



TERRY AND PAT ANGLIN
VOLUME 1668, PAGE 106

MARIA G. ALVAREZ
VOLUME 3105, PAGE 319

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 0050 C, 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 1680, PAGE 8

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO SW BELL TELE. CO. RECORDED IN VOLUME 573, PAGE 786 (TO BE LOCATED BY UTILITY COMPANY)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO HIGH POINT WATER SUPPLY CORP. RECORDED IN VOLUME 1392, PAGE 881, VOLUME 1492, PAGE 150, VOLUME 3527, PAGE 208 (TO BE LOCATED BY UTILITY COMPANY)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO FARMERS ELECT. COOP. RECORDED IN VOLUME 1401, PAGE 396 AND VOLUME 2434, PAGE 93 (TO BE LOCATED BY UTILITY COMPANY)

REVISIONS		LEGEND	
DATE	BY		
		○ 1/2" IRON ROD FOUND	● POWER POLE
		⊗ 1/2" IRON ROD SET	■ BRICK COLUMN
		○ 1" IRON PIPE FOUND	AC AIR CONDITIONING
		□ FENCE POST CORNER	— OES — OES
		△ "X" FOUND IN CONCRETE	— OHP — OHP
		▲ UNDERGROUND ELECTRIC	— OHP — OHP
		△ OVERHEAD ELECTRIC	— OHP — OHP
		▲ GRVEL/ROCK ROAD OR DRIVE	— OHP — OHP
		▲ ASPHALT PAVING	— OHP — OHP

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=60'	8-16-11	1101239-1	11R18427	BDG/PO

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. STEPHENSON SURVEY, ABSTRACT NO. 451, KAUFMAN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO FRED G. AND DONNA L EDMONDS, RECORDED IN VOLUME 1680, PAGE 8, REAL PROPERTY RECORDS, KAUFMAN 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 FOR CORNER IN THE SOUTHWEST LINE OF STATE HIGHWAY 205. A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT BEING THE EAST CORNER OF SAID EDMONDS TRACT AND THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO PAULA G. WALKER, RECORDED IN VOLUME 1550, PAGE 249, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID WALKER TRACT A DISTANCE OF 828.37 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE SOUTH CORNER OF HEREIN DESCRIBED TRACT AND THE WEST CORNER OF SAID WALKER TRACT, SAID POINT BEING IN THE MOST SOUTHERLY NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO MARIA G. ALVAREZ, RECORDED IN VOLUME 3105, PAGE 319, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE MOST NORTHERLY SOUTHEAST LINE OF SAID ALVAREZ TRACT A DISTANCE OF 832.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHWEST LINE OF SAID STATE HIGHWAY 205, THE NORTH CORNER OF HEREIN DESCRIBED EDMONDS TRACT, SAID POINT BEING IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 43 MINUTES 10 SECONDS A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 19 MINUTES 36 SECONDS EAST - 71.31 FEET;

THENCE ALONG SAID RIGHT-OF-WAY AND CURVE AN ARC LENGTH OF 71.31 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A FOR CORNER;

THENCE SOUTH 44 DEGREES 02 MINUTES 00 SECONDS WEST WITH SAID RIGHT-OF-WAY A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A FOR CORNER;

THENCE SOUTH 45 DEGREES 58 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 231.01 FEET TO THE PLACE OF BEGINNING AND 250,463.571 CONTAINING SQUARE FEET OR 5.75 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (REUNION TITLE, FREDRICK G. EDMONDS AND DONNA L. EDMONDS), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 11R18427 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 16TH DAY OF AUGUST, 2011

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: [Signature] 8-26-11 [Signature] 8/26/11

SURVEY PLAT				
16113 STATE HIGHWAY 205				
J. STEPHENSON SURVEY, ABSTRACT NO. 451				
KAUFMAN COUNTY, TEXAS				