

STATE OF TEXAS:
COUNTY OF KAUFMAN

PROPERTY DESCRIPTION

BEING ALTH THAT CERTAIN LOT TRACT OR PORTION OF LAND SITUATED IN THE R.G. CAMERONSHIP SURVEY, NADW AND
73. KALAMIA COUNTY, TEXAS AND BEING A PART OF THOSE TRACTS IN THE R.G. CAMERONSHIP SURVEY, NADW AND
RECORDS, KALAMIA COUNTY, TEXAS AND BEING DESCRIBED BY LISTS AND POINTS AS FOLLOWS:

THENCE SOUTH 1/4 DEGREES 33 MINUTES 56 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY SOUTHEAST CORNER OF SAID BAKEMAN CHURCH TRACT (DOC. NO. 2020-0035676) AND THE APPARENT NORTHWEST LINE OF SAID FARMWELL CHURCH TRACT (DOC. NO. 2020-0035676) TO A 1 1/2 INCH IRON ROD SET WITH YELLOW CAP, STAMPED BGGA REG 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED INNER ELL CORNER OF SAID BAKEMAN CHURCH TRACT (DOC. NO. 2020-0035676) AND THE APPARENT SOUTH CORNER OF SAID FARMWELL CHURCH TRACT (DOC. NO. 2020-0035676) AND THE APPARENT SOUTH CORNER OF SAID FARMWELL CHURCH TRACT (DOC. NO. 2020-0035676).

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THENCE SOUTH 44 DEGREES 52 MINUTES EAST ALONG THE RECOGNIZED MOST WESTLY NORTHEAST LINE OF SAID BROADGARNER TRACT (DOC. NO. 2020-0035676) AND THE APPARENT SOUTHWEST LINE OF SAID SHEPARD TRACT A DISTANCE OF 134.025 FEET TO A 3/8" N/OB IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED INNER ELDER CORNER OF SAID BROADGARNER TRACT (DOC. NO. 2020-0035676) AND THE APPARENT SOUTH CORNER OF SAID SHEPARD TRACT;

THENCE NORTH 46 DEGREES 46 MINUTES 24 SECONDS EAST, ALONG THE RECOGNIZED MOST EASTERLY NORTHWEST LINE OF SAO BAUMGARTNER TRACT (DOC. NO. 2020-003567) AND THE APPARENT SOUTHEAST LINE OF SAO SHEPARD TRACT, A DISTANCE OF 72.73 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST SOUTHERLY NORTH CORNER OF SAO BAUMGARTNER TRACT (DOC. NO. 2020-003567) AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SAMBA R. CHASTEN, RECORDED IN DOCUMENT NO. 2017-000045, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 MINUTES 55 SECONDS EAST, ALONG THE RECOGNIZED COMMON NORTHEAST LINES OF SAID BAUGMARCH TRACTS AND THE APPARENT SOUTHWEST LINE OF SAID CHASTEN TRACT, A DISTANCE OF 103.97 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED EL, NEAGLE FOR CORNER, SAID POINT BEING RECOGNIZED EAST CORNER OF SAID BAUGMARCH TRACT (DOC. NO. 2020-0006301) AND AN APPARENT INNER EL CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LOS POTOSI TACOS, LLC, RECORDED IN DOCUMENT NO. 2021-0041792, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

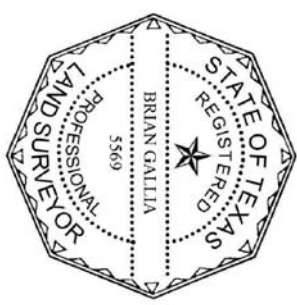
THESE SOUTH 45 DEGREES 15 MINUTE 42 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY, SOUTHEAST OF SAND BAYLANDER TRACTS (DOE NO. 2000-006820) AND THE ADJACENT MOST SOUTHERLY NORTHWEST LINE OF SAND BAYLANDER TRACTS (DOE NO. 2000-006821). BEARING 5.78 NORTH FROM THE RECOGNIZED NORTH LINE CORNER OF THE TRACT AT 1650.34 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2847.87 TO A 1/2 INCH ROD SET WITH YELLOW TAPE STAMPED BEAR 55.589 FOR CORNER, SOUTH POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACTS. A DISTANCE MARK OF 2381.94 FEET TO A 1/2 INCH ROD SET WITH YELLOW TAPE STAMPED BEAR 55.589 FOR CORNER IN THE RECOGNIZED NORTHWEST LINE CORNER OF THE TRACT, FROM WHICH A CONCRETE MONUMENT FOUND FOR WINNIE BEARS SOUTH 34 DEGREES 42 MINUTES 45 SECONDS WEST - 171.48 FEET.

THENCE NORTH 34 DEGREES 42 MINUTES 46 SECONDS EAST, ALONG THE RECOGNIZED SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 2728 AND THE RECOGNIZED NORTHWEST LINE OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676) A DISTANCE OF 2886.17 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 6,647,191.84 SQ. FT. OR 152.600 ACRES OF LAND

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR (BARRY CALALA, HEREBY CERTIFYING THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT), HAS BEEN IN CONTACT WITH THE TRANSACTION DESCRIBED IN C.F. NO. 275898X, AND THAT THE SURVEY AND DESCRIPTION SET FORTH HEREIN WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE PROPERTY DESCRIBED IN THE INSTRUMENT, AND THAT THE SURVEY WAS CONDUCTED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN C.F. NO. 275898X, AND THAT THE SURVEY PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS CONDUCTED. THE UNDERSIGNED HAS BEEN ADVISED BY THE PARTY OR PARTIES TO THE TRANSACTION THAT THE SURVEY IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED, LOCATION AND BOUNDARIES OF THE PROPERTY DESCRIBED IN THE INSTRUMENT, AND THAT THE SURVEY IS AN ACCURATE ENCUMBRANCE OF PROVISIONS ON THE GROUND EXCEPT AS INDICATED. THE SURVEYED PERSON OR PERSONS HAS OR HAVE BEEN ADVISED OF THE ABOVE FACTS AND PARTIES TO THE TRANSACTION HAVE BEEN ADVISED OF THE FACTS AND OF THE UNDERSIGNED'S OBLIGATION TO THE USER OF THE SURVEYED PERSON'S OWN RISK AND THE UNDERSIGNED IS RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

EXECUTED THIS 26TH DAY OF JUNE, 2023



BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

ACCEPTED BY: _____ DATE: _____

	BRICK	18" / 18" ROW / ROW / SET
	1/4" / 1/4" ROW / ROW / SET	
	COVERED AREA	
	CONCRETE (UNLESS OTHERWISE NOTED)	
	WOOD DECK	1" / 1" ROW / ROW / SET
	MONUMENT FOUND	
	STONE	
	GRAVEL / ROCK ROAD OR DRIVE	
	ASPHALT PAVING	
	GUY WIRE	
	17" / 17" LIGHT FLOW	
	CHAIN LINK FENCE	
	WOOD FENCE	
	POST-POINT FOR CONCRETE	
	EXIST'G. CASHERN	
	AC - AIR CONDITIONING	
	FE - FLOOR EQUIPMENT	
	WATER LINE	
	SEWER LINE	
	ELECTRIC METER	
	TRANS - OVERHEAD POWER LINE	

SURVEY PLAT

F.M. HIGHWAY 2728

R.G. CARTWRIGHT SURVEY, ABSTRACT NO. 76

KAUFMAN COUNTY, TEXAS

JOB NO.	2301196-1	CAD. TECH.	D
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~BRIAN GALLIA & ASSOCIATES~
Bc&a Land Surveying, Inc.
 9011 STATE HIGHWAY 34 S. SUITE - C
 QUINLAN, TEXAS, 75144
 PHONE: (903) 447-0658
 FAX: (903) 447-0931
www.bgasurveying.com

SURVEY PLAT
F.M. HIGHWAY 2728
R.G. CARTWRIGHT SURVEY, ABSTRACT 100
KAUFMAN COUNTY, TEXAS

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