAYBERRY TRACT THREE AND THE APPARENT SOUTH LINE OF SAID HAWKINS TRACT, A DISTANCE OF 457.58 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BEASLEY FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID MAYBERRY TRACT THREE AND THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KENNETH N. TURNER, SR. AND MAUDE TURNER HAY, RECORDED IN DOCUMENT NO. 2021-0636, REAL RECORDS, RAINS COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 33 MINUTES 28 SECONDS EAST, ALONG THE APPARENT WEST LINE OF SAID TURNER TRACT, PASSING A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BEASLEY FOR WITNESS, THE APPARENT SOUTHWEST CORNER OF SAID TURNER TRACT, AT 1036.63 FEET AND CONTINUING OVER AND UPON, SAID MAYBERRY TRACT THREE FOR A TOTAL DISTANCE OF 1257.89 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 514 AND THE RECOGNIZED SOUTH LINE OF SAID MAYBERRY TRACT THREE, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE MONUMENT FOUND FOR REFERENCE BEARS SOUTH 88 DEGREES 32 MINUTES 52 SECONDS EAST - 91.20 FEET;

THENCE NORTH 88 DEGREES 32 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 514 AND THE RECOGNIZED SOUTH LINE OF SAID MAYBERRY TRACT THREE, A DISTANCE OF 284.59 FEET TO THE PLACE OF BEGINNING AND CONTAINING 533,271.04 SQ. FT. OR 12,242 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (JANCIE DUNBAR) IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 06/24/2022, 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 5TH DAY OF JULY, 2022

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 55669



ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

SURVEY PLAT

F.M. HIGHWAY 514

JOHN MONTGOMERY SURVEY, ABSTRACT NO. 151

RAINS COUNTY, TEXAS