

**PROPERTY DESCRIPTION**

STATE OF TEXAS,  
COUNTY OF KAUFMAN

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A HYER SURVEY, BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A HYER SURVEY, DESCRIBED IN DEED TO GUYTON MCKELLAR, RECORDED IN VOLUME 251, PAGE 66, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND CORNER IN THE RECOGNIZED SOUTHWEST LINE OF F. M. HIGHWAY 1641, A 90 FOOT RIGHT-OF-WAY, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FIRST KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 20 MINUTES 29 SECONDS EAST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID F. M. HIGHWAY 1641, A DISTANCE OF 1121.8 FEET TO A 1/2 INCH IRON ROD FOUND CORNER WITH CAP FOR ANGLE POINT;

THENCE SOUTH 54.1 DEGREES 11.218 FEET TO A 1/2 INCH IRON ROD FOUND CORNER WITH CAP FOR ANGLE POINT;

THENCE SOUTH 43 DEGREES 57 MINUTES 49 SECONDS EAST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID F. M. HIGHWAY 1641, A DISTANCE OF 1642.14 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BCGA RPLS 5569 FOR CORNER, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT;

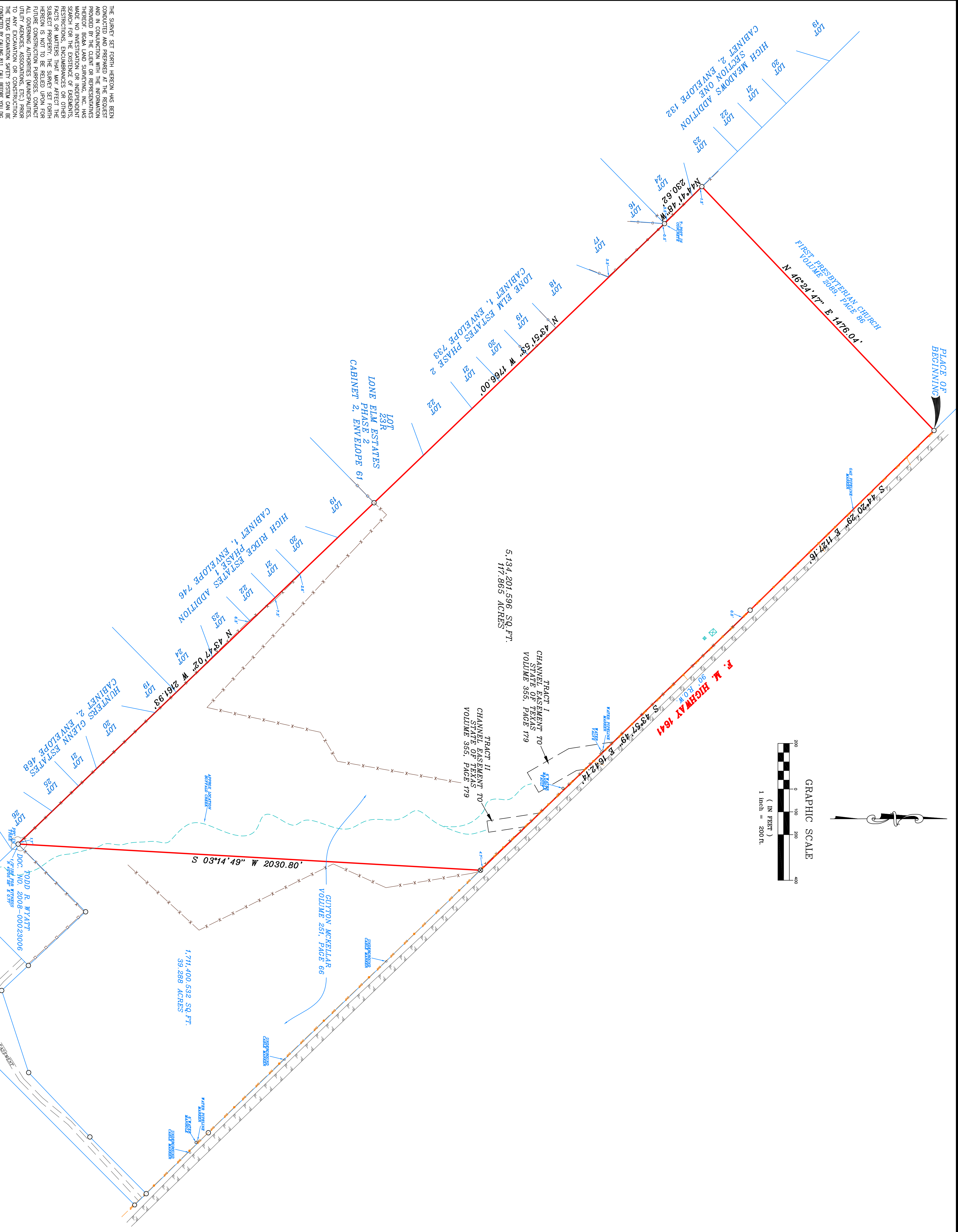
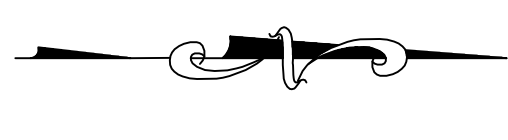
THENCE SOUTH 03 DEGREES 14 MINUTES 49 SECONDS WEST, OVER AND UPON SAID MCKELLAR TRACT, A DISTANCE OF 2030.80 FEET TO A POINT FOR CORNER IN TREE IN THE RECOGNIZED HUNTERS GLENN ESTATES AS RECORDED IN CABINET 2, ENVELOPE 468, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THOMAS R. WYATT, RECORDED IN VOLUME 2089, PAGE 86, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 45 DEGREES 05 MINUTES 28 SECONDS EAST-0.77 FEET;

THENCE NORTH 43 DEGREES 47 MINUTES 02 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID MCKELLAR TRACT, THE APPARENT NORTHEAST LINE OF SAID HUNTERS GLENN ESTATES AND THE APPARENT NORTHWEST LINE OF HIGH RIDGE ESTATES ADDITION, RECORDED IN CABINET 2, ENVELOPE 746, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, TO AN IRON ROD FOUND CORNER, SAID POINT BEING THE APPARENT NORTH CORNER OF SAID LONE ELM ESTATES, PHASE 2 AND THE APPARENT EAST CORNER OF LOT 23R A REPLAT OF LONE ELM ESTATES, PHASE 2, AS RECORDED IN CABINET 2, ENVELOPE 61, PLAT RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 43 DEGREES 51 MINUTES 53 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID MCKELLAR TRACT, THE APPARENT NORTHEAST LINE OF LONE ELM ESTATES, PHASE 2, AS RECORDED IN CABINET 2, ENVELOPE 61, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, TO AN IRON ROD FOUND CORNER, SAID POINT BEING THE APPARENT NORTH CORNER OF SAID LONE ELM ESTATES, PHASE 2 AND THE APPARENT WEST CORNER OF SAID LONE ELM ESTATES, PHASE 2, AS RECORDED IN CABINET 2, ENVELOPE 132, PLAT RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 47 MINUTES 49 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID MCKELLAR TRACT AND THE APPARENT NORTHWEST LINE OF SAID HUNTERS GLENN ESTATES ADDITION, SECTION ONE, A DISTANCE OF 230.62 FEET TO A 1/2 INCH IRON ROD FOUND CORNER, SAID POINT BEING THE WEST CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT SOUTH CORNER OF SAID FIRST PRESBITERIAN CHURCH TRACT;

THENCE NORTH 46 DEGREES 24 MINUTES 47 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID FIRST PRESBITERIAN CHURCH TRACT, A DISTANCE OF 1176.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 51,134,201.596 SQ. FT., OR 117,865 ACRES OF LAND.



THE SURVEY SET FORTH HEREON HAS BEEN MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN CONNECTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BOGA LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT VERIFICATION OF THE ACCURACY OF THE 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 THE SURVEYOR FOR FURTHER INFORMATION. THE TEXAS EXCAVATION SAFETY SYSTEM CAN BE OBTAINED BY CALLING 811, CALL BEFORE YOU DIG.

NOTE: BEARING, RESURGENT NORTH, WERNER GEODETIC SYSTEM 1984, (NCS84), GPS OBSERVED. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

NOTE: ACCORDING TO THE FILED IN COMMUNITY PLAT NO. 48937301750, THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE IN THE EVENT OF A FLOODING EVENT. FLOODING MAY BE CAUSED BY NATURAL OR MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

**LEGEND**

	BRICK		IRON ROAD FOUND/SET
	COVERED AREA		CHAIN LINK FENCE
	CONCRETE		1/2" IRON ROD SET
	WOOD DECK		1" IRON PIPE FOUND
	MONUMENT FOUND		ELECTRIC METER
	ASPHALT PAVING		GUY WIRE
	BRICK		UTILITY EASEMENT
	NAIL FOUND/SET		POWER POLE
	CHAIN LINK FENCE		RIGHT OF WAY
	CONCRETE		WOOD DECK
	WOOD DECK		METAL FENCE
	PIPE FOUND		WATER LINE
	UNDERGROUND TELEPHONE		TRANS-ELECTRIC TRANSFORMER
	OVERHEAD POWER LINE		

~BRIAN GALLIA & ASSOCIATES~  
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DALLAS, TEXAS 75247-0658  
PHONE: (903) 447-0658  
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www.bgasurveying.com

**SURVEY PLAT**  
F. M. HIGHWAY 1641  
A. HYER SURVEY, ABSTRACT NO. 203  
KAUFMAN COUNTY, TEXAS

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

EXECUTED THIS 2ND DAY OF APRIL, 2019

BRIAN GALLIA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569