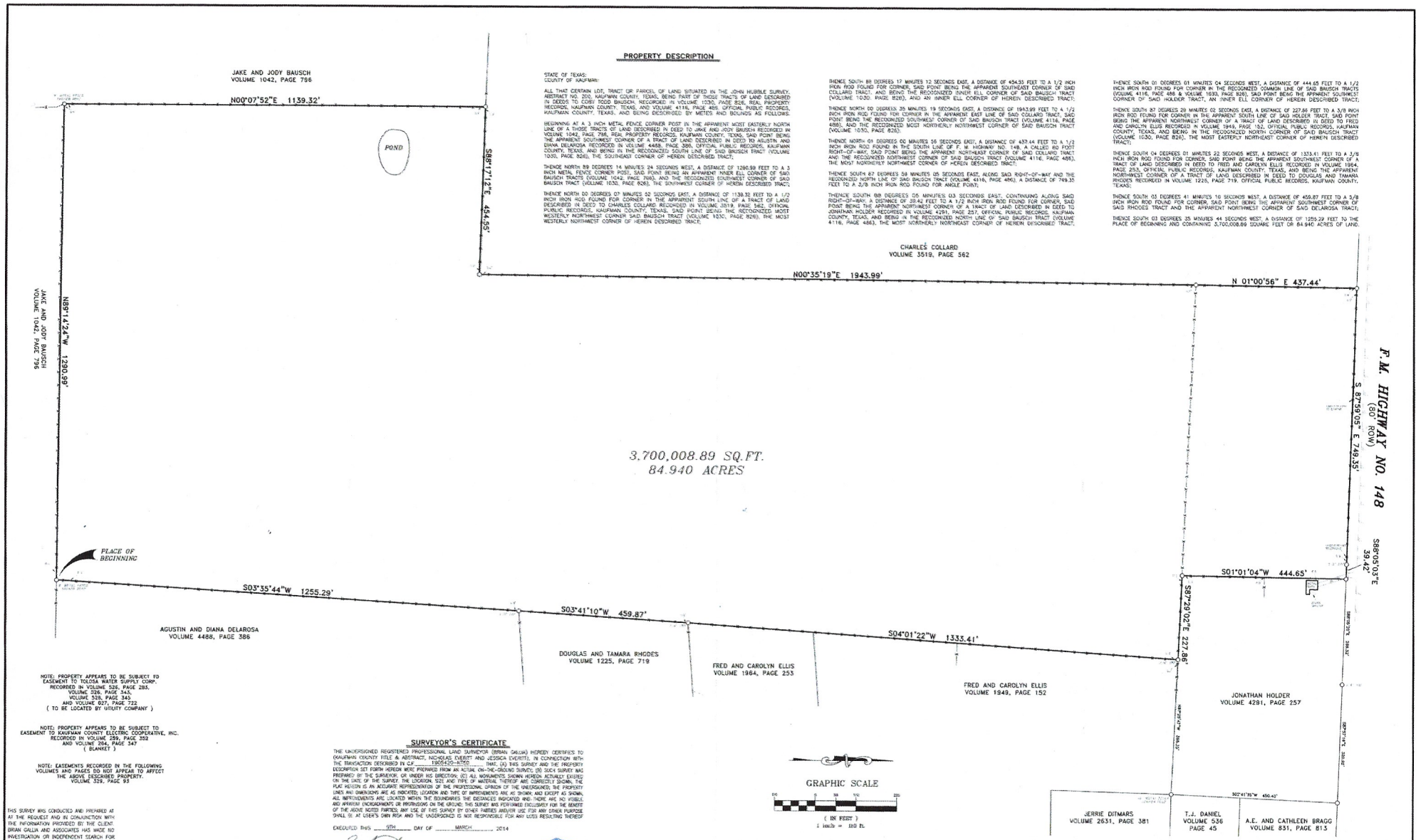

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN HUBBLE SURVEY, ABSTRACT NO. 200, KAUFMAN COUNTY, TEXAS, BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO CORY TODD BAUSCH, RECORDED IN VOLUME 1030, PAGE 826, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, AND VOLUME 4116, PAGE 486, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3 INCH METAL FENCE CORNER POST IN THE APPARENT MOST EASTERLY NORTH LINE OF A THOSE TRACTS OF LAND DESCRIBED IN DEED TO JAKE AND JODY BAUSCH RECORDED IN VOLUME 1042, PAGE 798, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO AGUSTIN AND DIANA DELAROSA RECORDED IN VOLUME 4488, PAGE 386, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING IN THE RECOGNIZED SOUTH LINE OF SAID BAUSCH TRACT (VOLUME 1030, PAGE 826), THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 14 MINUTES 24 SECONDS WEST, A DISTANCE OF 1290.99 FEET TO A 3 INCH METAL FENCE CORNER POST, SAID POINT BEING AN APPARENT INNER ELL CORNER OF SAID BAUSCH TRACTS (VOLUME 1042, PAGE 798), AND THE RECOGNIZED SOUTHWEST CORNER OF SAID BAUSCH TRACT (VOLUME 1030, PAGE 826), THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 07 MINUTES 52 SECONDS EAST, A DISTANCE OF 1139.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CHARLES COLLARD RECORDED IN VOLUME 3519, PAGE 562, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED MOST WESTERLY NORTHWEST CORNER SAID BAUSCH TRACT (VOLUME 1030, PAGE 826), THE MOST WESTERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 17 MINUTES 12 SECONDS EAST, A DISTANCE OF 454.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT SOUTHEAST CORNER OF SAID COLLARD TRACT, AND BEING THE RECOGNIZED INNER ELL CORNER OF SAID BAUSCH TRACT (VOLUME 1030, PAGE 826), AND AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 35 MINUTES 19 SECONDS EAST, A DISTANCE OF 1943.99 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT EAST LINE OF SAID COLLARD TRACT, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID BAUSCH TRACT (VOLUME 4116, PAGE 488), AND THE RECOGNIZED MOST NORTHERLY NORTHWEST CORNER OF SAID BAUSCH TRACT (VOLUME 1030, PAGE 826);

THENCE NORTH 01 DEGREES 00 MINUTES 56 SECONDS EAST, A DISTANCE OF 437.44 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF F. M. HIGHWAY NO. 148, A CALLED 80 FOOT RIGHT-OF-WAY, SAID POINT BEING THE APPARENT NORTHEAST CORNER OF SAID COLLARD TRACT AND THE RECOGNIZED NORTHWEST CORNER OF SAID BAUSCH TRACT (VOLUME 4116, PAGE 488), THE MOST NORTHERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 59 MINUTES 05 SECONDS EAST, ALONG SAID RIGHT-OF-WAY AND THE RECOGNIZED NORTH LINE OF SAID BAUSCH TRACT (VOLUME 4116, PAGE 486), A DISTANCE OF 749.35 FEET TO A 3/8 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE SOUTH 88 DEGREES 05 MINUTES 03 SECONDS EAST, CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 39.42 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JONATHAN HOLDER RECORDED IN VOLUME 4291, PAGE 257, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING IN THE RECOGNIZED NORTH LINE OF SAID BAUSCH TRACT (VOLUME 4116, PAGE 486), THE MOST NORTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 01 MINUTES 04 SECONDS WEST, A DISTANCE OF 444.65 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED COMMON LINE OF SAID BAUSCH TRACTS (VOLUME 4116, PAGE 486 & VOLUME 1030, PAGE 826), SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF SAID HOLDER TRACT, AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 227.86 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTH LINE OF SAID HOLDER TRACT, SAID POINT BEING THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FRED AND CAROLYN ELLIS RECORDED IN VOLUME 1949, PAGE 152, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING IN THE RECOGNIZED NORTH CORNER OF SAID BAUSCH TRACT (VOLUME 1030, PAGE 826), THE MOST EASTERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 04 DEGREES 01 MINUTES 22 SECONDS WEST, A DISTANCE OF 1333.41 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FRED AND CAROLYN ELLIS RECORDED IN VOLUME 1964, PAGE 253, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DOUGLAS AND TAMARA RHODES RECORDED IN VOLUME 1225, PAGE 719, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 459.87 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF SAID RHODES TRACT AND THE APPARENT NORTHWEST CORNER OF SAID DELAROSA TRACT;

THENCE SOUTH 03 DEGREES 35 MINUTES 44 SECONDS WEST, A DISTANCE OF 1255.29 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3,700,008.89 SQUARE FEET OR 84.940 ACRES OF LAND.

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO TOLOSA WATER SUPPLY CORP. RECORDED IN VOLUME 526, PAGE 285, VOLUME 526, PAGE 343, VOLUME 526, PAGE 345 AND VOLUME 827, PAGE 722 (TO BE LOCATED BY UTILITY COMPANY)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO KAUFMAN COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 289, PAGE 352 AND VOLUME 284, PAGE 547 (BLANKET)

NOTE: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT APPEAR TO AFFECT THE ABOVE DESCRIBED PROPERTY. VOLUME 329, PAGE 93

THIS SURVEY WAS CONDUCTED AND PREPARED AT THE REQUEST AND 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)

ACCORDING TO THE F.I.R.M. (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48257C0450D THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. 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.

BEARINGS ARE BASED ON THE NORTH LINE OF DEED RECORDED IN VOLUME 4116, PAGE 486.

THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (KAUFMAN COUNTY TITLE & ABSTRACT, NICHOLAS EVERETT AND JESSICA EVERETT); 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 PREPARED 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 IMPROVEMENTS 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 PROVISIONS 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 5TH DAY OF MARCH 2014

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

STATE OF TEXAS
BRIAN GALLIA
5569
REGISTERED
LAND SURVEYOR

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

BRICK	NAIL FOUND/SET	IRF/IRS- IRON ROD FOUND/SET	
COVERED AREA	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	CHAIN LINK FENCE	POWER POLE
CONCRETE	1/2" IRON ROD SET	WOOD FENCE	AC- AIR CONDITIONING
WOOD DECK	1" IRON PIPE FOUND	BARBED WIRE	EL- BUILDING LINE
STONE	MONUMENT FOUND	METAL FENCE	PFC-POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE	"X" FOUND/SET	PIPE FENCE	PE- POOL EQUIPMENT
ASPHALT PAVING	UNDERGROUND ELECTRIC	ROW- RIGHT-OF-WAY	
	OVERHEAD ELECTRIC	EASM'T- EASEMENT	
	GUY WIRE	D & UE - DRAINAGE & UTILITY EASEMENT	
	OHP OHP OVERHEAD POWER LINE		

~BRIAN GALLIA & ASSOCIATES~
PROFESSIONAL LAND SURVEYING SERVICES
8877 COUNTY ROAD 3609
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0939
www.bgasurveying.com

JOB NO. 1401104-1B | CAD. TECH. BDC

SURVEY PLAT

F.M. HIGHWAY NO. 148

JOHN HUBBLE SURVEY, ABSTRACT NO. 200

KAUFMAN COUNTY, TEXAS