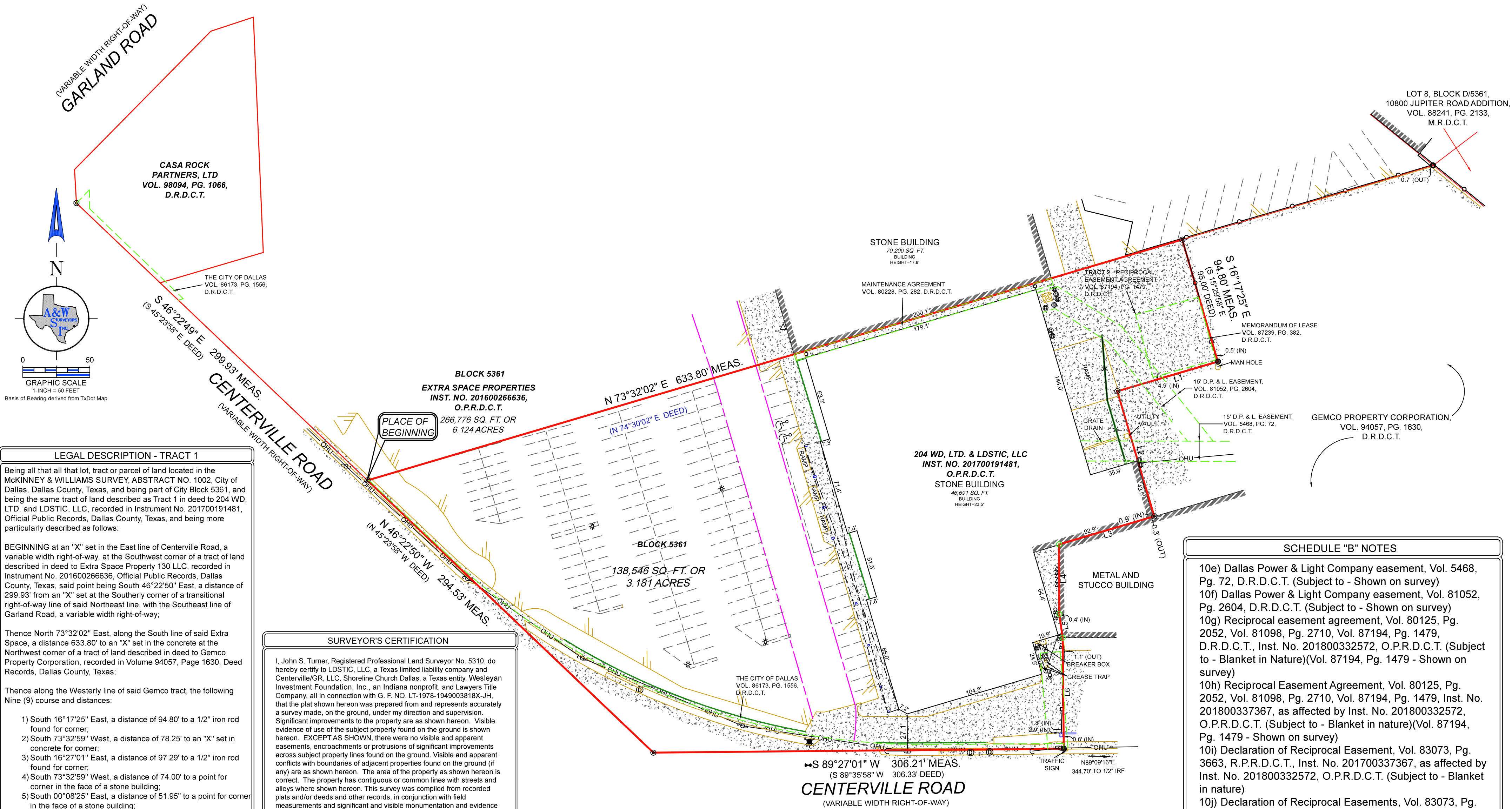


# SURVEY PLAT



## LEGAL DESCRIPTION - TRACT 1

Being all that all that lot, tract or parcel of land located in the McKinney & Williams Survey, Abstract No. 1002, City of Dallas, Dallas County, Texas, and being part of City Block 5361, and being the same tract of land described as Tract 1 in deed to 204 WD, LTD. and LDSTIC, LLC, recorded in Instrument No. 201700191481, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" set in the East line of Centerville Road, a variable width right-of-way, at the Southwest corner of a tract of land described in deed to Extra Space Property 130 LLC, recorded in Instrument No. 201600266636, Official Public Records, Dallas County, Texas, said point being South 46°22'50" East, a distance of 299.93' from an "X" set at the Southerly corner of a transitional right-of-way line of said Northeast line, with the Southeast line of Garland Road, a variable width right-of-way;

Thence North 73°32'02" East, along the South line of said Extra Space, a distance 633.80' to an "X" set in the concrete at the Northwest corner of a tract of land described in deed to Gemco Property Corporation, recorded in Volume 94057, Page 1630, Deed Records, Dallas County, Texas;

Thence along the Westerly line of said Gemco tract, the following Nine (9) course and distances:

- 1) South 16°17'25" East, a distance of 94.80' to a 1/2" iron rod found for corner;
- 2) South 73°32'59" West, a distance of 78.25' to an "X" set in concrete for corner;
- 3) South 16°27'01" East, a distance of 97.29' to a 1/2" iron rod found for corner;
- 4) South 73°32'59" West, a distance of 74.00' to a point for corner in the face of a stone building;
- 5) South 00°08'25" East, a distance of 51.95' to a point for corner in the face of a stone building;
- 6) South 08°15'25" East, a distance of 17.90' to a point for corner in the face of a stone building;
- 7) South 00°33'01" East, a distance of 82.82' to a 1/2" iron rod found in the North line of said Centerville Road, at the Southwest corner of said Gemco tract;

Thence South 89°27'01" West, along said North line, a distance of 306.21' to an "X" found in the paving of said Centerville Road;

Thence North 46°22'50" West, along the Northeast line of said Centerville Road, a distance of 294.53' to the PLACE OF BEGINNING and containing 138,546 square feet or 3.181 acres of land.

## LEGAL DESCRIPTION - TRACT 2- EASEMENT ESTATE

Easement Estate created in Reciprocal Easement Agreement, executed by and between Waldorf Associates and Dean I. Dauley, dated May 19, 1980, filed for record on June 25, 1980 and recorded in Volume 80125, Page 2052, Deed Records, Dallas County, Texas, as amended by instruments recorded in Volume 81098, Page 2710 and Volume 87194, Page 1479, Deed Records, Dallas County, Texas; As affected by Mutual Release and Partial Termination of Reciprocal Easement Agreement, recorded under Instrument No. 201800332572, Official Public Records, Dallas County, Texas.

## LEGAL DESCRIPTION - TRACT 3 - EASEMENT ESTATE

Easement Estate created in Declaration of Reciprocal Easements, executed by Dean I. Dauley, dated March 31, 1983, filed for record on April 12, 1983 and recorded in Volume 83073, Page 3663, Deed Records, Dallas County, Texas; As affected by Mutual Release and Partial Termination of Reciprocal Easement Agreement, recorded under Instrument No. 201800332572, Official Public Records, Dallas County, Texas.

## SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to LDSTIC, LLC, a Texas limited liability company and Centerville/GR, LLC, Shoreline Church Dallas, a Texas entity, Wesleyan Investment Foundation, Inc., an Indiana nonprofit, and Lawyers Title Company, all in connection with G. F. NO. LT-1978-1949003818X-JH, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48113 0355K of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 07-07-14. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)

John S. Turner  
JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies. Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

LINE TABLE			DEED	
LINE	LENGTH	BEARING	BEARING	LENGTH
L1	78.25'	S73°32'59"W	S74°30'02"W	78.25'
L2	97.29'	S16°27'01"E	S15°29'58"E	97.29'
L3	74.00'	S73°32'59"W	S74°30'02"W	74.00'
L4	51.95'	S00°08'25"E	S00°08'25"E	51.95'
L5	17.90'	S08°15'25"E	S07°18'22"E	17.90'
L6	82.82'	S00°33'01"E	S00°24'02"W	82.82'

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310". This survey was revised in office only on 03-28-2024 to update legal description for closure. Improvements were not inspected for this revision.

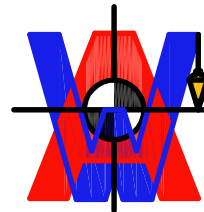
## LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGHBANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIPE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT	POOL EQUIP.	WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	IR. VALVE		PIPE RAIL FENCE	NO PARKING	TILE	

## SCHEDULE "B" NOTES

- 10e) Dallas Power & Light Company easement, Vol. 5468, Pg. 72, D.R.D.C.T. (Subject to - Shown on survey)
- 10f) Dallas Power & Light Company easement, Vol. 81052, Pg. 2604, D.R.D.C.T. (Subject to - Shown on survey)
- 10g) Reciprocal easement agreement, Vol. 80125, Pg. 2052, Vol. 81098, Pg. 2710, Vol. 87194, Pg. 1479, D.R.D.C.T., Inst. No. 201800332572, O.P.R.D.C.T. (Subject to - Blanket in Nature)(Vol. 87194, Pg. 1479 - Shown on survey)
- 10h) Reciprocal Easement Agreement, Vol. 80125, Pg. 2052, Vol. 81098, Pg. 2710, Vol. 87194, Pg. 1479, Inst. No. 201800337367, as affected by Inst. No. 201800332572, O.P.R.D.C.T. (Subject to - Blanket in nature)(Vol. 87194, Pg. 1479 - Shown on survey)
- 10i) Declaration of Reciprocal Easement, Vol. 83073, Pg. 3663, R.P.R.D.C.T., Inst. No. 201700337367, as affected by Inst. No. 201800332572, O.P.R.D.C.T. (Subject to - Blanket in nature)
- 10j) Declaration of Reciprocal Easements, Vol. 83073, Pg. 3663, R.P.R.D.C.T., Inst. No. 201700337367, as affected by Inst. No. 201800332572, O.P.R.D.C.T. (Subject to - Blanket in nature)
- 10k) Maintenance Agreement, Vol. 80228, Pg. 282, D.R.D.C.T. (Subject to - Shown on survey)
- 10l) Release, Vol. 80217, Pg. 1045, R.P.R.D.C.T. (Subject to - Blanket in nature)
- 10m) Shared Parking agreement, Vol. 86080, Pg. 4319, D.R.D.C.T. (Subject to - Blanket in nature)
- 10n) Easement to the City of Dallas, Vol. 86173, Pg. 1556, D.R.D.C.T. (Subject to - Shown on survey)
- 10p) Memorandum of License Agreement, Inst. No. 201700191482, R.P.R.D.C.T. (Subject to - Not plottable)

10710 GARLAND ROAD  
DALLAS, TEXAS



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TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
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WWW.AWSURVEY.COM

JOB# 19-0367  
DATE 03-12-2019 REVISED 03-28-2024  
DRAWN BY: 908/079  
"A professional company operating in your best interest"