PROPERTY DESCRIPTION:

BEING A 0.827 ACRE TRACT OF LAND SITUATED IN THE B.B.B. & C. RR. COMPANY SURVEY, ABSTRACT NO. 110, MONTGOMERY COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVID W GAINER AND WIFE, SHARON D GAINER, AS RECORDED IN INSTRUMENT NO. 8727386, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

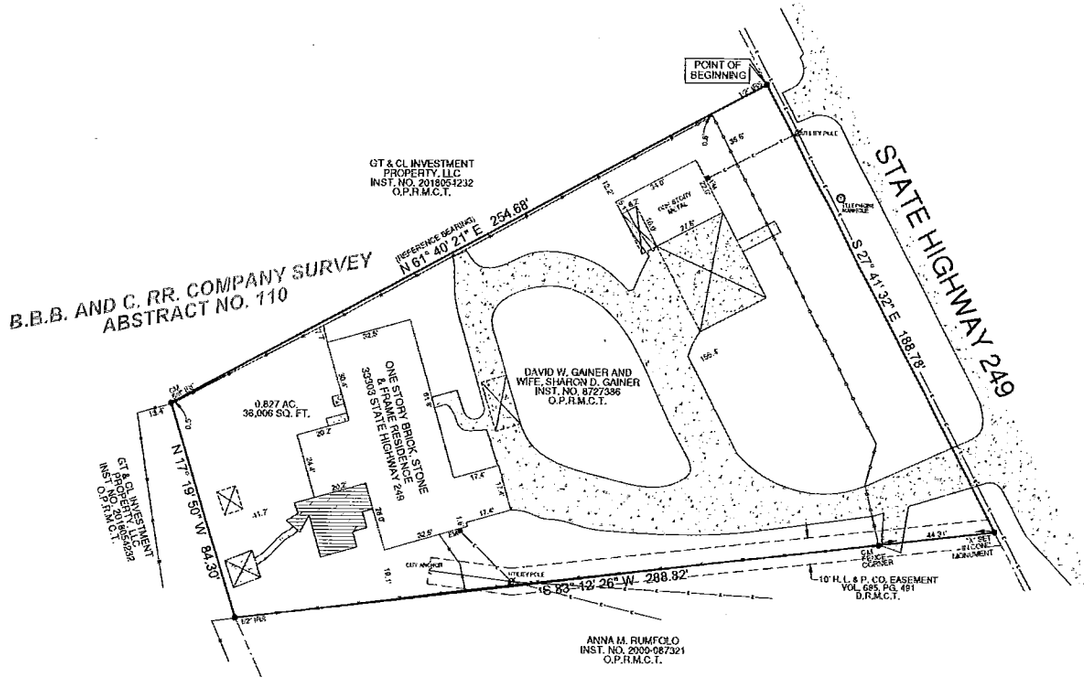
BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTH CORNER OF SAID GAINER TRACT AND THE MOST NORTHERLY EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GT & CL INVESTMENT PROPERTY, LLC, AS RECORDED IN INSTRUMENT NO. 2018054232, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF STATE HIGHWAY 249,

THENCE SOUTH 27° 41' 32" EAST, A DISTANCE OF 188.78 FEET ALONG SAID SOUTHWEST LINE TO AN "X" SET IN A CONCRETE MONUMENT AT THE COMMON EAST CORNER OF SAID GAINER TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ANNA M. RUMFOLO, AS RECORDED IN INSTRUMENT NO. 2000-087321, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 83° 12' 26" WEST, PASSING A FENCE CORNER AT A DISTANCE OF 44.31 FEET AND CONTINUING A TOTAL DISTANCE OF 288.82 FEET ALONG THE COMMON LINE OF SAID GAINER AND RUMFOLO TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE COMMON CORNER OF SAID GAINER AND RUMFOLO TRACTS AND AFORESAID GT TRACT;

THENCE NORTH 17° 19' 50" WEST, A DISTANCE OF 84.30 FEET ALONG THE COMMON LINE OF SAID GAINER AND GT TRACTS TO A 5/8-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID GAINER TRACT;

THENCE NORTH 61° 40' 21" EAST, A DISTANCE OF 254.68 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 36,006 SQUARE FEET OR 0.827 OF ONE ACRE OF LAND.



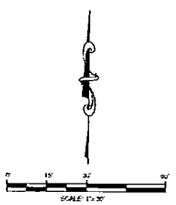
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(1m)-EASEMENT, VOL. 712, PG. 617, D.R.M.C.T.
(1o)-EASEMENT, C.F. NO. 1606166, O.P.R.R.P.M.C.T.
THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(1q)-EASEMENT, C.F. NO. 9553971, O.P.R.R.P.M.C.T.

FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48339C0065 G, DATED AUGUST 18, 2014

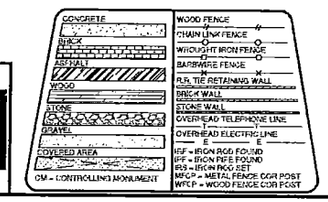
SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTERFERENCES OR PROJECTIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL CONVENTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES:
1) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.
2) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHERS, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
4) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



33303 STATE HIGHWAY 249
CITY OF PINEHURST
MONTGOMERY COUNTY, TEXAS

GF#: ATCH-16-ATCH22123440TC	
BORROWER: KKK INVESTMENTS & MANAGEMENT, LLC	
TITLE CO.: ALAMO TITLE	
PREMIER JOB #: 22-09739	
TECH: MSP	DATE: 10/07/22
FIELD: RT	FIELD DATE: 10/05/22



Alamo Title Company.

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL
LAND SURVEYOR

Robert T. Paul Jr.
Registered Professional Land Surveyor