

BEAM GRADY M. & JEFFREY L.
VOLUME 3761, PAGE 62
D.R.K.C.T.

DONNIE DAVIS AND LEASA KAY DAVIS
VOL. 6287, PG. 392
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DAVIS DONALD G. JR & LEASA K
VOLUME 3471, PAGE 60
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DAVIS DONNIE & LEASA KAY
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MARTHA MUSICK SURVEY
ABSTRACT NO. 312

175,864 SF/4.037 AC.
CH TNC MESQUITE INVESTMENTS, LP
VOLUME 7669, PAGE 306
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CH TNC MESQUITE INVESTMENTS, LP
VOLUME 7669, PAGE 306
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Δ=27° 02' 13"
R=1214.00'
T=291.87'
L=572.87'
S11°01'58"E
Lc=567.57'

NOTES:

- All property corners are set 1/2 inch iron rods with a cap stamped "Graham Assoc Inc" unless otherwise noted.
- The Basis of bearings is the state plane coordinate system, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011.
- This survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
- This survey was performed without the benefit of a current title report and may not reflect all matters of record affecting the property. Consult appropriate government entities and utility providers for any restrictions, easements, zoning requirements or building setbacks that may be of record. The surveyor did not abstract this property.
- No portion of the subject property lies within the 100-year Floodplain, the property is in zone (x) per Firm Map No. 48257C0155E with an effective date of January 12, 2023.

PROPERTY DESCRIPTION

Being a 4.037 acre tract of land situated in the Martha Musick Survey, Abstract No.312, Kaufman County, Texas and being a portion of a tract of land described by the deed to CH TNC Mesquite Investments, LP., and recorded in Volume 7669, Page 306, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, said point being the northwest corner of said CH TNC Mesquite Investments, LP. tract, and being the southeast corner of a tract of land described by deed to Donald and Leasa Davis, as recorded in Volume 3471, Page 60, Deed Records, Kaufman County, Texas, being a common line, also being in the existing north right-of-way line of F.M. 2757 (having a 100' right-of-way);

THENCE North 06°06'39" East, leaving said existing north right-of-way line, and along said common line, a distance of 609.17 feet to a set 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap;

THENCE South 77°02'07" East, leaving said common line, a distance of 184.75 feet to a set 1/2 inch iron rod with a (GAI) cap, for the beginning of a non-tangent curve to the left having a radius of 1214.00 feet and a central angle of 27°02'13" and a long chord which bears South 11°01'58" East, 567.57 feet;

THENCE along said non-tangent curve to the left an arc distance of 572.87 feet to a set 1/2 inch iron rod with a (GAI) cap;

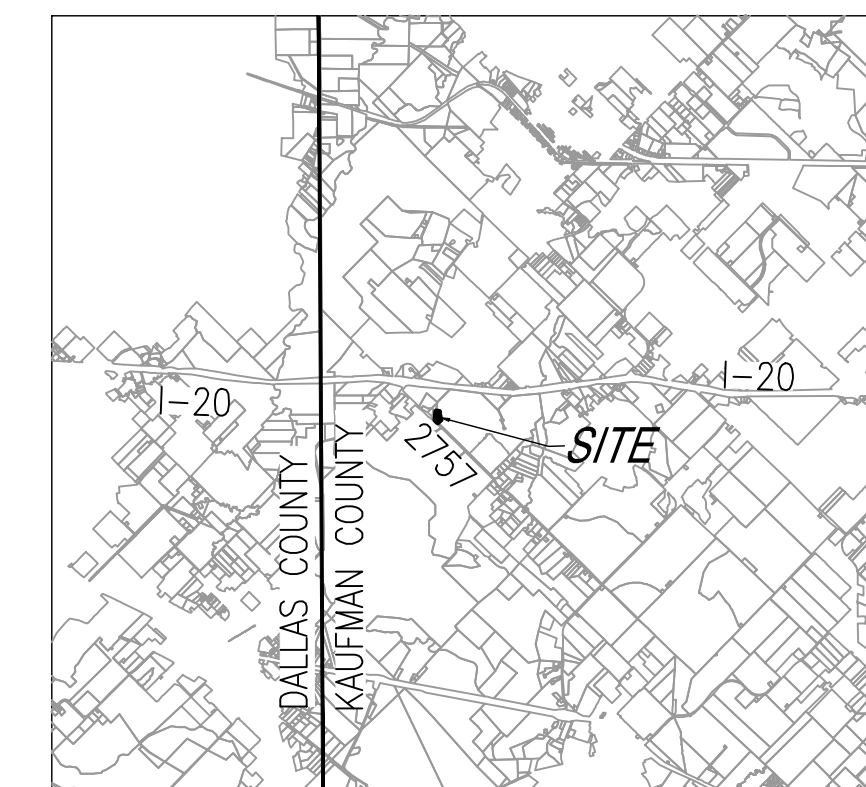
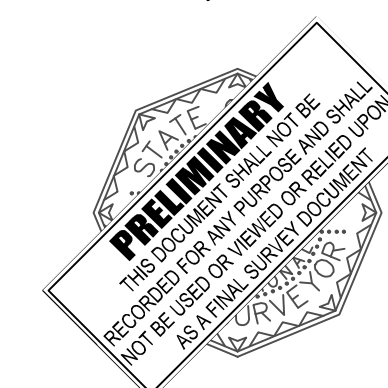
THENCE South 44°11'41" West, a distance of 264.36 feet to a set 1/2 inch iron rod with a (GAI) cap, said point being in the existing north right-of-way line of said F.M. 2757;

THENCE North 45°44'58" West, along said existing north right-of-way line, a distance of 169.71 feet to a found Highway Monument in concrete;

THENCE North 36°42'08" West, continuing along said existing north right-of-way line, a distance of 79.74 feet to the POINT OF BEGINNING and CONTAINING 175,864 square feet, 4.037 acres of land, more or less.

This is to certify that I, Michael L. Peterson, a Registered Professional Land Surveyor of the State of Texas, have prepared this survey from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision.

MICHAEL L. PETERSON NO. 5999
REGISTERED PROFESSIONAL LAND SURVEYOR



VICINITY MAP
(NOT TO SCALE)

F.M. ROAD 2757
(100' RIGHT-OF-WAY)

POINT OF BEGINNING

FOUND 1/2-INCH IRON ROD

FOUND CONCRETE HIGHWAY MONUMENT

15" WATER PIPE LINE EASEMENT
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VOL. 484, PG. 85
VOL. 484, PG. 100
VOL. 484, PG. 239
VOL. 484, PG. 266
VOL. 487, PG. 200
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D.R.K.C.T.

LEGEND:

- D.R.K.C.T. DEED RECORDS, KAUFMAN COUNTY, TEXAS
- PDUCE PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY CONSTRUCTION EASEMENT
- FND FOUND
- GAI GRAHAM ASSOCIATES INC.
- ESMT EASEMENT
- ROW RIGHT-OF-WAY
- VOL VOLUME
- PG. PAGE
- PP POWER POLE
- CW CLAY WIRE
- E/A EDGE OF ASPHALT

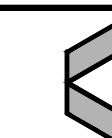
BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



GRAPHIC SCALE 1"=60'
60 0 60 120

BOUNDARY EXHIBIT

BEING 4.037 ACRE TRACT OF LAND
SITUATED IN THE
MARTHA MUSICK SURVEY, ABSTRACT No. 312
KAUFMAN COUNTY, TEXAS



GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8835
T&PE FIRM: F-1191/T&P&S FIRM: 101538-00

DRAWN BY: GAI	PROJECT NO. 2760-1039	SHEET
DATE: AUGUST_2023	SHEET 1 OF 1	1