

PROPERTY DESCRIPTION

STATE OF TEXAS,
COUNTY OF HUNT,
BEING ALL THAT CERTAIN LOT, PARCELS OR TRACT OF LAND SITUATED IN THE WILLYAM MAIN TRACT, COMMERCIAL SUBDIVISION, AS SHOWN ON THE SURVEY MAP RECORDED IN VOLUME 289, PAGE 455, HUNT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT E. CHILDRESS & DONNA J. HAYNES, RECORDED IN VOLUME 289, PAGE 455, HUNT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
SOUTHWEST CORNER SAID KOLKMEIER TRACT AND THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 30 MINUTES 53 SECONDS WEST, ALONG THE APPARENT NORTH LINE OF SAID CHILDRESS & HAYNES TRACT, A DISTANCE OF 624.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT NORTHWEST CORNER OF SAID CHILDRESS & HAYNES TRACT, AND THE APPARENT NORTH LINE OF SAID WALKER & DUNCAN TRACT, AS DESCRIBED IN DEED TO CYNTHIA K. WALKER AND WILLIAM PATRICK DUNCAN, RECORDED IN VOLUME 1616, PAGE 595, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 30 MINUTES 51 SECONDS WEST, ALONG THE RECORDED SOUTH LINE OF SAID KOLKMEIER TRACT, AND THE APPARENT NORTH LINE OF SAID WALKER AND DUNCAN TRACT, A DISTANCE OF 406.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT; THENCE NORTH 88 DEGREES 17 MINUTES 06 SECONDS WEST, ALONG THE RECORDED SOUTH LINE OF SAID KOLKMEIER TRACT, AND THE APPARENT MOST EASTERLY NORTH LINE OF SAID WALKER AND DUNCAN TRACT, A DISTANCE OF 191.70 FEET TO A POINT BEING THE APPARENT NORTHWEST CORNER OF SAID WALKER AND DUNCAN TRACT, AND AN APPARENT INNER CORNER OF SAID WALKER AND DUNCAN TRACT;

THENCE NORTH 02 DEGREES 42 MINUTES 45 SECONDS EAST, ALONG THE RECORDED WEST LINE OF SAID KOLKMEIER TRACT, AND THE MOST NORTHERLY EAST LINE OF SAID WALKER AND DUNCAN TRACT, A DISTANCE OF 347.81 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BEA 1915, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE OVER AND UPON SAID KOLKMEIER TRACT, THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 49 DEGREES 49 MINUTES 07 SECONDS EAST, A DISTANCE OF 1165.93 TO A 10 INCH WOOD FENCE CORNER POST;

SOUTH 14 DEGREES 37 MINUTES 25 SECONDS EAST, A DISTANCE OF 431.24 FEET TO A 10 INCH WOOD FENCE CORNER POST;

NORTH 40 DEGREES 48 MINUTES 13 SECONDS EAST, A DISTANCE OF 321.80 FEET TO A 4 INCH STEEL FENCE CORNER POST;

NORTH 47 DEGREES 38 MINUTES 17 SECONDS EAST, A DISTANCE OF 191.70 FEET TO A 4 INCH STEEL FENCE CORNER POST;

SOUTH 80 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 311.03 FEET TO A 4 INCH STEEL FENCE CORNER POST;

NORTH 00 DEGREES 43 MINUTES 17 SECONDS WEST, A DISTANCE OF 59.17 FEET TO A 4 INCH STEEL FENCE CORNER POST;

SOUTH 48 DEGREES 33 MINUTES 03 SECONDS EAST, A DISTANCE OF 75.28 FEET TO A 4 INCH STEEL FENCE CORNER POST;

SOUTH 03 DEGREES 37 MINUTES 35 SECONDS WEST, A DISTANCE OF 75.39 FEET TO A 4 INCH STEEL FENCE CORNER POST;

SOUTH 48 DEGREES 30 MINUTES 45 SECONDS EAST, A DISTANCE OF 169.88 FEET TO A POINT FOR CORNER NEAR THE CENTER OF COUNTY ROAD 1133, SAID POINT BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 51 MINUTES 07 SECONDS WEST, ALONG THE RECORDED EAST LINE OF SAID KOLKMEIER TRACT AND NEAR THE CENTER OF SAID COUNTY ROAD 1133, A DISTANCE OF 232.48 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BEA 1915, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID KOLKMEIER TRACT, AND THE MOST SOUTHERLY CORNER OF SAID WALKER AND DUNCAN TRACT;

THENCE OVER AND UPON SAID KOLKMEIER TRACT THE FOLLOWING COURSES AND DISTANCES; NORTH 82 DEGREES 04 MINUTES 13 SECONDS WEST, A DISTANCE OF 273.23 FEET TO A POINT FOR CORNER;

NORTH 82 DEGREES 48 MINUTES 28 SECONDS WEST, A DISTANCE OF 205.58 FEET TO A POINT FOR CORNER;

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

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

SOUTH 48 DEGREES 07 MINUTES 47 SECONDS WEST, A DISTANCE OF 168.89 FEET TO A 4 INCH STEEL FENCE CORNER POST;

THENCE SOUTH 03 DEGREES 43 MINUTES 17 SECONDS EAST, OVER AND UPON SAID KOLKMEIER TRACT, A DISTANCE OF 191.70 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BEA 1915, SAID POINT BEING THE CORNER;

THENCE NORTH 84 DEGREES 46 MINUTES 13 SECONDS EAST, OVER AND UPON SAID KOLKMEIER TRACT, A DISTANCE OF 191.70 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST SOUTHERLY CORNER NEAR THE CENTER OF SAID COUNTY ROAD 1133, SAID POINT BEING THE MOST SOUTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 51 MINUTES 07 SECONDS WEST, ALONG THE RECORDED EAST LINE OF SAID KOLKMEIER TRACT AND NEAR THE CENTER OF COUNTY ROAD 1133, A DISTANCE OF 215.11 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID KOLKMEIER TRACT AND CONTAINING 1,462,000 SQUARE FEET OR 4600 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES THAT 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 PROPERTY AND THAT THE SURVEYOR HAS PERSONALLY EXAMINED THE PROPERTY AND THAT THE PLAT HEREBY 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 APPROPRIATE ENCUMBRANCES OR PROVISIONS ON THE GROUND EXCEPT AS INDICATED IN THE SURVEY AND APPROPRIATE ENCUMBRANCES OR PROVISIONS ON THE GROUND EXCEPT AS INDICATED IN THE SURVEY; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 28TH DAY OF SEPTEMBER, 2016

Brian Gallia
BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: _____ DATE _____ SIGNATURE _____ DATE _____

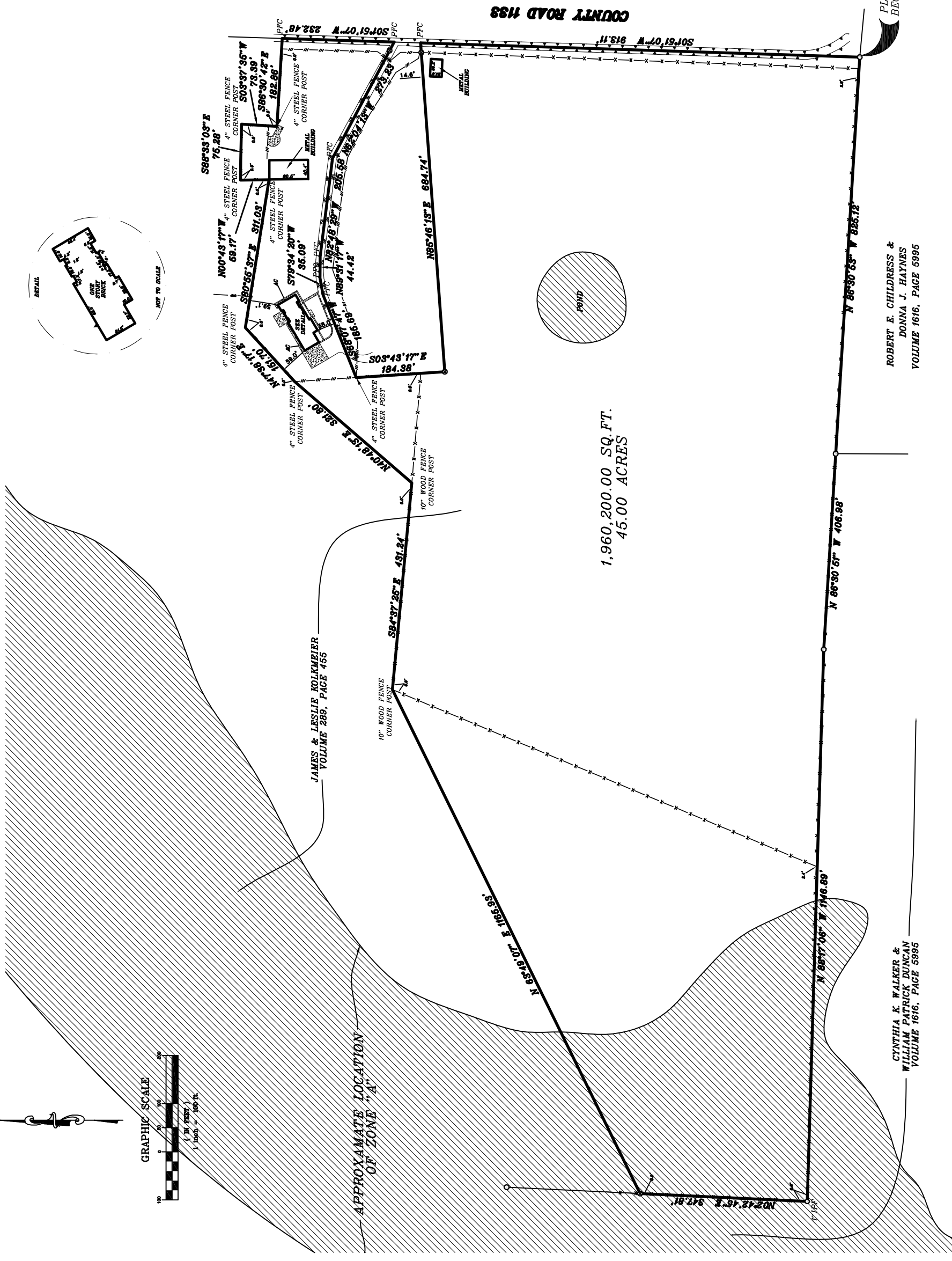
SURVEY PLAT

6202 COUNTY ROAD 1133

WILLIAM AKIN SURVEY, ABSTRACT NO. 9
HUNT COUNTY, TEXAS

BRIAN GALLIA & ASSOCIATES

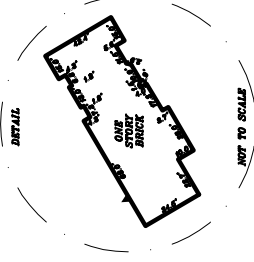
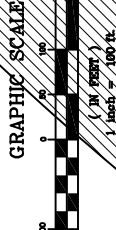
BRIAN Land Surveying, Inc.
9011 STATE HIGHWAY 34 S., SUITE - C
HOUSTON, TEXAS 77054
PHONE: (832) 417-0668
FAX: (832) 417-0991
WWW.BGGSURVEYING.COM



1,960,200.00 SQ. FT.
45.00 ACRES

ROBERT E. CHILDRESS &
DONNA J. HAYNES
VOLUME 1616, PAGE 5995

CYNTHIA K. WALKER &
WILLIAM PATRICK DUNCAN
VOLUME 1616, PAGE 5995



THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED BY THE SURVEYOR AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BECAUSE LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES, FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR 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 FLOOD HAZARD INVENTORY MAP NO. 48231C0100G, THIS PROPERTY APPEARS TO BE IN ZONE X AND AREAS NOT TO BE 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. FLOODING MAY BE CAUSED 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 OBSERVATION AND 89 TEXAS NORTH CENTRAL ZONE U.S. LEAST SQUARES. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

LEGEND

BRICK	1/2" IRON ROD FOUND/SET	DELT	IRRR	IRRR FOUND/SET	UTILITY EASEMENT
COVERED AREA	1/2" IRON ROD FOUND/SET	CHAIN LINK FENCE	WOOD FENCE	WOOD FENCE	WOOD FENCE
CONCRETE	1/2" IRON ROD FOUND/SET	WOOD FENCE	WOOD FENCE	WOOD FENCE	WOOD FENCE
WOOD DECK	1" IRON PIPE FOUND	WOOD FENCE	WOOD FENCE	WOOD FENCE	WOOD FENCE
STONE	3" FOUND/SET	WOOD FENCE	WOOD FENCE	WOOD FENCE	WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE	3" FOUND/SET	WOOD FENCE	WOOD FENCE	WOOD FENCE	WOOD FENCE
ASPHALT PAVING	3" FOUND/SET	WOOD FENCE	WOOD FENCE	WOOD FENCE	WOOD FENCE