

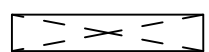
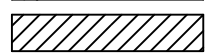
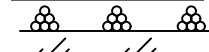
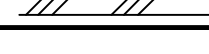
THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BG&A LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR 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. 48467C0175C, THIS PROPERTY APPEARS TO LIE IN ZONE X&A AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA, EXCEPT AS SHOWN. 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).

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.

	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)		CL- CHAIN LINK FENCE
	WOOD DECK		1/2" IRON ROD SET		WF- WOOD FENCE
	STONE		1" IRON PIPE FOUND		BW- BARBED WIRE
	GRAVEL/ROCK ROAD OR DRIVE		MONUMENT FOUND		MF- METAL FENCE
	ASPHALT PAVING		"X" FOUND/SET		PF- PIPE FENCE
			GRAVEL/ROCK ROAD OR DRIVE		W- WATER LINE
			ASPHALT PAVING		G- GAS LINE
					EM- ELECTRIC METER
					LP- LIGHT POLE
					GW- GUY WIRE
					OHP- OVERHEAD POWER LINE
					UGT- UNDERGROUND TELEPHONE
					CATV- UNDERGROUND CABLE TV
					TRANS- ELECTRIC TRANSFORMER

~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. 2501529-1B CAD. TECH. DB

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W.M. HART SURVEY ABSTRACT NO. 342 AND THE Z. ROBERTS SURVEY, ABSTRACT NO. 702, VAN ZANDT COUNTY, TEXAS, BEING A PORTION OF THE RESIDUE OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOHNNY W. SURRATT AND RAYMONDA K. LUCAS, RECORDED IN DOCUMENT NO. 2018-000385, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, TOGETHER WITH A PORTION OF THE RESIDUE OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOHNNY W. SURRATT AND RAYMONDA K. SURRATT, RECORDED IN DOCUMENT NO. 2019-007529, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTH LINE OF SAID SURRATT TRACT (DOC. NO. 2019-007529) AND IN THE APPARENT SOUTH LINE OF A RAILROAD RIGHT-OF-WAY DEED, DESCRIBED AS PARCEL NO. TWO, RECORDED IN DOCUMENT NO. 2021-000134, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WOODRUM CONSTRUCTIONS, LLC, RECORDED IN DOCUMENT NO. 2025-008183, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS AND THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR REFERENCE, THE APPARENT NORTHEAST CORNER OF SAID WOODRUM CONSTRUCTION, LLC TRACT, BEARS SOUTH 80 DEGREES 50 MINUTES 18 SECONDS EAST - 1119.86 FEET;

THENCE SOUTH 32 DEGREES 35 MINUTES 11 SECONDS WEST, OVER AND UPON SAID SURRATT TRACT (DOC. NO. 2019-007529) AND SAID SURRATT/LUCAS TRACT (DOC. NO. 2018-000385), A DISTANCE OF 1348.34 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN A RECOGNIZED SOUTHWEST LINE OF SAID SURRATT/LUCAS TRACT (DOC. NO. 2018-000385) AND THE RECOGNIZED NORTHEAST RIGHT-OF-WAY LINE OF SAID U.S. STATE HIGHWAY 80, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF SAID WOODRUM CONSTRUCTION, LLC TRACT AND THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE MONUMENT FOUND FOR WITNESS BEARS SOUTH 77 DEGREES 48 MINUTES 06 SECONDS EAST - 1282.17 FEET;

THENCE NORTH 32 DEGREES 35 MINUTES 11 SECONDS EAST, OVER AND UPON SAID SURRATT/LUCAS TRACT (DOC. NO. 2018-000385), A DISTANCE OF 590.93 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 77 DEGREES 49 MINUTES 46 SECONDS WEST, OVER AND UPON SAID SURRATT/LUCAS TRACT (DOC. NO. 2018-000385), A DISTANCE OF 977.61 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTHWEST LINE OF SAID SURRATT/LUCAS TRACT (DOC. NO. 2018-000385) AND THE APPARENT SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED AS TRACT THREE TO LINDA GAIL HENDERSON, RECORDED IN DOCUMENT NO. 2023-009770, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE MOST NORTHERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE RECOGNIZED SOUTHWEST CORNER OF SAID SURRATT/LUCAS TRACT (DOC. NO. 2018-000385), BEARS SOUTH 44 DEGREES 52 MINUTES 12 SECONDS WEST - 747.15 FEET;

THENCE NORTH 44 DEGREES 52 MINUTES 12 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID SURRATT/LUCAS TRACT (DOC. NO. 2018-000385) AND THE APPARENT SOUTHEAST LINE OF SAID HENDERSON TRACT, A DISTANCE OF 825.21 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING A NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT SOUTHWEST CORNER OF A RAILROAD RIGHT-OF-WAY DEED, DESCRIBED AS PARCEL NO. ONE, RECORDED IN DOCUMENT NO. 2021-000134, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR REFERENCE, THE APPARENT NORTHWEST CORNER OF SAID RIGHT-OF-WAY DEED, BEARS NORTH 44 DEGREE 51 MINUTES 44 SECONDS EAST - 24.65 FEET AND FROM WHICH A 1/2 INCH IRON ROD FOUND WITH PINK CAP STAMPED KSA FOR REFERENCE BEARS NORTH 41 DEGREES 57 MINUTES 22 SECONDS EAST - 1.13 FEET;

THENCE SOUTH 80 DEGREES 54 MINUTES 05 SECONDS EAST, ALONG THE APPARENT SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY PARCEL NO. ONE, A DISTANCE OF 136.70 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTHEAST LINE OF SAID W.M. HART SURVEY, ABSTRACT NO. 342, THE RECOGNIZED SOUTHWEST LINE OF THE SAID Z. ROBERTS SURVEY, ABSTRACT NO. 702, VAN ZANDT COUNTY, TEXAS, THE RECOGNIZED NORTHEAST LINE OF SAID SURRATT/LUCAS TRACT (DOC. NO. 2018-000385) AND THE APPARENT SOUTHWEST LINE OF SAID RAILROAD RIGHT-OF-WAY PARCEL NO. TWO, SAID POINT BEING A NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR REFERENCE, THE APPARENT NORTHWEST CORNER OF SAID RAIL ROAD RIGHT-OF-WAY PARCEL NO. TWO, BEARS NORTH 45 DEGREES 03 MINUTES 75 SECOND WEST - 34.16 FEET;

THENCE SOUTH 45 DEGREES 03 MINUTES 57 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID SURRATT/LUCAS TRACT (DOC. NO. 2018-000385) AND THE APPARENT SOUTH WEST LINE OF SAID RAILROAD RIGHT-OF-WAY DEED PARCEL NO. TWO, A DISTANCE OF 50.70 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTHEAST LINE OF SAID SURRATT/LUCAS TRACT (DOC. NO. 2018-000385) AND THE RECOGNIZED SOUTHWEST LINE OF SAID SURRATT TRACT (DOC. NO. 2019-007529), SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT SOUTHWEST CORNER OF SAID RAILROAD RIGHT-OF-WAY DEED PARCEL NO. TWO;

THENCE SOUTH 80 DEGREES 49 MINUTES 50 SECONDS EAST, ALONG THE APPARENT SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY DEED PARCEL NO. TWO, A DISTANCE OF 677.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 687,321.26 SQ. FT. OR 15.780 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (JOHN SURRATT), IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 11/14/2025, 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 19TH DAY OF NOVEMBER, 2025

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

SURVEY PLAT

15548 U.S. STATE HIGHWAY 80

W.M. HART SURVEY, ABSTRACT NO. 342 &
Z. ROBERTS SURVEY, ABSTRACT NO. 702

VAN ZANDT COUNTY, TEXAS