



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 AND/OR RESTRICTIONS (BUILDING SETBACK LINES, EASEMENTS, ETC.) THAT COULD EFFECT THE DEVELOPMENT OF THIS PROPERTY PRIOR TO ANY CONSTRUCTION.

NOTE: ACCORDING TO THE F.L.R.M. IN COMMUNITY PANEL NO. 48085C0600J 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

LEGEND	
	BRICK
	COVERED AREA
	CONCRETE
	WOOD DECK
	STONE
	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING
	IRF/IRS-IRON ROD FOUND/SET
	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2" IRON ROD SET
	1" IRON PIPE FOUND
	MONUMENT FOUND
	"X" FOUND/SET
	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED/WIRE
	METAL FENCE
	PIPE FENCE
	WATER LINE
	GAS LINE
	ELECTRIC METER
	LP-LIGHT POLE
	GUY WIRE
	D&U- DRAINAGE & UTILITY EASEMENT
	BL- BUILDING LINE/SET BACK LINE
	POWER POLE
	PFC-POINT FOR CORNER
	ROW- RIGHT-OF-WAY
	EASMT- EASEMENT
	AC- AIR CONDITIONING
	PE- POOL EQUIPMENT
	UGT-UNDERGROUND TELEPHONE
	UCATV-UNDERGROUND CABLE TV
	TRANS-ELECTRIC TRANSFORMER
	OHP-OVERHEAD POWER LINE

~BRIAN GALLIA & ASSOCIATES~
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JOB NO. 2001044-1 CAD. TECH. DB

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

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE AMOS STRICKLAND SURVEY, ABSTRACT NO. 941, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO THE FRANK J. MEDANICH FAMILY TRUST, RECORDED IN DOCUMENT NO. 2009-14350, REAL RECORDS, HUNT COUNTY, TEXAS AND THAT TRACT OF LAND DESCRIBED IN DEED TO FRANK J. MEDANICH, RECORDED IN VOLUME 699, PAGE 143, DEED RECORDS, HUNT 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 SOUTHEAST LINE OF F.M. HIGHWAY 1565 (VARIABLE R.O.W.), SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID MEDANICH TRACT (DOC. NO. 2009-14350) AND THE APPARENT MOST SOUTHERLY WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RICK KENNEDY, RECORDED IN DOCUMENT NO. 2019-04160, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 46 DEGREES 09 MINUTES 17 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID MEDANICH TRACT (DOC. NO. 2009-14350) AND THE APPARENT SOUTHWEST LINE OF SAID KENNEDY TRACT, A DISTANCE OF 802.51 FEET TO A 1/2 INCH IRON ROD FOUND WITH PINK CAP STAMPED STOVALL FOR ANGLE POINT, SAID POINT BEING THE APPARENT SOUTH CORNER OF SAID KENNEDY TRACT AND THE APPARENT MOST NORTHERLY WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FARR LIVING TRUST, RECORDED IN DOCUMENT NO. 2017-1724, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID FARR TRACT, A DISTANCE OF 1308.40 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID MEDANICH TRACT (DOC. NO. 2009-14350) AND THE RECOGNIZED INNER ELL CORNER OF SAID FARR TRACT;

THENCE SOUTH 43 DEGREES 30 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID MEDANICH TRACT (DOC. NO. 2009-14350) AND THE APPARENT MOST SOUTHERLY NORTHWEST LINE OF SAID FARR TRACT, A DISTANCE OF 1317.54 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT, SAID POINT BEING THE APPARENT MOST SOUTHERLY WEST CORNER OF SAID FARR TRACT AND THE APPARENT NORTH CORNER OF LOT 24 OF TIMBER RIDGE ESTATES, RECORDED IN VOLUME 400, PAGE 1251, PLAT RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 26 MINUTES 28 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID MEDANICH TRACT (DOC. NO. 2009-14350) AND THE APPARENT NORTHWEST LINE OF SAID TIMBER RIDGE ESTATES, A DISTANCE OF 1916.33 FEET TO A 1/2 IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHEAST LINE OF SAID F.M. HIGHWAY 1565, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID MEDANICH TRACT (DOC. NO. 2009-14350) AND THE APPARENT WEST CORNER OF LOT 19 OF SAID ADDITION;

THENCE ALONG THE RECOGNIZED NORTHWEST LINE OF SAID MEDANICH TRACT (DOC. NO. 2009-14350) AND THE RECOGNIZED SOUTHEAST LINE OF SAID F.M. HIGHWAY 1565 THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 10 DEGREES 42 MINUTES 36 SECONDS EAST, A DISTANCE OF 20.27 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;
 NORTH 19 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 101.12 FEET TO A CONCRETE MONUMENT FOUND FOR ANGLE POINT;
 NORTH 10 DEGREES 42 MINUTES 36 SECONDS EAST, A DISTANCE OF 2298.47 FEET TO A CONCRETE MONUMENT FOUND FOR ANGLE POINT;
 NORTH 17 DEGREES 50 MINUTES 06 SECONDS EAST, A DISTANCE OF 201.56 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;
 NORTH 10 DEGREES 42 MINUTES 36 SECONDS EAST, A DISTANCE OF 1220.61 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3,443,673.64 SQ. FT. OR 79.06 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (DAVID MEDANICH), IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 01/28/2020 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 2ND DAY OF FEBRUARY, 2020

BRIAN GALLIA
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

SURVEY PLAT

F.M. HIGHWAY 1565

AMOS STRICKLAND SURVEY, ABSTRACT NO. 941

HUNT COUNTY, TEXAS