

JVB

GRAPHIC SCALE



(IN FEET)
1 inch = 226ft.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 3/22/2021 THAT THE SURVEY AND ALL INFORMATION HEREON IS ACCURATE AND CORRECT AS FAR AS THE UNDERSIGNED IS AWARE. THAT THE SURVEY WAS CONDUCTED BY THE UNDERSIGNED OR UNDER HIS DIRECTION; THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AND THE SURVEY IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED. LOCATION AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED; THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION. 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 LOSSES RESULTING THEREOF.



BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

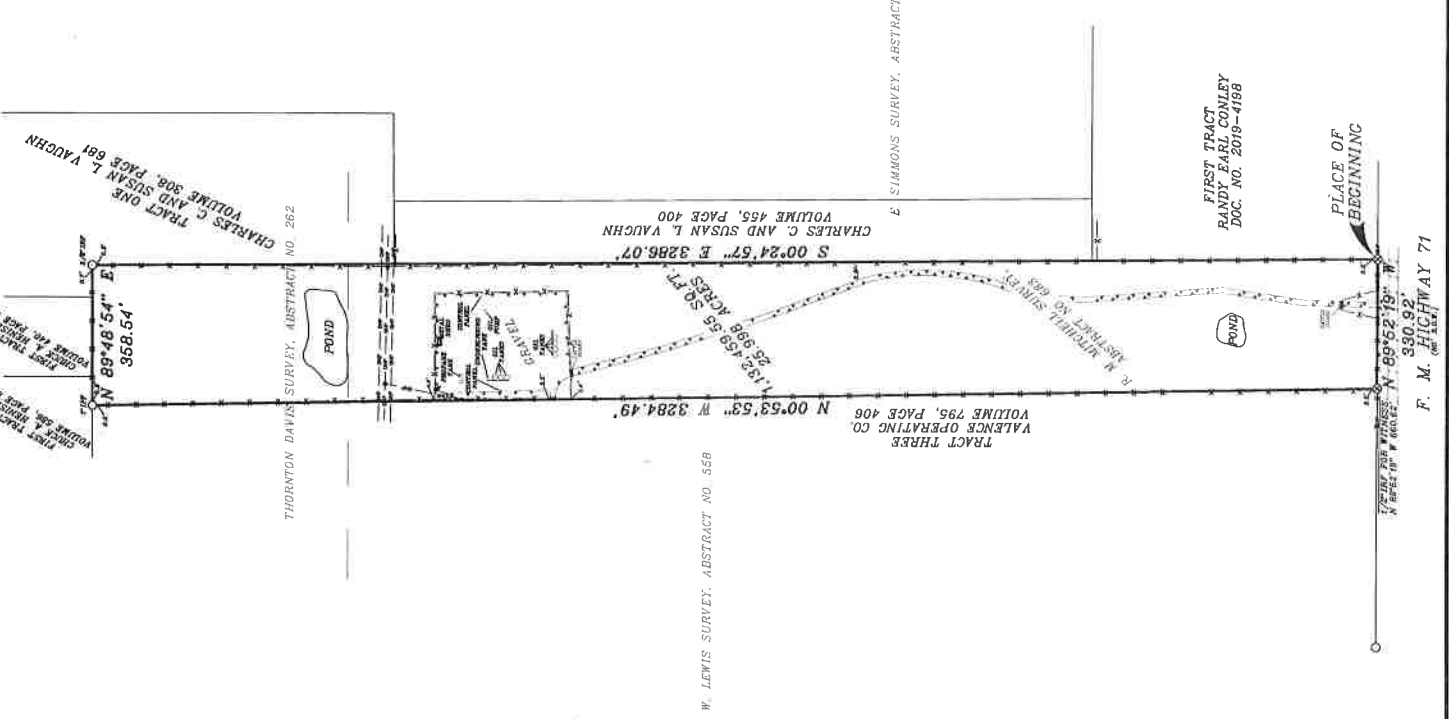
EXECUTED THIS 15th DAY OF APRIL 2021

ACCEPTED BY: _____ SIGNATURE _____ DATE _____

THE SURVEY SET FORTH HEREON HAS BEEN INDUCED AND PREPARED AT THE REQUEST OF THE CLIENT AND THE INFORMATION CONTAINED HEREON IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS SPECIFICALLY PREPARED. BRGA LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, ENCUMBRANCES OR OTHER MATTERS THAT MAY AFFECT THE SURVEY. THIS SURVEY IS NOT TO BE REPLIED UPON FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS SPECIFICALLY PREPARED. CONTACT THE SURVEYOR FOR MORE INFORMATION. J. GOVERNING AUTHORITIES (MUNICIPALITIES, COUNTY AND STATE) SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND/OR TRANSPORTATION LINES. ANY EXCAVATION OR CONSTRUCTION OF UTILITIES OR TRANSPORTATION LINES SHALL BE AT USER'S OWN RISK AND YOU ARE INSTRUCTED BY CALLING 811. CALL BEFORE YOU DIG.

NOTE: ACCORDING TO THE FIRM IN ZONING PANEL NO. 48923/00079N THIS PROPERTY APPEARS TO LIE IN ZONE X AND AREAS NOT TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY IS NOT SUBJECT TO FLOODING OR FLOOD DAMAGE. FLOOD DAMAGE TO STRUCTURES AND CONTENTS WILL BE FREE FROM FLOODING AND/OR FLOOD DAMAGE 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. CITY BEARINGS, CLASS, CODES, NORTH-SOUTH COORDINATE SYSTEM (NCSBA), GCS (NAD83), GCS (NAD2011) ARE NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP. EXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

NOTE: IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY WITH THE CITY OF HOUSTON, TEXAS, THAT THE SURVEY IS NOT SUBJECT TO ANY SPECIAL REQUIREMENTS REGARDING SETBACK LINES, EASEMENTS, ETC.) THAT COULD AFFECT THE DEVELOPMENT OF THIS PROPERTY PRIOR TO ANY CONSTRUCTION.



PROPERTY DESCRIPTION

COUNTY OF HOPKINS:
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE R. M. MITCHELL SURVEY, ABSTRACT NO. 683 AND THE THORNTON DAVIS SURVEY, ABSTRACT NO. 262, HOPKINS COUNTY, TEXAS, AND BEING DESCRIBED IN VOLUME 324, PAGE 609 OF REAL PROPERTY RECORDS, HOPKINS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED 989A RPLS 5589 FOR CORNER IN THE RECOGNIZED EAST LINE OF SAID BOWLING TRACT ONE AND THE RECOGNIZED NORTH LINE OF F. M. HIGHWAY 71 WEST, SAID POINT BEING THE SOUTHEAST CORNER OF HERON VOLUME 795, PAGE 406, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS; FROM SAID POINT, ALONG THE FIRST TRACT OF RANDY EARL COMLEY, DEED TO RANDY EARL COMLEY, RECORDED IN DOCUMENT NO. 2019-4198, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS;
THENCE NORTH 89 DEGREES 59 MINUTES 19 SECONDS WEST ALONG THE RECOGNIZED NORTH LINE OF SAID F. M. HIGHWAY 71 WEST OVER AND UPON SAID BOWLING TRACT ONE AND THE RECOGNIZED SOUTH LINE OF SAID BOWLING TRACT TWO, A DISTANCE OF 330.92 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED 989A RPLS 5589 FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF TRACT THREE AS DESCRIBED IN DEED TO VALENCE OPERATING COMPANY, RECORDED IN VOLUME 784, PAGE 406, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS; FROM SAID POINT, ALONG THE RECOGNIZED EAST LINE OF SAID BOWLING TRACT ONE AND THE RECOGNIZED EAST LINE OF TRACT ONE AND THE APPARENT NORTHEAST CORNER OF SAID VALENCE TRACT THREE,
THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID BOWLING TRACT ONE AND THE RECOGNIZED NORTHEAST CORNER OF SAID BOWLING TRACT ONE AND THE APPARENT INNER CORNER OF TRACT ONE AS DESCRIBED IN DEED TO CHUCK A. HENSEY, RECORDED IN VOLUME 598, PAGE 895, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS, SAID POINT BEING THE NORTHEAST CORNER OF SAID VALENCE TRACT TWO AND THE APPARENT NORTHEAST CORNER OF SAID VALENCE TRACT THREE,
THENCE NORTH 00 DEGREES 53 MINUTES 53 SECONDS WEST, ALONG THE RECOGNIZED WEST LINE OF TRACT ONE AND THE RECOGNIZED WEST LINE OF TRACT TWO, A DISTANCE OF 3284.49 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER IN THE APPARENT SOUTH LINE OF FIRST TRACT AS DESCRIBED IN DEED TO CHUCK A. HENSEY, RECORDED IN VOLUME 598, PAGE 895, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS, SAID POINT BEING THE NORTHEAST CORNER OF SAID VALENCE TRACT TWO AND THE APPARENT NORTHEAST CORNER OF SAID VALENCE TRACT THREE,
THENCE SOUTH 00 DEGREES 24 MINUTES 57 SECONDS EAST, ALONG THE RECOGNIZED EAST LINE OF TRACT ONE AND THE RECOGNIZED EAST LINE OF TRACT TWO, A DISTANCE OF 3286.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.327469555 FEET OR 25.989 ACRES.

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 94 S. SUITE - C
QUINLAN, TEXAS 75474
PHONE: (903) 447-0659
FAX: (903) 447-0931
www.bgasurveying.com

JOB NO. 2101141-1 CAD. TECH. B. POZEN

LEGEND
BRICK 1/8" (MS-IRON ROD FOUND/SET)
COVERED 1/4" (FOUR/SET)
AREA 1/2" (FOUR/SET)
CONCRETE (UNLESS OTHERWISE NOTED)
WOOD TRUCK 1" (IRON PIPE FOUND)
STONE 2" (FOUR/SET)
GRAVEL/ROCK ROAD OR DRIVE
GUY WIRE
RANGE BRANDED & UTILITY EASEMENT
BLD- BUILDING LINE/SET BACK LINE
CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
PE- POINT FOR CORNER
POB- POB POINT FOR CORNER
AD- AIR CONDITIONING
PE- PEOL EQUIPMENT
UGT- UNDERGROUND TELEPHONE
ELECTRIC METER
LPT- LIGHT POLE
DHP- OVERHEAD POWER LINE
TRANS-ELECTRIC TRANSFORMER
ASPHALT PAVING

STATE OF TEXAS
COUNTY OF HOPKINS
THORNTON DAVIS SURVEY, ABSTRACT NO. 262
CHARLES C. AND SUSAN L. VAUGHN TRACT ONE, AND SUSAN L. VAUGHN TRACT TWO, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED 989A RPLS 5589 FOR CORNER IN THE RECOGNIZED EAST LINE OF SAID BOWLING TRACT ONE AND THE RECOGNIZED NORTH LINE OF F. M. HIGHWAY 71 WEST, SAID POINT BEING THE SOUTHEAST CORNER OF HERON VOLUME 795, PAGE 406, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS; FROM SAID POINT, ALONG THE FIRST TRACT OF RANDY EARL COMLEY, DEED TO RANDY EARL COMLEY, RECORDED IN DOCUMENT NO. 2019-4198, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS;
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SURVEY PLAT

3834 F.M. HIGHWAY 71 WEST
R. M. MITCHELL SURVEY, ABSTRACT NO. 683 AND THORNTON DAVIS SURVEY, ABSTRACT NO. 262
HOPKINS COUNTY, TEXAS