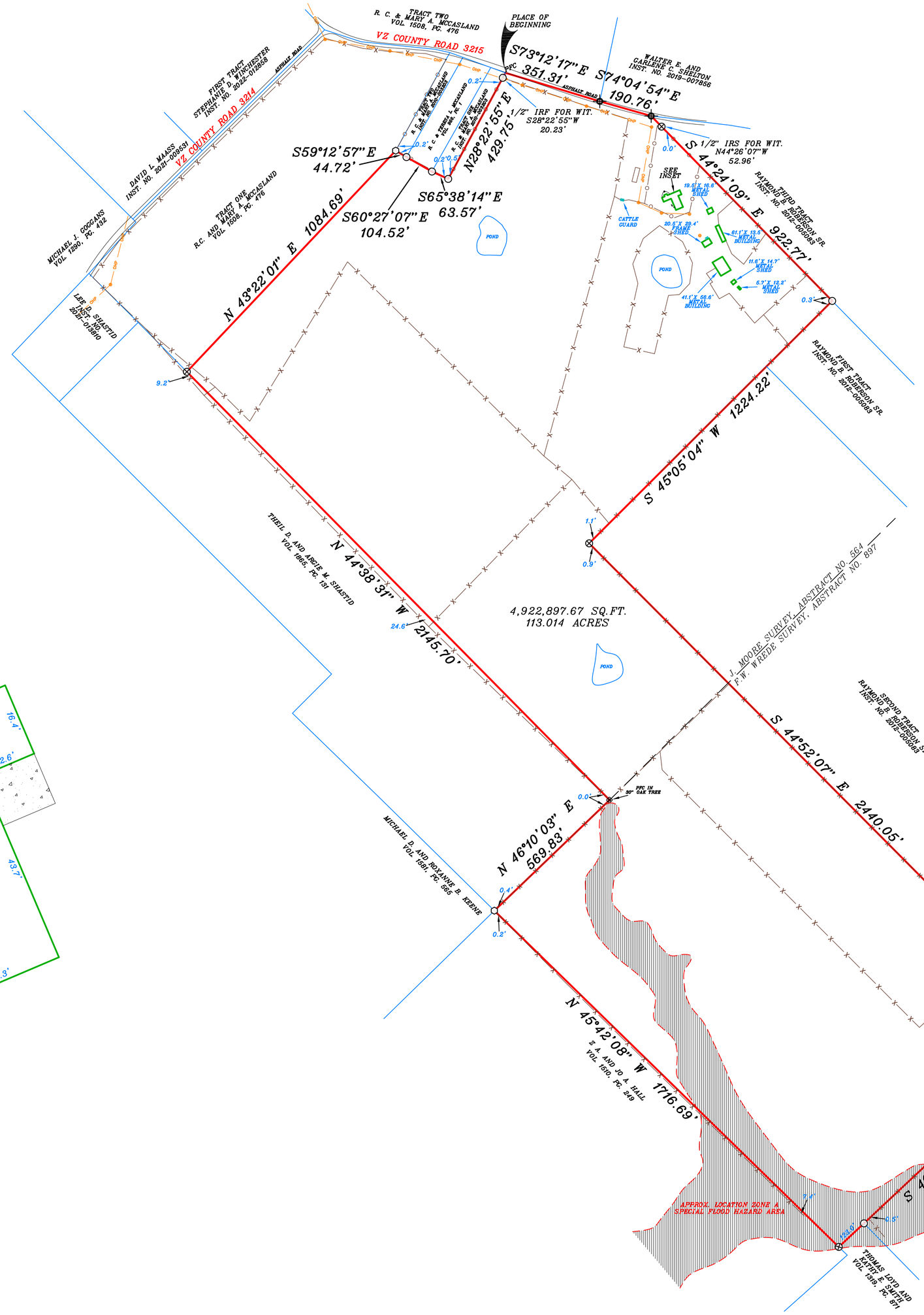
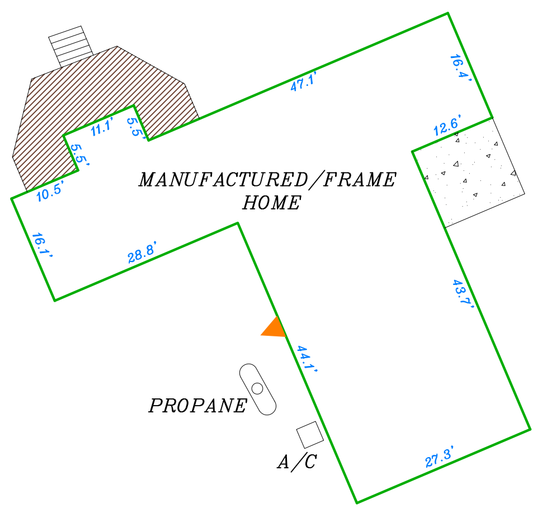


GRAPHIC SCALE

250 0 125 250 500

(IN FEET)
1 inch = 250 ft.

INSET
NOT TO SCALE



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. 48467C0150C, 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

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO MACBEE WATER SUPPLY CORP. RECORDED IN VOLUME 698, PAGE 33 (TO BE LOCATED BY UTILITY COMPANY)

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.

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. MOORE SURVEY, ABSTRACT NO. 564 AND THE F. W. WREDE SURVEY, ABSTRACT NO. 897, VAN ZANDT COUNTY, TEXAS, BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO R. C. MCCASLAND, RECORDED IN VOLUME 435, PAGE 583, DEED RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF VZ COUNTY ROAD 3215 IN THE RECOGNIZED NORTHEAST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND IN THE APPARENT SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED AS TRACT TWO TO R. C. AND MARY A. MCCASLAND, RECORDED IN VOLUME 1508, PAGE 476, REAL RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS TRACT ONE TO R.C. AND MARY A. MCCASLAND, RECORDED IN INSTRUMENT NO. 2010-003203, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS AND THE NORTH CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 28 DEGREES 22 MINUTES 55 SECONDS WEST – 20.23 FEET;

THENCE SOUTH 73 DEGREES 12 MINUTES 17 SECONDS EAST, WITHIN SAID VZ COUNTY ROAD 3215 AND ALONG THE RECOGNIZED NORTHEAST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT SOUTHWEST LINE OF SAID MCCASLAND TRACT TWO (VOL. 1508, PG. 476), A DISTANCE OF 351.31 FEET TO A 60D NAIL FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT SOUTHEAST CORNER OF SAID MCCASLAND TRACT TWO (VOL. 1508, PG. 476) AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WALTER E. AND GARLENE C. SHELTON, RECORDED IN INSTRUMENT NO. 2019-007856, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 74 DEGREES 04 MINUTES 54 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT SOUTH LINE OF SAID SHELTON TRACT, A DISTANCE OF 190.76 FEET TO A 60D NAIL FOUND FOR CORNER, SAID POINT BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS THIRD TRACT TO RAYMOND B. ROBERSON SR., RECORDED IN INSTRUMENT NO. 2012-005083, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 24 MINUTES 09 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT SOUTHWEST LINE OF SAID ROBERSON TRACT, PASSING A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS AT 52.96 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 922.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY EAST CORNER OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT NORTH CORNER OF THE FIRST TRACT OF SAID ROBERSON TRACT;

THENCE SOUTH 45 DEGREES 05 MINUTES 04 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY SOUTHEAST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT NORTHWEST LINE OF SAID ROBERSON FIRST TRACT, A DISTANCE OF 1224.22 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 SAID MCCASLAND TRACT (VOL. 435, PAGE 583) AND THE APPARENT WEST CORNER OF THE SECOND TRACT OF SAID ROBERSON TRACT;

THENCE SOUTH 44 DEGREES 52 MINUTES 07 SECONDS EAST, ALONG THE RECOGNIZED MOST SOUTHERLY NORTHEAST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT SOUTHWEST LINE OF SAID ROBERSON SECOND TRACT, A DISTANCE OF 2440.05 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE APPARENT NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT DUPREE, RECORDED IN INSTRUMENT NO. 2016-004835, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED MOST SOUTHERLY EAST CORNER OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT SOUTH CORNER OF SAID ROBERSON SECOND TRACT;

THENCE SOUTH 46 DEGREES 49 MINUTES 57 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT NORTHWEST LINE OF SAID DUPREE TRACT, A DISTANCE OF 1139.27 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE APPARENT NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO Z. A. AND JO A. HALL, RECORDED IN VOLUME 1510, PAGE 249, REAL RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE APPARENT MOST NORTHERLY WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THOMAS LOYD AND KATHY E. SMITH, RECORDED IN VOLUME 1319, PAGE 871, REAL RECORDS, VAN ZANDT COUNTY, TEXAS AND THE RECOGNIZED SOUTH CORNER OF SAID MCCASLAND TRACT (VOL. 435, PG. 583), FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 46 DEGREES 49 MINUTES 57 SECONDS WEST – 123.00 FEET;

THENCE NORTH 45 DEGREES 42 MINUTES 08 SECONDS WEST, ALONG THE RECOGNIZED MOST SOUTHERLY SOUTHWEST LINE OF SAID MCCASLAND TRACT AND THE APPARENT NORTHEAST LINE OF SAID HALL TRACT, A DISTANCE OF 1716.69 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST SOUTHERLY WEST CORNER OF SAID MCCASLAND TRACT (VOL. 435, PG. 583), THE APPARENT NORTH CORNER OF SAID HALL TRACT, THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MICHAEL D. AND ROXANNE B. KEENE, RECORDED IN VOLUME 1581, PAGE 565, REAL RECORDS, VAN ZANDT COUNTY, TEXAS AND THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THEIL D. AND ARGIE M. SHASTID, RECORDED IN VOLUME 1865, PAGE 131, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE 46 DEGREES 10 MINUTES 03 SECONDS EAST, ALONG THE RECOGNIZED MOST SOUTHERLY NORTHWEST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT SOUTHEAST LINE OF SAID SHASTID TRACT, A DISTANCE OF 569.83 FEET TO A POINT FOR CORNER WITHIN A 30 INCH OAK TREE, SAID POINT BEING AN INNER ELL CORNER OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT EAST CORNER OF SAID SHASTID TRACT;

THENCE NORTH 44 DEGREES 38 MINUTES 31 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY SOUTHWEST LINE OF SAID MCCASLAND TRACT AND THE APPARENT NORTHEAST LINE OF SAID SHASTID TRACT, A DISTANCE OF 2145.70 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY WEST CORNER OF SAID MCCASLAND TRACT (VOL. 435, PG. 583);

THENCE NORTH 43 DEGREES 22 MINUTES 01 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID MCCASLAND TRACT, A DISTANCE OF 1084.69 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST WESTERLY NORTH CORNER OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS TRACT TWO TO R. C. AND MARY A. MCCASLAND, RECORDED IN INSTRUMENT NO. 2010-003203, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 59 DEGREES 12 MINUTES 57 SECONDS EAST, ALONG THE RECOGNIZED MOST WESTERLY NORTHEAST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT SOUTHWEST LINE OF SAID MCCASLAND TRACT TWO (INST. NO. 2010-003203), A DISTANCE OF 44.72 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE SOUTH 60 DEGREES 27 MINUTES 07 SECONDS EAST, ALONG THE RECOGNIZED MOST WESTERLY NORTHEAST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO R. C. AND TERESA L. MCCASLAND, RECORDED IN VOLUME 966, PAGE 1, DEED RECORDS, VAN ZANDT COUNTY, TEXAS, A DISTANCE OF 104.52 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE SOUTH 65 DEGREES 38 MINUTES 14 SECONDS WEST, ALONG THE RECOGNIZED MOST WESTERLY NORTHEAST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT SOUTHWEST LINE OF TRACT ONE OF SAID MCCASLAND TRACT (INST. NO. 2010-003203), A DISTANCE OF 63.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT SOUTH CORNER OF SAID MCCASLAND TRACT ONE (INST. NO. 2010-003203);

THENCE NORTH 28 DEGREES 22 MINUTES 55 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID MCCASLAND TRACT (VOL. 435, PG. 583) AND THE APPARENT SOUTHEAST LINE OF SAID MCCASLAND TRACT ONE (INST. NO. 2010-003203), A DISTANCE OF 429.75 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4,922,897.67 SQ. FT. OR 113.014 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (REMAX LANDMARK, CODY AARON AND LAUREN AARON), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F._____230049_____ 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 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 _____6TH_____ DAY OF _____MARCH_____, 2023

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

STATE OF TEXAS REGISTERED BRIAN GALLIA 5569 PROFESSIONAL LAND SURVEYOR

ACCEPTED BY: _____ _____ _____ _____
SIGNATURE DATE SIGNATURE DATE

LEGEND

BRICK
COVERED AREA
CONCRETE
WOOD DECK
STONE
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING

IRF/IRS-IRON ROD FOUND/SET
HAIL FOUND/SET
1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
1/2" IRON ROD SET
1" IRON PIPE FOUND
MONUMENT FOUND
"X" FOUND/SET
ELECTRIC METER
LP -LIGHT POLE
GUY WIRE

D&UE- DRAINAGE & UTILITY EASEMENT
BL- BUILDING LINE/SET BACK LINE
CHAIN LINK FENCE
WOOD FENCE
BARBED/WIRE
METAL FENCE
PIPE FENCE
WATER LINE
GAS LINE
OHP OVERHEAD POWER LINE

-POWER POLE
PFC-POINT FOR CORNER
ROW- RIGHT-OF-WAY
EASM'T- EASEMENT
AC- AIR CONDITIONING
PE- POOL EQUIPMENT
UGT-UNDERGROUND TELEPHONE
CATV-UNDERGROUND CABLE TV
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) 447-0931
www.bgasurveying.com

JOB NO. 2301064-1A | CAD. TECH. A.OWEN

SURVEY PLAT

VZ COUNTY ROAD 3214 & 3215

J. MOORE SURVEY, ABSTRACT NO. 564
F.W. WREDE SURVEY, ABSTRACT NO. 897

VAN ZANDT COUNTY, TEXAS