

ROYAL BUSINESS PARK  
4TH INSTALLMENT  
VOL. 83232, PG. 4436, D.R.D.C.T.  
(PER PLAT)

S 00° 01' 06" W 185.00'

10' BUILDING LINE  
VOL. 73166, PG. 1001  
D.R.D.C.T.

LOT 2, BLOCK A  
ROYAL BUSINESS PARK  
21ST INSTALLMENT

VACANT LOT  
8102 MESQUITE BEND DRIVE

1.45 AC.  
63,056 SQ. FT.

ROYAL BUSINESS PARK  
REPLAT OF THE  
2ND INSTALLMENT  
VOL. 84159, PG. 4264  
D.R.D.C.T.  
(PER PLAT)

ROYAL BUSINESS PARK  
20TH INSTALLMENT  
AMENDED  
VOL. 88137, PG. 3055  
D.R.D.C.T.  
(PER PLAT)

10' BUILDING LINE  
VOL. 73166, PG. 1001  
D.R.D.C.T.

10' BUILDING LINE  
VOL. 73166, PG. 1001  
D.R.D.C.T.

30' BUILDING LINE  
VOL. 73166, PG. 1001  
D.R.D.C.T.

30' BUILDING LINE  
20' UTILITY EASEMENT

15' SIGHT EASEMENT

CM 1/2" IRF  
ROYAL BUSINESS  
PARK 20TH  
INSTALLMENT  
AMENDED  
185.00'  
N 00° 01' 06" E  
8.95'

MESQUITE BEND DRIVE  
(55' R.O.W.)  
L = 179.26'  
R = 545.46'

#### LEGEND:

|                                       |                   |
|---------------------------------------|-------------------|
| BARB WIRE FENCE                       | ASPHALT           |
| CHAIN LINK FENCE                      | CONCRETE          |
| WROUGHT IRON FENCE                    | GRAVEL            |
| WOOD FENCE                            | TILE              |
| VINYL FENCE                           | WOOD              |
| ELECTRIC LINE                         | BRICK             |
| GM = GAS METER                        | STONE             |
| EM = ELECTRIC METER                   | WOOD RAILROAD TIE |
| IPF = IRON PIPE FOUND                 |                   |
| IRS = IRON ROD SET WITH "PREMIER" CAP |                   |
| IRF = IRON ROD FOUND                  |                   |
| CM = CONTROLLING MONUMENT             |                   |

#### NOTES:

BEARINGS ARE BASED ON THE RECORDED PLAT.  
THE PROPERTY IS NOT AFFECTED BY THE FOLLOWING:  
(10-8) EASEMENT, VOL. 96074, PG. 2478, R.P.D.C.T.  
BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:  
BEING LOT 2, BLOCK A, ROYAL BUSINESS PARK, 21ST INSTALLMENT, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 96069, PAGE 5738, PLAT RECORDS, DALLAS COUNTY, TEXAS.

#### 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, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON 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 OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

|           |                     |
|-----------|---------------------|
| GF. NO.   | 10717897            |
| BORROWER  |                     |
| TITLE CO. | TEXAS PREMIER TITLE |
| TECH      | JS/AV               |
| FIELD     | MJ                  |

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. 48113C0185 K, DATED JULY 7, 2014.

DATE: 09/26/2022 JOB NO.: 22-08851  
FIELD: 09/23/2022

8102 MESQUITE BEND DRIVE, IRVING, TX 75063  
LOT 2, BLOCK A, ROYAL BUSINESS PARK  
21ST INSTALLMENT



**TEXAS PREMIER TITLE**

DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_

*Premier*  
Surveying LLC  
5700 W. Plano Pkwy., Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 972-964-7021  
Firm Registration No. 10146200