



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

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SAMUEL THOMPSON SURVEY, ABSTRACT NO. 528, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO ALAN DALE ADCOCK, RECORDED IN VOLUME 765, PAGE 74, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2578 (90' R.O.W.), IN THE RECOGNIZED SOUTHEAST LINE OF SAID ADCOCK TRACT AND IN THE APPARENT SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO FRANK J. AND ANNIE M. J. VRZALIK, RECORDED IN VOLUME 541, PAGE 321, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 29 MINUTES 48 SECONDS EAST, ALONG THE RECOGNIZED SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 603.68 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS IN THE RECOGNIZED SOUTHEAST LINE OF SAID ADCOCK TRACT, BEARS SOUTH 44 DEGREES 29 MINUTES 48 SECONDS EAST - 1052.14 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP FOR REFERENCE, THE APPARENT MOST NORTHERLY EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO NICHOLAS A. AND BRANDI J. DIAL, RECORDED IN VOLUME 2561, PAGE 146, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, BEARS SOUTH 44 DEGREES 29 MINUTES 48 SECONDS EAST - 30.42 FEET;

THENCE SOUTH 43 DEGREES 08 MINUTES 01 SECONDS WEST, OVER AND UPON SAID ADCOCK TRACT, A DISTANCE OF 336.99 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;

THENCE SOUTH 01 DEGREES 46 MINUTES 57 SECONDS EAST, OVER AND UPON SAID ADCOCK TRACT, A DISTANCE OF 1323.35 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF SAID ADCOCK TRACT AND THE APPARENT NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LARRY NOVY, ET AL, RECORDED IN VOLUME 1307, PAGE 868, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 2 INCH IRON PIPE FOUND FOR WITNESS, THE RECOGNIZED SOUTH CORNER OF SAID ADCOCK TRACT, BEARS SOUTH 68 DEGREES 41 MINUTES 47 SECONDS EAST - 93.30 FEET;

THENCE NORTH 68 DEGREES 41 MINUTES 47 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID ADCOCK TRACT AND THE APPARENT NORTHEAST LINE OF SAID NOVY TRACT, A DISTANCE OF 1718.29 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BWLS FOR CORNER IN THE APPARENT SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO FRANK J. AND ANNIE J. VRZALIK, RECORDED IN VOLUME 633, PAGE 953, DEED RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID ADCOCK TRACT AND THE APPARENT NORTH CORNER OF SAID NOVY TRACT, FROM WHICH A 1 INCH IRON PIPE FOUND FOR REFERENCE, THE APPARENT SOUTH CORNER OF SAID VRZALIK TRACT, BEARS SOUTH 44 DEGREES 44 MINUTES 56 SECONDS WEST - 655.47 FEET;

THENCE NORTH 44 DEGREES 50 MINUTES 03 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID ADCOCK TRACT AND THE APPARENT SOUTHEAST LINE OF SAID VRZALIK TRACT (VOL. 633, PG. 953), A DISTANCE OF 1938.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,742,400.00 SQ. FT. OR 40.000 ACRES OF LAND.

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO ( JOPAUL ADCOCK ) IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 05/22/2025 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 6TH DAY OF JUNE, 2025

*[Signature]*  
 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. 48257C0200D 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 BASIS, GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED. "CM" CONTROLLING MONUMENT (RECOGNIZED AS OF RECORD DIGNITY).

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

~BRIAN GALLIA & ASSOCIATES~  
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 www.bgasurveying.com

JOB NO. 2501260-1A CAD. TECH. DB

**SURVEY PLAT**

F.M. HIGHWAY 2578

SAMUEL THOMPSON SURVEY, ABSTRACT NO. 528

KAUFMAN COUNTY, TEXAS