

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF HUNT:

BEING ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND SITUATED IN THE WILLIAM AKIN SURVEY, ABSTRACT NO. 3, HUNT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO JAMES AND LESLIE KOLKMEIER, RECORDED IN VOLUME 289, PAGE 455, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF COUNTY ROAD 1133, AND IN THE RECOGNIZED EAST LINE OF SAID KOLKMEIER TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD SET FOR REFERENCE, THE RECOGNIZED SOUTHEAST CORNER OF SAID KOLKMEIER TRACT, BEARS SOUTH 01 DEGREES 15 MINUTES 07 SECONDS WEST - 913.11 FEET;

THENCE SOUTH 85 DEGREES 46 MINUTES 13 SECONDS WEST, OVER AND UPON SAID KOLKMEIER TRACT, PASSING A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT 20.0 FEET AND CONTINUING A TOTAL DISTANCE OF 684.74 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE SOUTH WEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 43 MINUTES 17 SECONDS WEST, OVER AND UPON SAID KOLKMEIER TRACT, A DISTANCE OF 184.38 FEET TO A 4 INCH STEEL FENCE CORNER POST, SAID POINT BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE OVER AND UPON SAID KOLKMEIER TRACT THE FOLLOWING COURSES AND DISTANCES:
NORTH 68 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 185.69 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 34 MINUTES 20 SECONDS EAST, A DISTANCE OF 35.09 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 44.42 FEET TO A POINT FOR CORNER;

SOUTH 82 DEGREES 48 MINUTES 29 SECONDS EAST, A DISTANCE OF 205.58 FEET TO A POINT FOR CORNER;

SOUTH 62 DEGREES 04 MINUTES 13 SECONDS EAST, PASSING A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT 253.23 FEET, AND CONTINUING A TOTAL DISTANCE OF 273.23 FEET TO A POINT FOR CORNER NEAR THE CENTER OF COUNTY ROAD 1133; SAID POINT BEING NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREE 51 MINUTE 07 SECONDS WEST, NEAR THE CENTER OF COUNTY ROAD 1133, AND THE RECOGNIZED EAST LINE OF SAID KOLKMEIER TRACT, A DISTANCE OF 54.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 130,680.00 SQUARE FEET OR 3.000 ACRES OF LAND.

COUNTY ROAD 1133

SURVEYOR'S CERTIFICATE

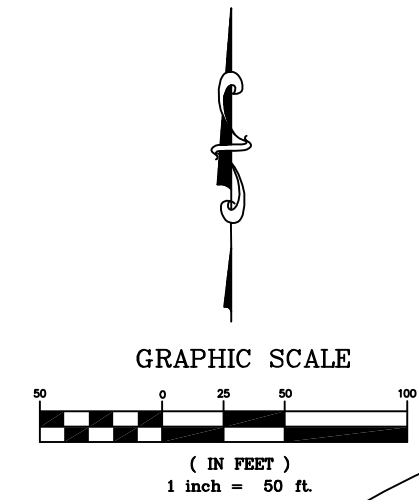
THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (MELINDA BROOKS), IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 08/24/16 THAT, THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY; 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 26TH DAY OF SEPTEMBER, 2016

Brian Gallia
BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



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



JAMES AND LESLIE KOLKMEIER
VOLUME 289, PAGE 455

N79°34'20" E 35.09'
S89°31'17" E 44.42'
S82°48'29" E 205.58'

N68°07'47" E 185.69'

S62°04'13" E 273.23'

130,680.00 SQ.FT.
3.00 ACRES

S85°46'13" W 684.74'

JAMES AND LESLIE KOLKMEIER
VOLUME 289, PAGE 455

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: THE PROPERTY DIVISION SET FORTH HEREON WAS PREPARED AT THE REQUEST OF THE CLIENT OR REPRESENTATIVES THEREOF. IT IS THE CLIENTS RESPONSIBILITY TO VERIFY WITH THE CITY AND/OR COUNTY AS TO ANY POSSIBLE RAMIFICATIONS (RESTRICTIONS, PLATTING REQUIREMENTS, ETC.) THAT MIGHT RESULT FROM THE DIVISION OF THIS PROPERTY.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48231C0100G 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. 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: BEARINGS ARE BASED ON GPS OBSERVATION: NAD 83, TEXAS NORTH CENTRAL ZONE, U.S. FEET. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LEGEND	
BRICK	IRF/IRS-IRON ROD FOUND/SET
COVERED AREA	○ NAIL FOUND/SET
CONCRETE	○ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
WOOD DECK	○ 1" IRON PIPE FOUND
STONE	⊙ MONUMENT FOUND
GRAVEL/ROCK ROAD OR DRIVE	⊗ "X" FOUND/SET
ASPHALT PAVING	ELECTRIC METER
	⊙ LP - LIGHT POLE
	GUY WIRE
	D&U- DRAINAGE & UTILITY EASEMENT
	BL- BUILDING LINE/SET BACK LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED/WIRE
	METAL FENCE
	PIPE FENCE
	WATER LINE
	GAS LINE
	UGT-UNDERGROUND TELEPHONE
	CATV-UNDERGROUND CABLE TV
	TRANS-ELECTRIC TRANSFORMER
	OHP- OVERHEAD POWER LINE
	POWER POLE
	ROW- RIGHT-OF-WAY
	EASM-T- EASEMENT
	AC- AIR CONDITIONING
	PE- POOL EQUIPMENT

~BRIAN GALLIA & ASSOCIATES~
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QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com

SURVEY PLAT

6202 COUNTY ROAD 1133

WILLIAM AKIN SURVEY, ABSTRACT NO. 3

HUNT COUNTY, TEXAS

JOB NO. 1601542-1A CAD. TECH. MM