



**PROPERTY DESCRIPTION**

STATE OF TEXAS:  
COUNTY OF KAUFMAN:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M. L. SWING AND G. W. LAW SURVEY, ABSTRACT NO. 512, THOMAS B. FINLEY SURVEY, ABSTRACT NO. 165, KAUFMAN COUNTY, TEXAS, BEING THOSE KNOWN TRACTS OF LAND DESCRIBED IN A DEED TO JEFF SMITH, RECORDED IN DOCUMENT NO. 2007-0018010, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, IN A DEED TO JEFF SMITH, RECORDED IN DOCUMENT NO. 2013-0021364, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND IN A DEED TO JEFF SMITH, RECORDED IN DOCUMENT NO. 2014-0010348, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF F. M. HIGHWAY 148, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID SMITH TRACT (DOCUMENT NO. 2007-0018010) AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO F. L. SEBASTIAN, JR., RECORDED IN VOLUME 2573, PAGE 326, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 04 MINUTES 47 SECONDS EAST, WITH THE RECOGNIZED NORTHEAST LINE OF SAID SMITH TRACT (DOCUMENT NO. 2007-0018010), A DISTANCE OF 682.44 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED ANGLE POINT IN SAID NORTHEAST LINE, THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CHARLES E. WEBB, JR. FAMILY PARTNERSHIP, LTD., RECORDED IN VOLUME 1359, PAGE 857, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO STEVEN LYNN HEARD, RECORDED IN DOCUMENT NO. 2014-0000533, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 43 DEGREES 44 MINUTES 42 SECONDS EAST, WITH THE RECOGNIZED NORTHEAST LINE OF SAID SMITH TRACT (DOCUMENT NO. 2007-0018010), A DISTANCE OF 240.27 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RAFTER J. COMBOY CHURCH, INC., RECORDED IN VOLUME 2512, PAGE 108, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID SMITH TRACT (DOCUMENT NO. 2007-0018010) AND THE APPARENT SOUTH CORNER OF SAID HEARD TRACT;

THENCE SOUTH 44 DEGREES 30 MINUTES 57 SECONDS WEST, WITH THE RECOGNIZED MOST EASTERLY SOUTHWEST LINE OF SAID SMITH TRACT (DOCUMENT NO. 2007-0018010), A DISTANCE OF 559.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED MOST EASTERLY NORTHEAST LINE OF SAID SMITH TRACT (DOCUMENT NO. 2013-0021364), SAID POINT BEING THE RECOGNIZED MOST EASTERLY SOUTH CORNER OF SAID SMITH TRACT (DOCUMENT NO. 2007-0018010);

THENCE SOUTH 45 DEGREES 00 MINUTES 43 SECONDS EAST, WITH THE RECOGNIZED MOST EASTERLY NORTHEAST LINE OF SAID SMITH TRACT (DOCUMENT NO. 2013-0021364), A DISTANCE OF 185.71 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHWEST LINE OF SAID CHURCH TRACT, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID SMITH TRACT (DOCUMENT NO. 2013-0021364) AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JACKIE CHRISTINE SPITZER, RECORDED IN DOCUMENT NO. 2007-00020161, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH THE EAST CORNER OF CALLED 110.358 ACRES, RECORDED IN VOLUME 696, PAGE 166, DEED RECORDS, KAUFMAN COUNTY, TEXAS BEARS SOUTH 45 DEGREES 00 MINUTES 43 SECONDS EAST - 1769.40 FEET FOR WITNESS;

THENCE SOUTH 30 DEGREES 03 MINUTES 05 SECONDS WEST, WITH THE RECOGNIZED SOUTHWEST LINE OF SAID SMITH TRACT (DOCUMENT NO. 2013-0021364), A DISTANCE OF 942.40 FEET TO A 6 INCH STEEL FENCE CORNER IN THE APPARENT NORTHWEST LINE OF SAID SPITZER TRACT AND IN THE APPARENT NORTHEAST LINE OF A 50 FOOT ACCESS EASEMENT (DAVIS LANE), RECORDED IN VOLUME 960, PAGE 535, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID SMITH TRACT (DOCUMENT NO. 2013-0021364) AND AN EAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JACK L. DAVIS (RESIDUE), RECORDED IN VOLUME 1595, PAGE 232, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 38 DEGREES 07 MINUTES 45 SECONDS WEST, WITH THE RECOGNIZED SOUTHWEST LINE OF SAID SMITH TRACT (DOCUMENT NO. 2013-0021364) AND WITHIN SAID ACCESS EASEMENT (DAVIS LANE), A DISTANCE OF 1361.87 FEET TO A 6 INCH STEEL FENCE CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HIGHWAY 148, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID SMITH TRACT (DOCUMENT NO. 2013-0021364) AND THE APPARENT NORTH CORNER OF THE SAID DAVIS TRACT (RESIDUE), FROM WHICH A 1 INCH IRON PIPE FOUND BEARS SOUTH 44 DEGREES 43 MINUTES 11 SECONDS WEST - 574.25 FEET FOR WITNESS;

THENCE NORTH 44 DEGREES 43 MINUTES 11 SECONDS EAST, WITH THE RECOGNIZED NORTHWEST LINE OF SAID SMITH TRACT (DOCUMENT NO. 2013-0021364) AND WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HIGHWAY 148, A DISTANCE OF 35.50 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B&A RPLS FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST WESTERLY NORTH CORNER OF SAID SMITH TRACT (DOCUMENT NO. 2013-0021364) AND THE APPARENT WEST CORNER OF SAID SMITH TRACT (DOCUMENT NO. 2014-0010348);

THENCE NORTH 44 DEGREES 54 MINUTES 37 SECONDS EAST, WITH THE RECOGNIZED NORTHWEST LINE OF SAID SMITH TRACT (DOCUMENT NO. 2014-0010348) AND WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HIGHWAY 148, A DISTANCE OF 574.48 FEET TO A 1 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST WESTERLY NORTH CORNER OF SAID SMITH TRACT (DOCUMENT NO. 2014-0010348) AND THE APPARENT WEST CORNER OF SAID SMITH TRACT (DOCUMENT NO. 2007-0018010);

THENCE NORTH 44 DEGREES 44 MINUTES 59 SECONDS EAST, WITH THE RECOGNIZED NORTHWEST LINE OF SAID SMITH TRACT (2007-0018010) AND WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HIGHWAY 148, A DISTANCE OF 711.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,541,117.70 SQUARE FEET OR 35.3791 ACRES OF LAND.

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO RANGER TITLE AND (R142893K), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 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, THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; THE PLAT HEREON IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; 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 WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES; 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 24TH DAY OF MARCH 2015

BRIAN GALLIA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEY PLAT**

F. M. HIGHWAY 148  
THOMAS B. FINLEY SURVEY, ABSTRACT NO. 165 AND  
M. L. SWING AND G. W. LAW SURVEY, ABSTRACT NO. 512  
KAUFMAN COUNTY, TEXAS

~BRIAN GALLIA & ASSOCIATES~  
PROFESSIONAL LAND SURVEYING SERVICES  
8877 COUNTY ROAD 9809  
QUINLAN, TEXAS, 75474  
PHONE: (903) 447-0658  
FAX: (903) 447-0931  
www.bqasurveying.com

BRICK	NAIL FOUND/SET	CHAIN LINK FENCE	POWER POLE
COVERED AREA	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	WOOD FENCE	AC - AIR CONDITIONING
CONCRETE	1/2" IRON ROD SET	BARBED WIRE	BL - BUILDING LINE
WOOD DECK	1" IRON PIPE FOUND	METAL FENCE	PFC - POINT FOR CORNER
STONE	MONUMENT FOUND	PIPE FENCE	PE - POOL EQUIPMENT
GRAVEL/ROCK ROAD OR DRIVE	T x FOUND/SET	ROW - RIGHT-OF-WAY EASMT - EASEMENT	OVERHEAD ELECTRIC
ASPHALT PAVING	GUY WIRE	D & UE - DRAINAGE & UTILITY EASEMENT	OVERHEAD POWER LINE

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. BRIAN GALLIA AND ASSOCIATES 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. ALWAYS CALL BEFORE YOU DIG, DIAL 811 (TEXAS EXCAVATION SAFETY SYSTEM)

BOBBY HAMBY  
VOLUME 1301, PAGE 499

RESIDUE  
JACK L. DAVIS  
VOLUME 1595, PAGE 232

JACKIE CHRISTINE SPITZER  
DOCUMENT NO. 2007-00020161

ROBERT AND JACKIE SPITZER  
DOCUMENT NO. 2013-0011004

ROBERT AND JACKIE SPITZER  
DOC. NO. 2013-0011004

KAUFMAN COUNTY PROPERTIES LLC  
DOC. NO. 2008-00004327

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT AND RIGHT-OF-WAY AGREEMENT BETWEEN MICHAEL EUGENE FRENCH AND TRINITY VALLEY ELECTRIC COOP. RECORDED IN VOLUME 5887, PAGE 173 (BLANKET)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO ROSE HILL WATER SUPPLY CORP. RECORDED IN VOLUME 3781, PAGE 19 RECORDED IN VOLUME 495, PAGE 506 (TO BE LOCATED BY UTILITY COMPANY)

NOTE: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT APPEAR TO AFFECT THE ABOVE DESCRIBED PROPERTY.  
VOLUME 205, PAGE 362  
VOLUME 210, PAGE 108  
VOLUME 494, PAGE 531

1,541,117.70 SQ. FT.  
35.3791 ACRES

APPROX. LOCATION ZONE X  
NON FLOOD HAZARD AREA

APPROX. LOCATION ZONE A  
100 YR. FLOOD HAZARD AREA

APPROX. LOCATION ZONE A  
100 YR. FLOOD HAZARD AREA

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48257CO2000 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 AND FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS ARE BASED ON THE SOUTHWEST LINE OF DEED RECORDED IN DOCUMENT NO. 2013-0021364.

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES PER RECORDED PLAT UNLESS OTHERWISE NOTED.