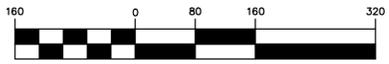
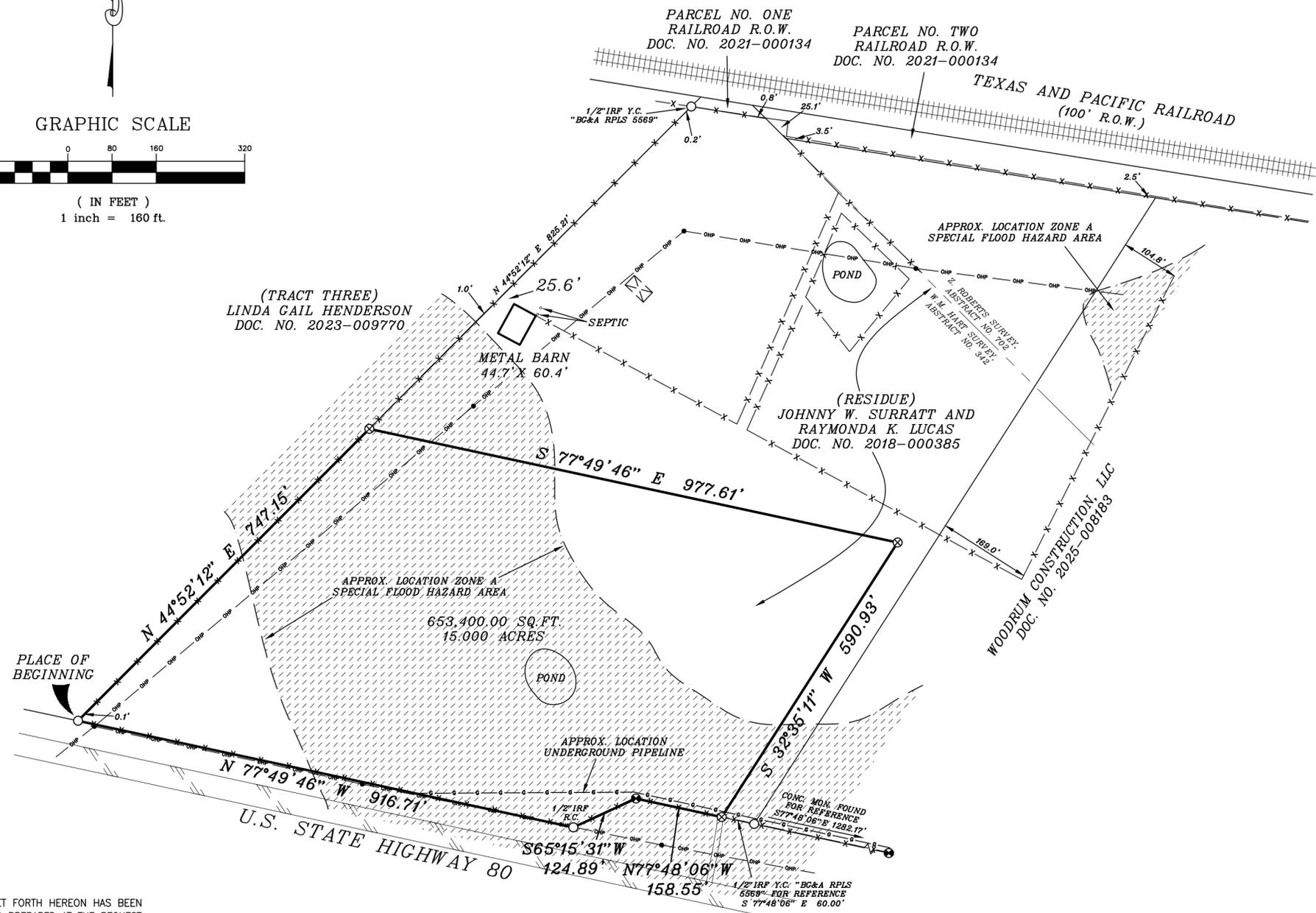




GRAPHIC SCALE



( IN FEET )  
1 inch = 160 ft.



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 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 AFFECT THE DEVELOPMENT OF THIS PROPERTY PRIOR TO ANY CONSTRUCTION.

LEGEND table with symbols for various features like IRF/IRS-IRON ROD FOUND/SET, COVERED AREA, CONCRETE, WOOD DECK, STONE, BRICK, NAIL FOUND/SET, CHAIN LINK FENCE, WOOD FENCE, BARBED/WIRE, METAL FENCE, PIPE FENCE, WATER LINE, GAS LINE, ELECTRIC METER, LP-LIGHT POLE, GUY WIRE, D&UE- DRAINAGE & UTILITY EASEMENT, BL- BUILDING LINE/SET BACK LINE, ROW- RIGHT-OF-WAY, PFC-POINT FOR CORNER, ROW- RIGHT-OF-WAY, EASM-T- EASEMENT, AC- AIR CONDITIONING, PE- POOL EQUIPMENT, UGT-UNDERGROUND TELEPHONE, CATV-UNDERGROUND CABLE TV, TRANS-ELECTRIC TRANSFORMER, OHP-OHP-OVERHEAD POWER LINE.

~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. 2501529-1A 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, 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, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTHEAST RIGHT-OF-WAY LINE OF U.S. STATE HIGHWAY 80, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID SURRATT/LUCAS TRACT AND THE APPARENT SOUTH CORNER 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;

THENCE NORTH 44 DEGREES 52 MINUTES 12 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID SURRATT/LUCAS TRACT AND THE APPARENT SOUTHWEST LINE OF SAID HENDERSON TRACT, A DISTANCE OF 747.15 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR REFERENCE BEARS NORTH 44 DEGREES 52 MINUTES 12 SECONDS EAST - 825.21 FEET;

THENCE SOUTH 77 DEGREES 49 MINUTES 46 SECONDS EAST, OVER AND UPON SAID SURRATT/LUCAS TRACT, A DISTANCE OF 977.61 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;

THENCE SOUTH 32 DEGREES 35 MINUTES 11 SECONDS WEST, OVER AND UPON SAID SURRATT/LUCAS TRACT, A DISTANCE OF 590.93 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTHEAST RIGHT-OF-WAY LINE OF SAID U.S. STATE HIGHWAY 80 AND IN A RECOGNIZED SOUTHWEST LINE OF SAID SURRATT/LUCAS TRACT, SAID POINT BEING THE MOST EASTERLY SOUTH 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 SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WOODRUM CONSTRUCTION, LLC, RECORDED IN DOCUMENT NO. 2025-008183, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, BEARS SOUTH 77 DEGREES 48 MINUTES 06 SECONDS EAST - 60.00 FEET, FROM WHICH A CONCRETE MONUMENT FOUND FOR WITNESS BEARS SOUTH 77 DEGREES 48 MINUTES 34 SECONDS EAST - 1282.17 FEET;

THENCE NORTH 77 DEGREES 48 MINUTES 06 SECONDS WEST, ALONG THE RECOGNIZED NORTHEAST RIGHT-OF-WAY LINE OF SAID U.S. STATE HIGHWAY 80 AND A RECOGNIZED SOUTHWEST LINE OF SAID SURRATT/LUCAS TRACT, A DISTANCE OF 158.55 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID SURRATT/LUCAS TRACT;

THENCE SOUTH 65 DEGREES 15 MINUTES 31 SECONDS WEST, ALONG A RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF SAID U.S. STATE HIGHWAY 80 AND A RECOGNIZED SOUTHWEST LINE OF SAID SURRATT/LUCAS TRACT, A DISTANCE OF 124.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTHEAST RIGHT-OF-WAY LINE OF SAID U.S. STATE HIGHWAY 80, SAID POINT BEING A RECOGNIZED SOUTHWEST CORNER OF SAID SURRATT/LUCAS TRACT;

THENCE NORTH 77 DEGREES 49 MINUTES 46 SECONDS WEST, ALONG THE RECOGNIZED NORTHEAST RIGHT-OF-WAY LINE OF SAID U.S. STATE HIGHWAY 80 AND THE RECOGNIZED SOUTHWEST LINE OF SAID SURRATT/LUCAS TRACT, A DISTANCE OF 916.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 653,400.00 SQ. FT. OR 15,000 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**

U.S. STATE HIGHWAY 80  
W.M. HART SURVEY, ABSTRACT NO. 342  
VAN ZANDT COUNTY, TEXAS