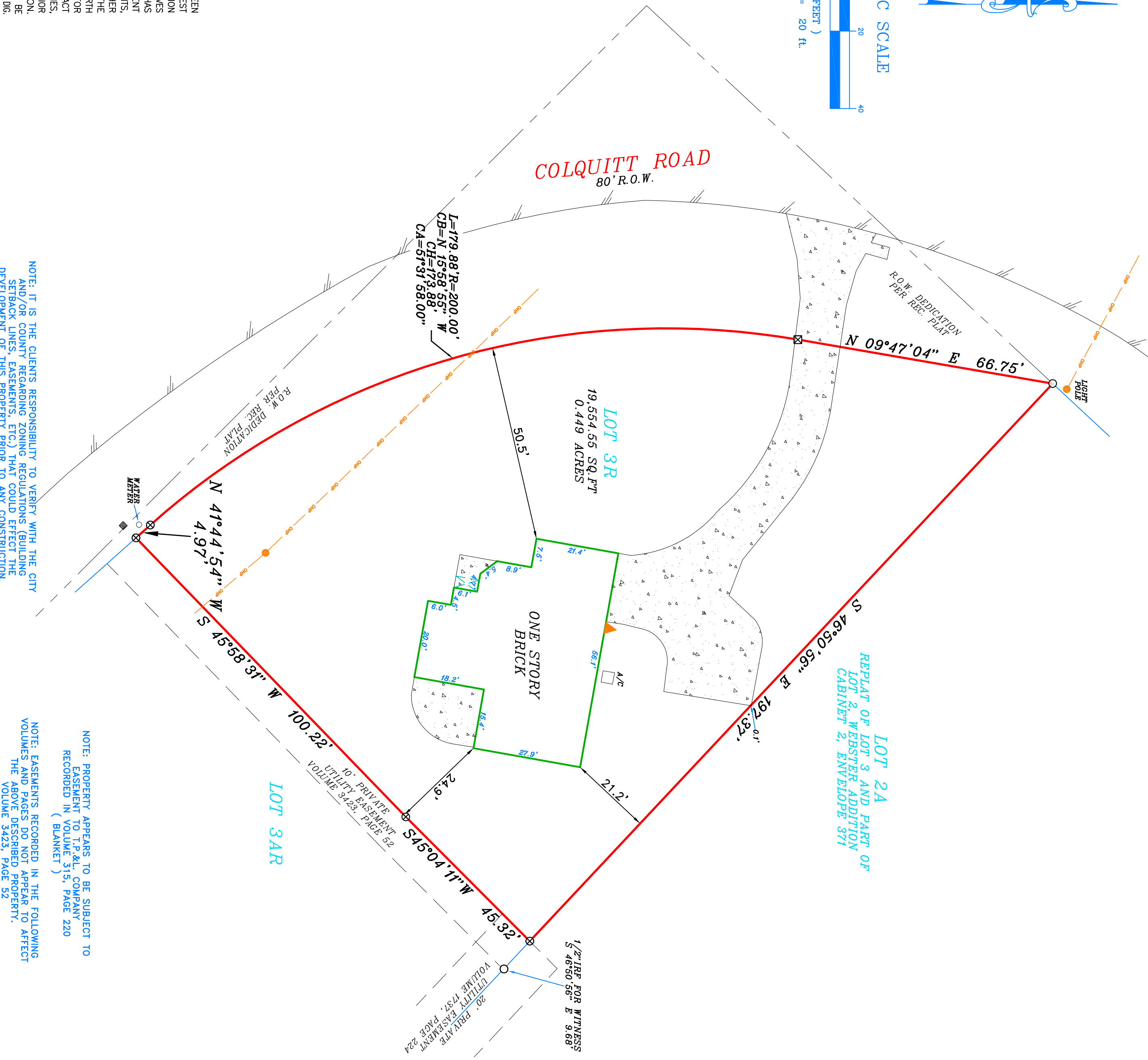


THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BGA&A LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR 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. 482927000700 THIS PROPERTY APPEARS TO BE IN ZONE X AND APPEARS NOT TO BE 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: BEARINGS ARE BASED ON NORTHEAST LINE OF LOT 3R OF REPLAT RECORDED IN CABINET 3, ENVELOPE 466. 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 CLIENT'S 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.

NOTE: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT APPEAR TO AFFECT THE ABOVE DESCRIBED PROPERTY.
VOLUME 3423, PAGE 52

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO T.P.&L. COMPANY RECORDED IN VOLUME 315, PAGE 220 (BLANKET)

LEGEND	
	BRICK
	COVERED AREA
	CONCRETE
	WOOD DECK
	STONE
	ASPHALT PAVING
	1/2" IRP FOR WITNESS
	IRON ROD FOUND/SET
	1/2" NAIL FOUND/SET
	CHAIN LINK FENCE
	BARBED/WIRE
	EASMENT
	POOL EQUIPMENT
	UG - UNDERGROUND TELEPHONE
	CATV - UNDERGROUND CABLE TV
	TRANS - ELECTRIC TRANSFORMER
	OVERHEAD POWER LINE
	D&U - DRAINAGE & UTILITY EASEMENT
	BL - BUILDING LINE/SET BACK LINE
	POWER POLE
	ROW - RIGHT-OF-WAY
	AC - AIR CONDITIONING
	PE - POOL EQUIPMENT
	UG - UNDERGROUND TELEPHONE
	CATV - UNDERGROUND CABLE TV
	TRANS - ELECTRIC TRANSFORMER
	OVERHEAD POWER LINE

PROPERTY DESCRIPTION

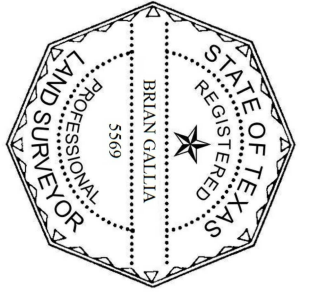
LOCATED AT 2414 COLQUITT ROAD IN THE CITY OF TERRELL, TEXAS.
 LOT NO. 3R BLOCK NO. 3R AN ADDITION OF REPLAT OF LOTS 3 AND 3A OF THE WEBSTER ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 3, ENVELOPE 466 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (RANGER TITLE, FIDELITY NATIONAL TITLE, ALTON D. FLOESSACK) THAT THE SURVEY IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 1220558X IS THAT THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION OF THE SUBJECT PROPERTY, SUCH SURVEY WAS CONDUCTED AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED 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 11TH DAY OF MAY, 2022

BRIAN GALLIA
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



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

SURVEY PLAT

~BRIAN GALLIA & ASSOCIATES~
 BGA&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

2414 COLQUITT ROAD
 LOT 3R, REPLAT OF LOTS 3 AND 3A OF
 WEBSTER ADDITION
 TERRELL, KAUFMAN COUNTY, TEXAS

JOB NO. 2201215-1 CAD. TECH. BOWEN