

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M.C. CHIRINO SURVEY, ABSTRACT NO. 128, VAN ZANDT COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO REGINALD N. AND MIRNA HAYES, RECORDED IN DOCUMENT NO. 2021-012221, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES C. ADAMS, RECORDED IN DOCUMENT NO. 2012-008485, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS AND IN THE SOUTHWEST LINE OF COUNTY ROAD 4823, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID HAYES TRACT;

THENCE SOUTH 00 DEGREES 36 MINUTES 57 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID HAYES TRACT AND THE APPARENT WEST LINE OF SAID ADAMS TRACT, A DISTANCE OF 3370.34 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BRADLEY R. AND JULIE OSBORNE, RECORDED IN DOCUMENT NO. 2011-005579, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID HAYES TRACT AND THE APPARENT SOUTHWEST CORNER OF SAID ADAMS TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTHEAST CORNER OF SAID ADAMS TRACT, BEARS SOUTH 89 DEGREES 43 MINUTES 35 SECONDS EAST - 510.30 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 57 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID HAYES TRACT AND THE APPARENT NORTH LINE OF SAID OSBORNE TRACT, A DISTANCE OF 436.65 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID HAYES TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BENNIE C. JONES, RECORDED IN VOLUME 1223, PAGE 666, DEED RECORDS, VAN ZANDT COUNTY, TEXAS, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTHWEST CORNER OF SAID JONES TRACT, BEARS NORTH 89 DEGREES 13 MINUTES 13 SECONDS WEST - 348.20 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 26 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID HAYES TRACT AND THE APPARENT EAST LINE OF SAID JONES TRACT, A DISTANCE OF 3123.07 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST SOUTHERLY NORTHWEST CORNER OF SAID HAYES TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CHARLES SANDER ET AL, RECORDED IN VOLUME 1389, PAGE 225, REAL RECORDS, VAN ZANDT COUNTY, TEXAS, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT NORTHWEST CORNER OF SAID SANDERS TRACT, BEARS NORTH 00 DEGREES 44 MINUTES 26 SECONDS EAST - 457.00 FEET;

THENCE NORTH 89 DEGREES 01 MINUTES 07 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID HAYES TRACT AND THE APPARENT SOUTH LINE OF SAID SANDERS TACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 39.26 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 349.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID HAYES TRACT AND THE APPARENT SOUTHEAST CORNER OF SAID SANDERS TRACT;

THENCE NORTH 01 DEGREES 01 MINUTES 17 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY WEST LINE OF SAID HAYES TRACT AND THE APPARENT EAST LINE OF SAID SANDERS TRACT, A DISTANCE OF 330.94 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHWEST LINE OF SAID COUNTY ROAD 4823, SAID POINT BEING THE RECOGNIZED MOST EASTERLY NORTHWEST CORNER OF SAID HAYES TRACT AND THE APPARENT NORTHEAST CORNER OF SAID SANDERS TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE, AN APPARENT INNER ELL CORNER OF SAID SANDERS TRACT, BEARS SOUTH 50 DEGREES 34 MINUTES 54 SECONDS WEST - 114.54 FEET;

THENCE SOUTH 45 DEGREES 32 MINUTES 01 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID HAYES TRACT AND THE APPARENT SOUTHWEST LINE OF SAID COUNTY ROAD 4823, A DISTANCE OF 124.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,378,142.01 SQ. FT. OR 31.638 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (VAN ZANDT COUNTY ABSTRACT, JARED PLYLER AND JENNIFER PLYLER), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. VZ22-09066 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 31ST DAY OF OCTOBER, 2022

Brian Gallia
BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



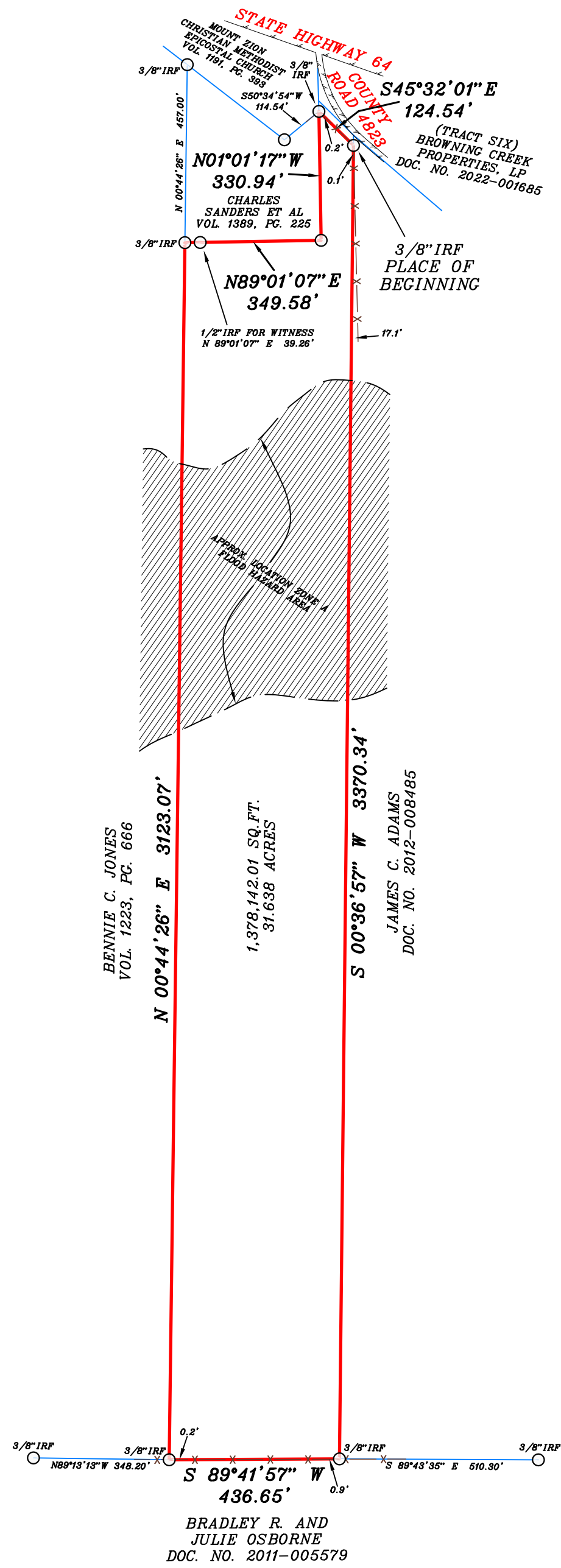
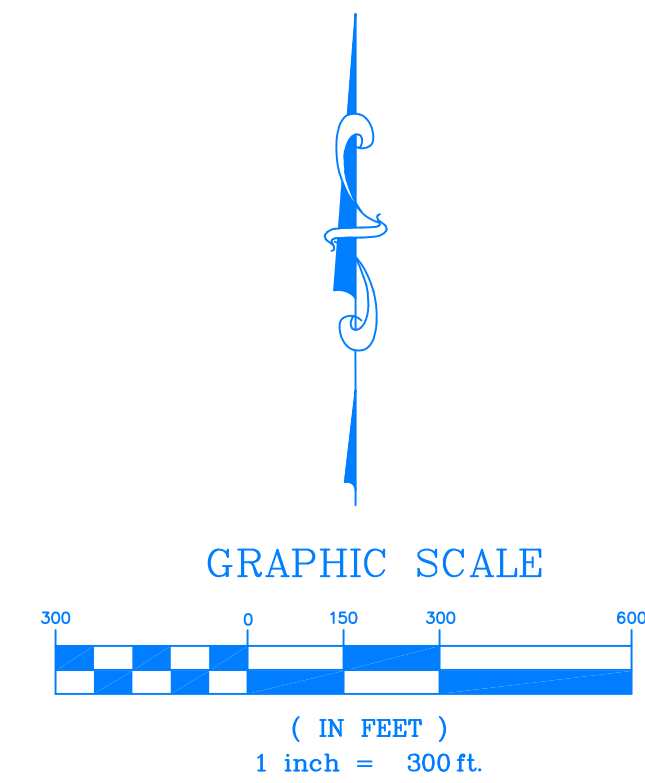
ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

SURVEY PLAT

COUNTY ROAD 4823

M.C. CHIRINO SURVEY, ABSTRACT NO. 128

VAN ZANDT COUNTY, TEXAS



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.

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. 48467C0625C AND 48467C0475C, 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

LEGEND	
	BRICK
	COVERED AREA
	CONCRETE
	WOOD DECK
	STONE
	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING
	IRF/IRS-IRON ROD FOUND/SET
	NAIL FOUND/SET
	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2" IRON ROD SET
	1" IRON PIPE FOUND
	MONUMENT FOUND
	"X" FOUND/SET
	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING
	D&UE- DRAINAGE & UTILITY EASEMENT
	BL- BUILDING LINE/SET BACK LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED/WIRE
	METAL FENCE
	PIPE FENCE
	W-W WATER LINE
	G-G GAS LINE
	ELECTRIC METER
	LP-LIGHT POLE
	GUY WIRE
	-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
	OHP-OHP-OVERHEAD POWER LINE

~BRIAN GALLIA & ASSOCIATES~
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JOB NO. 2201480-1 CAD. TECH. DB