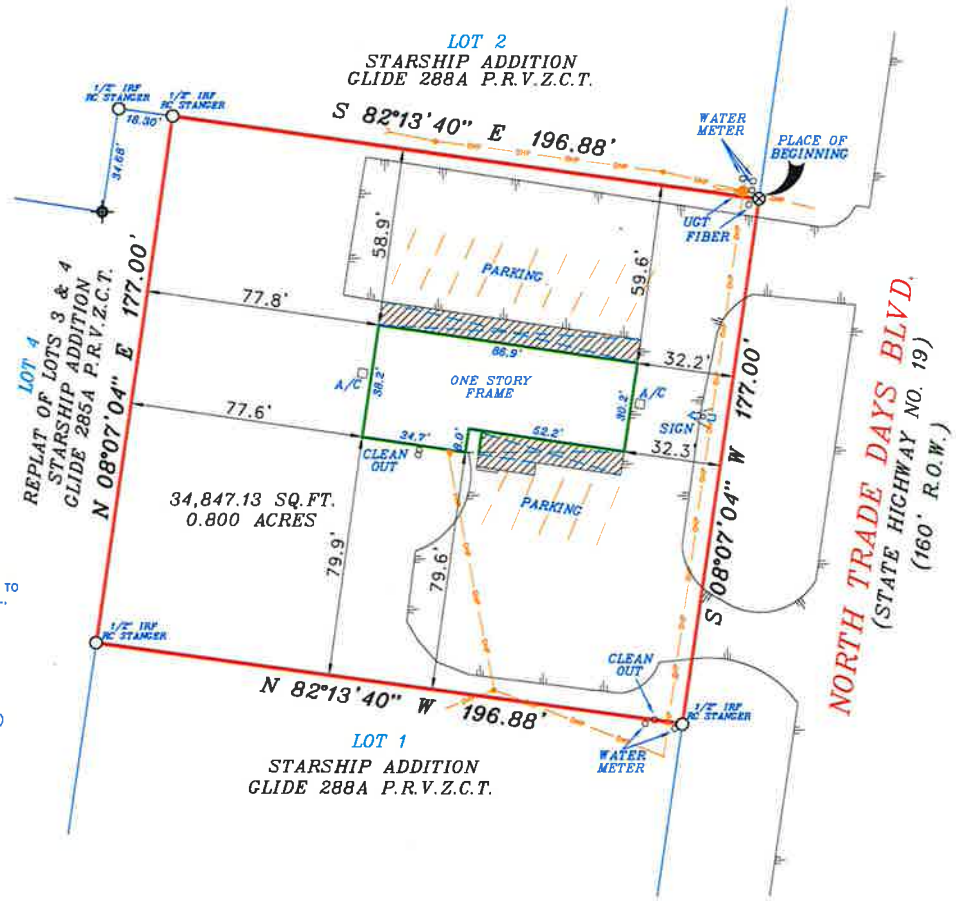
GRAPHIC SCALE

0 20 40

(IN FEET)
1 inch = 40 ft.



NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO TEXAS POWER & LIGHT CO.,
RECORDED IN VOLUME 394, PAGE 145
RECORDED IN VOLUME 405, PAGE 13
RECORDED IN VOLUME 517, PAGE 595
RECORDED IN VOLUME 517, PAGE 596
RECORDED IN VOLUME 537, PAGE 254
RECORDED IN VOLUME 540, PAGE 142
RECORDED IN VOLUME 628, PAGE 97
RECORDED IN VOLUME 641, PAGE 432
RECORDED IN VOLUME 992, PAGE 725
(TO BE LOCATED BY UTILITY COMPANY)

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: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48467C0300C 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. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

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: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT APPEAR TO AFFECT THE ABOVE DESCRIBED PROPERTY.
VOLUME 228, PAGE 248

LEGEND

BRICK
COVERED AREA
CONCRETE
WOOD DECK
STONE
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING

IRF/IRS-IRON ROD FOUND/SET
NAIL FOUND/SET
1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
1/2" IRON ROD SET
1" IRON PIPE FOUND
MONUMENT FOUND
"X" FOUND/SET
GAS LINE
ELECTRIC METER
LP -LIGHT POLE
GUY WIRE

D&UE- DRAINAGE & UTILITY EASEMENT
BL- BUILDING LINE/SET BACK LINE
CHAIN LINK FENCE
WOOD FENCE
BARBED/WIRE
METAL FENCE
PIPE FENCE
WATER LINE
UGT-UNDERGROUND TELEPHONE
CATV-UNDERGROUND CABLE TV
TRANS-ELECTRIC TRANSFORMER
OHP OVERHEAD POWER LINE
-POWER POLE
PFC-POINT FOR CORNER
ROW- RIGHT-OF-WAY
EASM'T- EASEMENT
AC- AIR CONDITIONING
PE- POOL EQUIPMENT

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com

JOB NO. 2301050-1 | CAD. TECH. A.OWEN

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE Q. C. NUGENT SURVEY, ABSTRACT NO. 618, VAN ZANDT COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO CUERNAVACA TRADING, LLC., RECORDED IN INSTRUMENT NO. 2021-013311, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED WEST RIGHT-OF-WAY LINE OF NORTH TRADE DAYS BOULEVARD, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID CUERNAVACA TRACT AND THE APPARENT MOST EASTERLY SOUTHEAST CORNER OF LOT 2 OF STARSHIP ADDITION, RECORDED IN GLIDE 288A, PLAT RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 08 DEGREES 07 MINUTES 04 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID CUERNAVACA TRACT AND THE RECOGNIZED WEST RIGHT-OF-WAY LINE OF SAID NORTH TRADE DAYS BOULEVARD, A DISTANCE OF 177.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED "STANGER" FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID CUERNAVACA TRACT AND THE APPARENT NORTHEAST CORNER OF LOT 1 OF SAID STARSHIP ADDITION;

THENCE NORTH 82 DEGREES 13 MINUTES 40 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID CUERNAVACA TRACT AND THE APPARENT NORTH LINE OF SAID LOT 1, A DISTANCE OF 196.88 FEET TO A 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED "STANGER" FOR CORNER IN THE APPARENT EAST LINE OF LOT 4 OF THE REPLAT OF LOTS 3 AND 4, STARSHIP ADDITION, RECORDED IN GLIDE 285A, PLAT RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID CUERNAVACA TRACT;

THENCE NORTH 08 DEGREES 07 MINUTES 04 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID CUERNAVACA TRACT AND THE APPARENT EAST LINE OF SAID LOT 4, A DISTANCE OF 177.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED "STANGER" FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID CUERNAVACA TRACT AND THE APPARENT MOST EASTERLY NORTHEAST CORNER OF SAID LOT 4, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED "STANGER" FOR REFERENCE BEARS NORTH 82 DEGREES 13 MINUTES 40 SECONDS WEST - 18.30 FEET;

THENCE SOUTH 82 DEGREES 13 MINUTES 40 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID CUERNAVACA TRACT AND THE APPARENT SOUTH LINE OF SAID LOT 2, A DISTANCE OF 196.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34,847.13 SQ. FT. OR 0.800 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (RANGER TITLE CO., FIRST AMERICAN TITLE INSURANCE CO. AND SYB BUILDERS LLC.), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 123009-VZ 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 15TH DAY OF FEBRUARY, 2023

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

STATE OF TEXAS REGISTERED BRIAN GALLIA 5569 PROFESSIONAL LAND SURVEYOR

ACCEPTED BY: _____ _____ _____ _____
SIGNATURE DATE SIGNATURE DATE

SURVEY PLAT

1501 NORTH TRADE DAYS

Q. C. NUGENT ABSTRACT NO. 618

VAN ZANDT COUNTY, TEXAS