

WALTER E. HAIRGROVE
VOL. 1992, PG. 989

STATE OF TEXAS: **PROPERTY DESCRIPTION**
COUNTY OF HENDERSON:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE PHILLIP JACKSON SURVEY, ABSTRACT NO. 392, HENDERSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN TO RUNAWAY RANCHES, LTD., RECORDED IN DOCUMENT NO. 2022-00010743, OFFICIAL PUBLIC RECORDS, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A R.R. TIE FOR CORNER NEAR THE CENTER OF COUNTY ROAD 4516 AND THE APPARENT WEST LINE OF FIRST TRACT AS DESCRIBED IN DEED TO LONNIE AND CHRISTINA HAIRGROVE ET AL, RECORDED IN VOLUME 1992, PAGE 989, OFFICIAL PUBLIC RECORDS, HENDERSON COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED MOST SOUTHERLY NORTHEAST CORNER OF SAID RUNAWAY RANCHES TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CHARLES W. AND BARBARA A. SCHMIDT, RECORDED IN DOCUMENT NO. 2013-00016082, OFFICIAL PUBLIC RECORDS, HENDERSON COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 89 DEGREES 35 MINUTES 47 SECONDS WEST - 21.03 FEET;

THENCE SOUTH 07 DEGREES 38 MINUTES 23 SECONDS EAST, WITHIN SAID COUNTY ROAD 4516, ALONG THE RECOGNIZED EAST LINE OF SAID RUNAWAY RANCHES TRACT AND THE APPARENT WEST LINE OF SAID HAIRGROVE FIRST TRACT (VOL. 1992, PG. 989), A DISTANCE OF 419.23 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS BEARS SOUTH 89 DEGREES 37 MINUTES 03 SECONDS WEST - 23.47 FEET AND THE RECOGNIZED SOUTHWEST CORNER OF SAID RUNAWAY TRACT BEARS SOUTH 07 DEGREES 38 MINUTES 23 SECONDS EAST - 100.81 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 03 SECONDS WEST, OVER AND UPON SAID RUNAWAY RANCHES TRACT, A DISTANCE OF 853.46 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 42 DEGREES 43 MINUTES 16 SECONDS WEST, OVER AND UPON SAID 657.08 FEET TO A POINT FOR CORNER IN A CREEK, SAID POINT BEING THE WEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS BEARS NORTH 00 DEGREES 31 MINUTES 18 SECONDS EAST - 47.38 FEET;

THENCE OVER AND UPON SAID RUNAWAY RANCHES TRACT AND GENERALLY WITHIN SAID CREEK, THE FOLLOWING COURSES AND DISTANCES;

NORTH 69 DEGREES 21 MINUTES 55 SECONDS EAST - 76.03 FEET TO AN ANGLE POINT;
NORTH 36 DEGREES 21 MINUTES 55 SECONDS EAST - 80.58 FEET TO AN ANGLE POINT;
NORTH 81 DEGREES 34 MINUTES 42 SECONDS EAST - 33.44 FEET TO AN ANGLE POINT;
NORTH 36 DEGREES 24 MINUTES 07 SECONDS EAST - 28.90 FEET TO AN ANGLE POINT;
NORTH 63 DEGREES 26 MINUTES 59 SECONDS EAST - 52.04 FEET TO AN ANGLE POINT;
NORTH 33 DEGREES 28 MINUTES 57 SECONDS EAST - 86.61 FEET TO AN ANGLE POINT;
SOUTH 84 DEGREES 24 MINUTES 15 SECONDS EAST - 62.78 FEET TO AN ANGLE POINT;
NORTH 36 DEGREES 25 MINUTES 40 SECONDS EAST - 111.26 FEET TO AN ANGLE POINT;
SOUTH 75 DEGREES 58 MINUTES 21 SECONDS EAST - 35.48 FEET TO AN ANGLE POINT;
NORTH 47 DEGREES 54 MINUTES 35 SECONDS EAST - 33.39 FEET TO A POINT FOR CORNER IN THE RECOGNIZED MOST NORTHERLY EAST LINE OF SAID RUNAWAY RANCH TRACT AND THE APPARENT WEST LINE OF SAID SCHMIDT TRACT, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS BEARS NORTH 00 DEGREES 23 MINUTES 36 SECONDS EAST - 58.28 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 36 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY EAST LINE OF SAID RUNAWAY RANCH TRACT AND THE APPARENT WEST LINE OF SAID SCHMIDT TRACT, A DISTANCE OF 368.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED INNER ELL CORNER OF SAID RUNAWAY RANCH TRACT AND THE APPARENT SOUTHWEST CORNER OF SAID SCHMIDT TRACT;

THENCE SOUTH 89 DEGREES 35 MINUTES 47 SECONDS EAST, ALONG THE RECOGNIZED MOST EASTERLY NORTH LINE OF SAID RUNAWAY RANCHES TRACT AND THE APPARENT SOUTH LINE OF SAID SCHMIDT TRACT, A DISTANCE OF 794.80 FEET TO THE PLACE OF BEGINNING AND CONTAINING 526,226.861 SQ. FT. OR 12.081 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

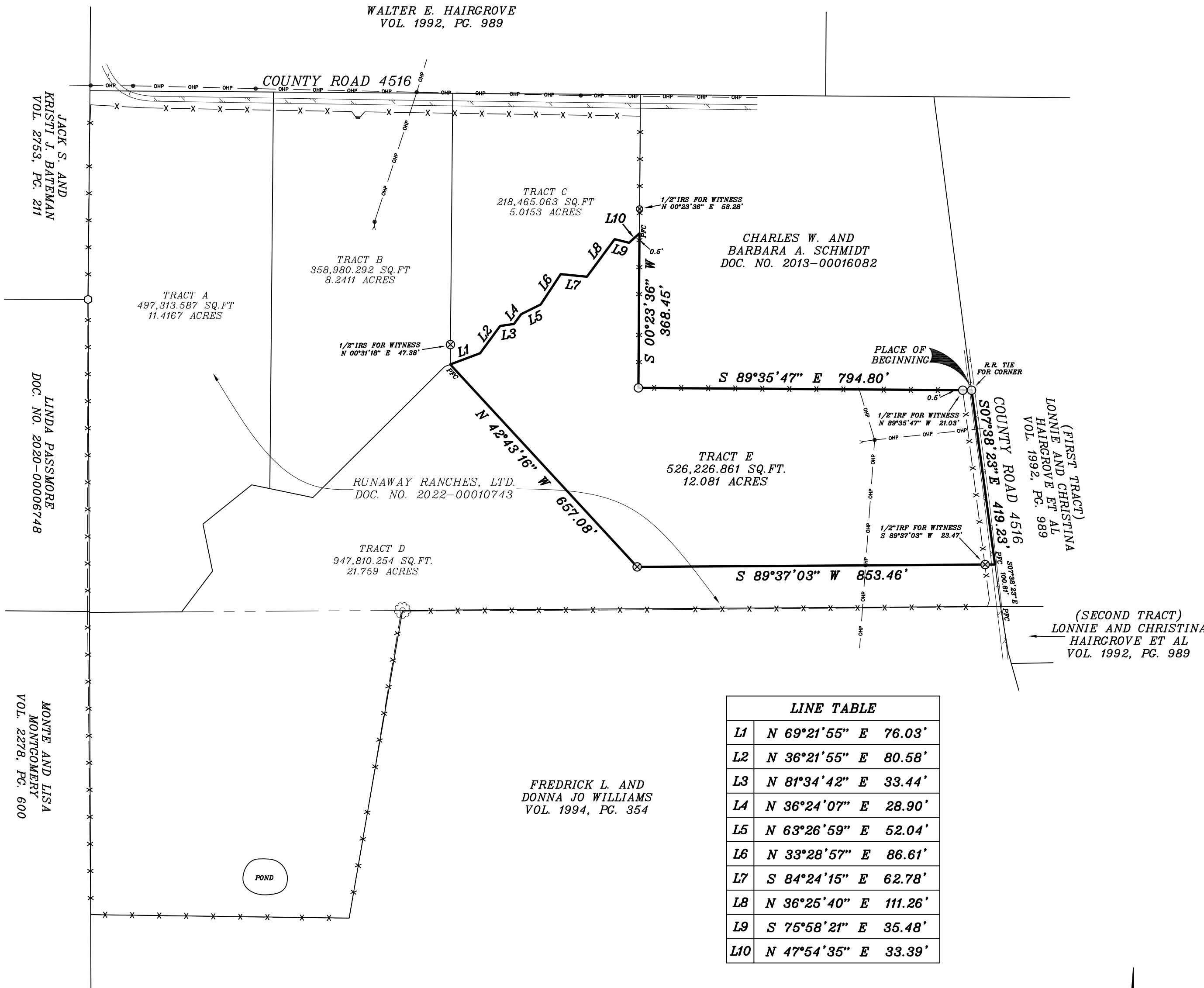
THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (L & R LAND COMPANY), IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 03/20/2023 THAT, THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY; 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 17TH DAY OF OCTOBER, 2022

Brian Gallia
BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



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



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: 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.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48213G0525E 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: BEARING ARE 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	IRF/IRS-IRON ROD FOUND/SET	D&UE- DRAINAGE & UTILITY EASEMENT
COVERED AREA	NAIL FOUND/SET	BL- BUILDING LINE/SET BACK LINE
CONCRETE	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	CHAIN LINK FENCE
WOOD DECK	1" IRON ROD SET	WOOD FENCE
STONE	1" IRON PIPE FOUND	BARBED/WIRE
GRAVEL/ROCK ROAD OR DRIVE	MONUMENT FOUND	METAL FENCE
ASPHALT PAVING	"X" FOUND/SET	PIPE FENCE
	WATER LINE	GAS LINE
	ELECTRIC METER	GUY WIRE
	LP-LIGHT POLE	OHP-OHP-OVERHEAD POWER LINE
	TRANS-ELECTRIC TRANSFORMER	
	PFC-POINT FOR CORNER	ROW- RIGHT-OF-WAY
	EASM-T- EASEMENT	AC- AIR CONDITIONING
	PE- POOL EQUIPMENT	
	UGT-UNDERGROUND TELEPHONE	CATV-UNDERGROUND CABLE TV

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

JOB NO. 2201117-6B CAD. TECH. DB

SURVEY PLAT
COUNTY ROAD 4516
PHILLIP JACKSON SURVEY, ABSTRACT NO. 392
HENDERSON COUNTY, TEXAS