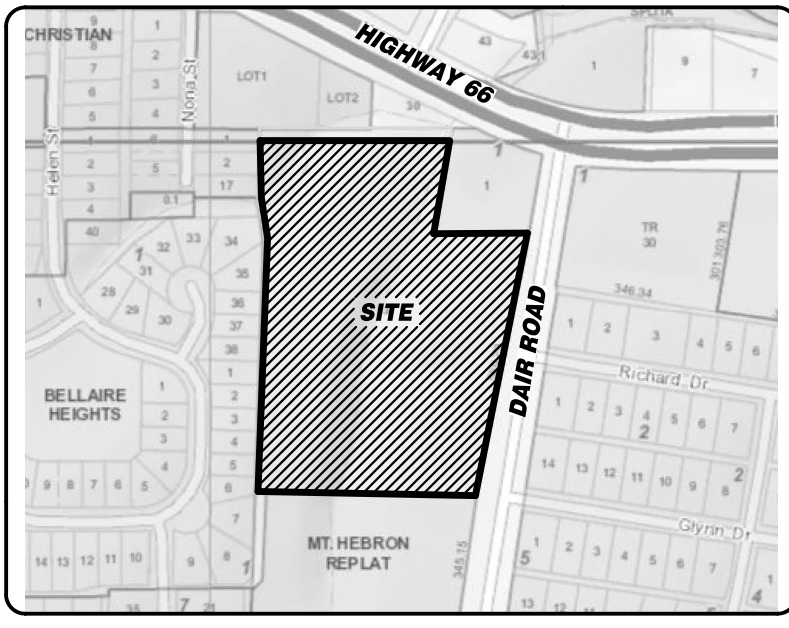




NOT TO SCALE
VICINITY MAP

LEGAL DESCRIPTION

Being a 9.004 acre tract of land situated in the Elizabeth Crockett Survey, Abstract No. 227, City of Garland, Dallas County, Texas, and being all of that certain 9.438 acre tract of land described in a Deed to Kenny Adolfo, recorded as Instrument No. 20080164125, Official Public Records, Dallas County, Texas (OPRDCT) and being bore particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod in concrete with a yellow plastic cap stamped "KMR RPLS 5668", found for corner in the northwest right-of-way line of Dairy Road (an 80' right-of-way) at the southeast corner of said 9.438 acre tract common to the northeast corner of Lot 1R, Block 1, Mt. Hebron Addition, an addition to the City of Garland, recorded in Volume 920, Page 112, Map Records of Dallas County, Texas (MRDCT);

THENCE North 88°20'00" West, along the south line of said 9.438 acre tract and the north line of said Lot 1R, Block 1, a distance of 476.84 feet, to a 1/2-inch iron rod found for corner at the southwest corner of said 9.438 acre tract and in the east line of Bellaire Heights, an addition to the City of Garland, recorded in Volume 920, Page 112, Map Records of Dallas County, Texas (MRDCT);

THENCE North 01°31'48" East, along the west line of said 9.438 acre tract and the east line of said Bellaire Heights, a distance of 537.45 feet, to a 1/2-inch iron rod found for corner at an angle point thereof;

THENCE North 03°57'00" West, along the common line of last mentioned tracts, a distance of 103.71 feet, to a point for corner found in a creek at the northeast corner of said Bellaire Heights;

THENCE North 01°00'11" East, along the west line of said 9.438 acre tract, at 147.57 feet passing a nail found for reference and continuing for a total distance of 151.24 feet, to a point for corner at the most western northwest corner of said 9.438 acre tract and in the south line of Lot 1, Collision Repair Service Addition, an addition to the City of Garland, recorded in Volume 96011, Page 1685 (MRDCT);

THENCE South 89°29'03" East, along a north line of said 9.438 acre tract and the south lines of Lot 1 and Lot 2 of said Collision Repair Service Addition, a distance of 239.69 feet, to a point for corner thereof, from which a disturbed 1/2-inch iron rod found for reference bears North 47°20'26" West a distance of 0.41 feet;

THENCE North 02°22'57" East, along a northwest line of said 9.438 acre tract and the east line of said Lot 2, a distance of 102.62 feet, to a 1/2-inch iron rod with a yellow plastic cap stamped "KMR RPLS 5668", found for corner in the southwest right-of-way line of State Highway 66 (a variable width right-of-way) at the most northern northwest corner of said 9.438 acre tract and the northeast corner of said Lot 2;

THENCE South 62°55'25" East, along the southwest right-of-way line of said State Highway 66 and a northeast line of said 9.438 acre tract, a distance 227.49 feet, to a point for corner in a creek, said point being at the beginning of a non-tangent curve to the left, having a radius of 776.20 feet and a chord which bears South 63°37'56" East, a distance of 1.71 feet;

THENCE in a southeasterly direction with said curve and right-of-way, an arc distance of 1.71 feet, to a point for corner at the most northern northeast corner of said 9.438 acre tract common to the northwest corner of Lot 1, Block 1, Myung K. Shin Addition, an addition to the City of Garland, recorded as Instrument No. 200900026870 (OPRDCT), from which a 1/2-inch iron rod with a plastic cap stamped "Peiser", found at the northeast corner of said Lot 1, bears South 69°14'57" East a distance of 151.34 feet;

THENCE North 89°28'34" West, along a common boundary line of said 9.438 acre tract and last mentioned Lot 1, a distance 49.89 feet, to a point for corner in a creek at a common corner thereof;

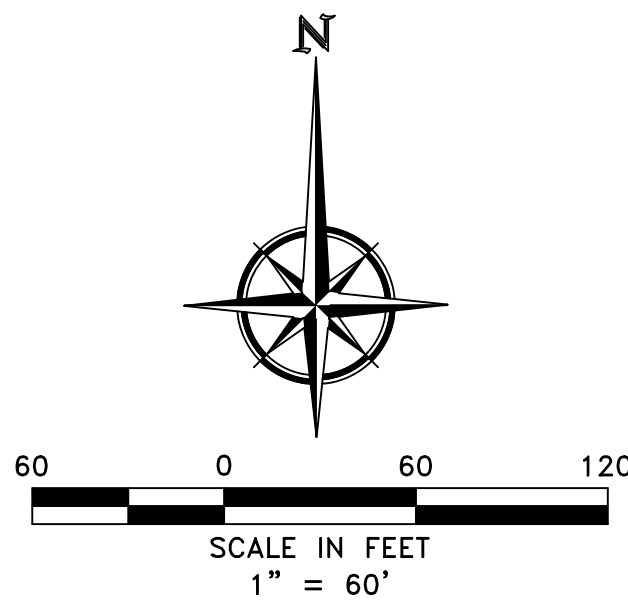
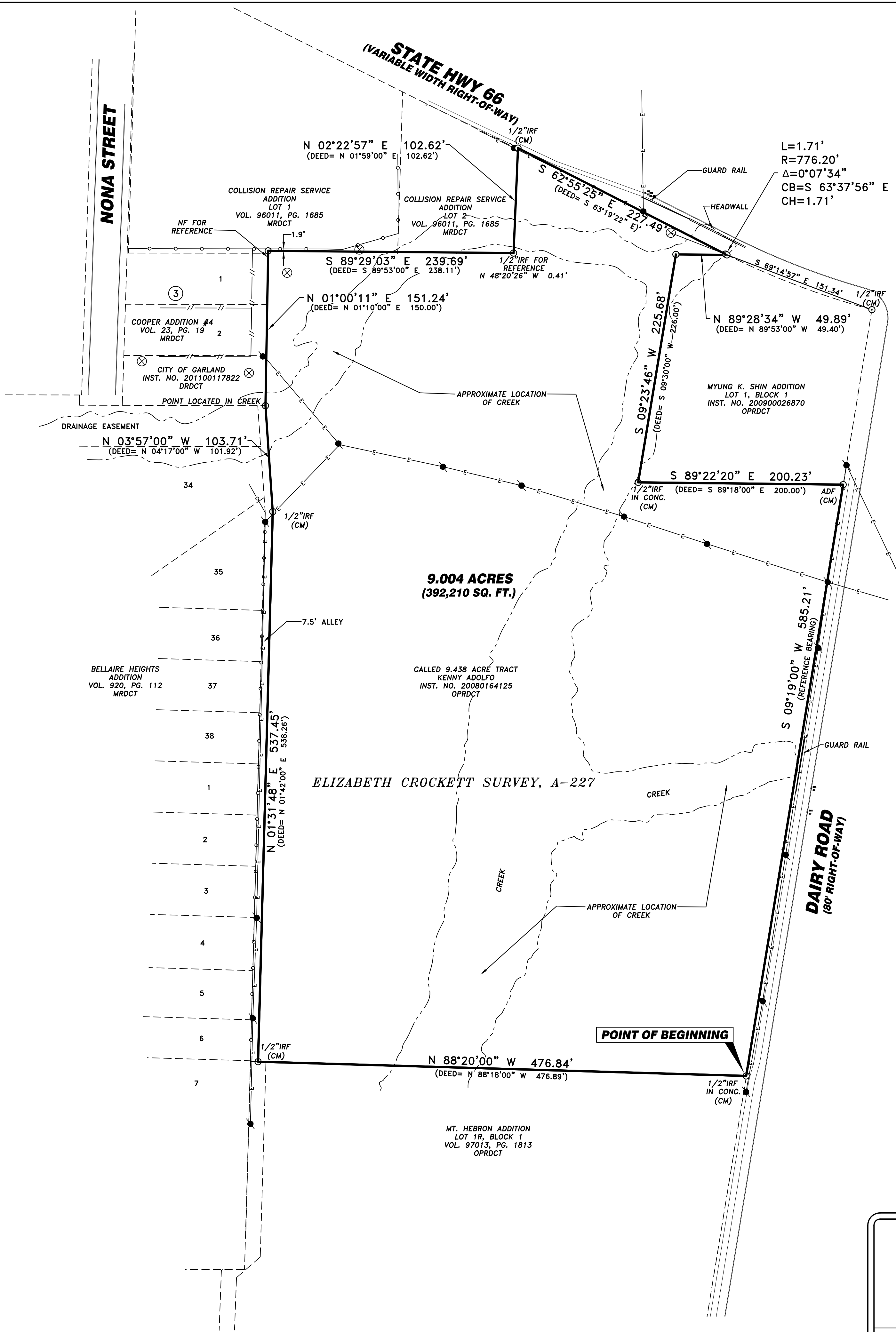
THENCE South 09°23'46" West, along the common line of last mentioned tracts, a distance of 225.68 feet, to a 1/2-inch iron rod in concrete found for corner at the southwest corner of last mentioned addition;

THENCE South 89°22'20" East, along the common line of last mentioned tracts, a distance of 200.23 feet, to an Aluminum Disc found for corner at the most eastern northeast corner thereof and being in the northwest right-of-way line of said Dairy Road;

THENCE South 09°19'00" West, along the northwest right-of-way line of said Dairy Road and a southeast line of said 9.438 acre tract, a distance of 585.21 feet to the **POINT OF BEGINNING** and containing 392,210 square feet, or 9.004 acres of land.

NOTES:

- Bearings are based on recorded deed referenced in legal description hereon and as rotated to line labeled "Reference Bearing".
- This survey was conducted without the benefit of an abstractor or a title commitment. The undersigned has not performed any research to locate or discover any documents relating to easements, restrictions, setbacks or otherwise, which may affect this property.
- According to my interpretations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48113C0240K, dated July 7, 2014, the subject property lies within flood Zone "X" and "X" shaded, and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage or preclude that other studies may exist which could show areas of this property in a floodplain. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.

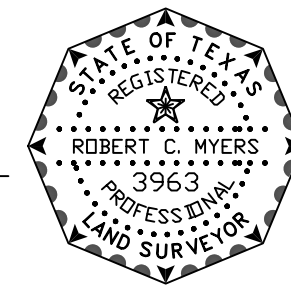


"SYMBOL" & "LINE TYPE" LEGEND	
SYMBOLS	
○	PROPERTY CORNER
NS	60D NAIL SET
NF	NAIL FOUND
ADP	ALUMINUM DISC FOUND
⊗	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT/LATERAL
⊕	POWER POLE
⊖	FIRE HYDRANT
⊗	WATER VALVE
⊙	WATER METER/WATER MANHOLE
⊕	STORM SEWER MANHOLE
⊖	AREA INLET
⊗	CABLE BOX
⊙	UNDERGROUND CABLE MARKER
⊕	TELEPHONE PEDESTAL
⊖	FIBER OPTIC MARKER
⊗	TRAFFIC/GENERAL SIGN
⊙	2' X 2' STONE COLUMN
⊕	FLAG POLE
⊖	NUMBER OF PARKING SPACES
⊗	HANDICAPPED PARKING SPACE
LINE TYPES	
—○—○—○—○—	WROUGHT IRON METAL FENCE OR GATE
—//—//—//—//—	WOOD FENCE
— — — — — —	6" MASONRY SCREENING WALL
—x—x—x—x—x—	BARBED WIRE FENCE
—E—E—E—E—E—	OVERHEAD POWER/SERVICE LINE
—STM—	U.G. STORM SEWER LINE
—SS—	U.G. SANITARY SEWER LINE
—W—W—W—W—W—	U.G. WATER LINE
—	GUY WIRE
PATTERNS	
[Pattern]	CONCRETE
[Pattern]	LOADING ZONE
[Pattern]	BRICK
ABBREVIATIONS	
IRSC	5/8" IRON ROD SET W/CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
U.G.	UNDER GROUND
(CM)	CONTROL MONUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS

I, Robert C. Myers, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during the month of November, 2018, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

ROBERT C. MYERS

R.P.L.S. NO. 3963

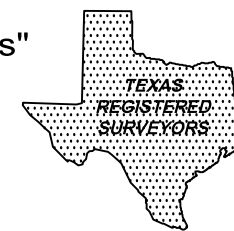


R.C. MYERS SURVEYING, LLC

"Registered Professional Land Surveyors"

488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300

Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com



Client: CW Sparks

Job No.: 457

Drawn by: MZG

Date: 11-07-18

Revised:

LAND TITLE SURVEY

OF

9.004 ACRES

SITUATED IN THE

ELIZABETH CROCKETT SURVEY, A-227
CITY OF GARLAND,
DALLAS COUNTY, TEXAS