

PROPERTY DESCRIPTION

Address: 4109 Industrial Street, Lot 3, Block 3, of ROWLETT BUSINESS PARK NO. 2, an Addition to the City of Rowlett, Dallas County, Texas, according to the map or plat thereof recorded in Volume 82015, Page 1127, of the Plat Records of Dallas County, Texas.



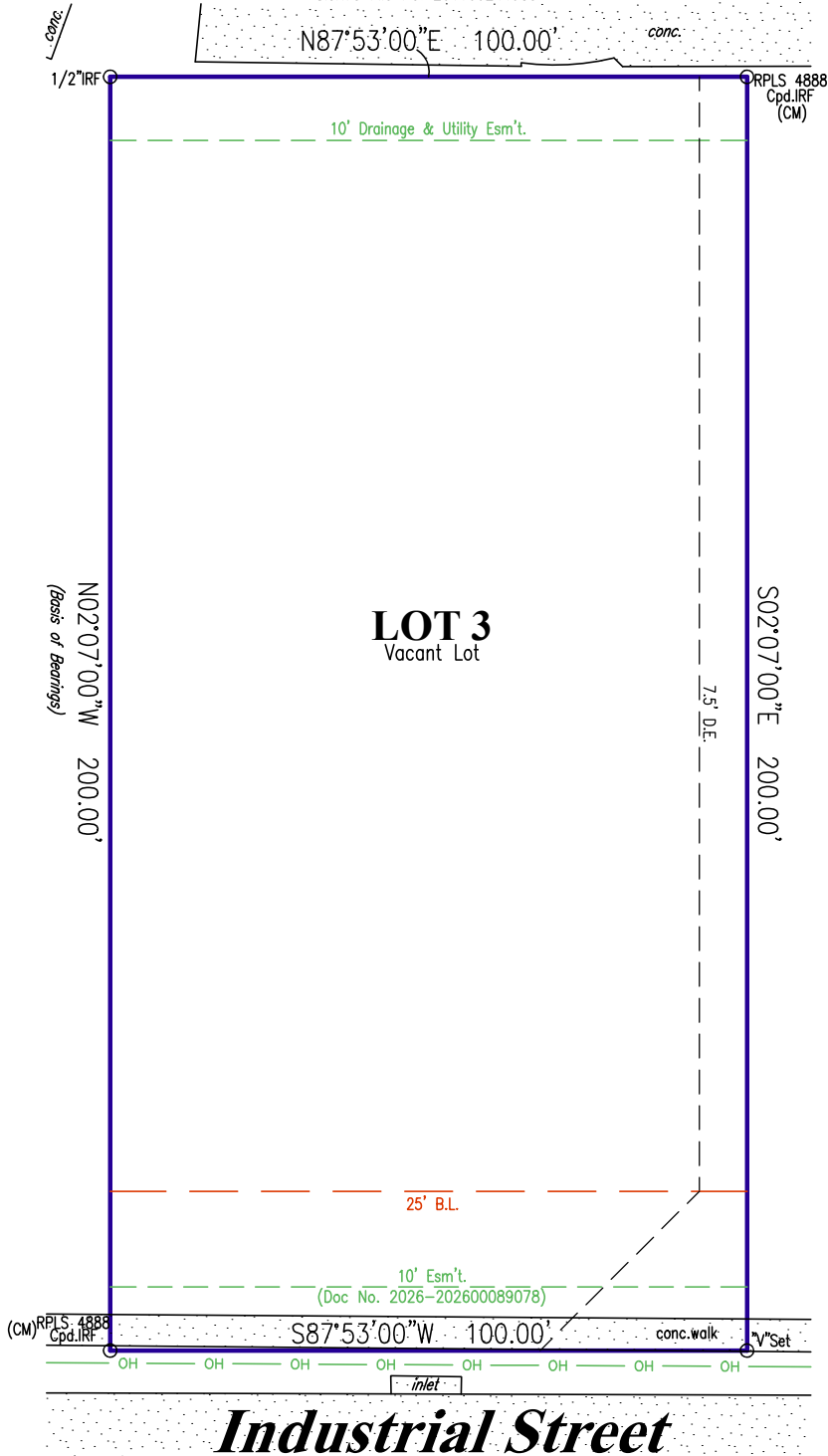
Roome
Land Surveying

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LOT 1R

Your Carwash Addition
Clerk's File No. 201100244983

NOTE: D.E. = Drainage Esm't.



WM=Water Meter
WW=Water Valve
F.H.=Fire Hydrant
LP=Light Pole
PP=Power Pole
TOI=Top of Form
Min.F.=Minimum
Fin.F.=Finished Floor
F.P.=Finished Pad
MH=Manhole

LEGEND

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48113C 0240K of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas & Incorporated Area dated July 7, 2014. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat. (8) Survey performed without a title commitment. There may be easements, or other matters, not shown.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to **Unlimited Group, LP** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 08/03/2026 Revised: _____ Job No. ES764642

