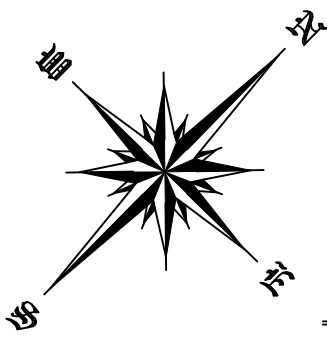




NORTH
SCALE 1" = 30'

LEGEND

- C.M. = CONTROLLING MONUMENT
C.R.S. = CAPPED 1/2" IRON ROD SET STAMPED (4613)
I.R.F. = IRON ROD FOUND
● = BOLLARD
○ = DRAIN
□ = ELECTRIC BOX
□ = FLAG POLE
□ = FENCE POST
○ = GAS MANHOLE
○ = GAS METER
○ = HYDRANT
□ = MAILBOX
□ = MANHOLE
□ = POWER POLE
□ = SIAMESE WATER CONNECTOR
◆ = SIGN
○ = SANITARY SEWER MANHOLE
○ = STORM SEWER MANHOLE
□ = TRANSFORMER
○ = WATER METER
○ = WATER VALVE
○ = PARKING SPACES

PARKING COUNT

77 PARKING SPACES

CALLLED 0.140 ACRES
INDUSTRIAL INVESTMENTS, L.P.
C.C. NO. 20080101216
O.P.R.D.C.T.

LOT 3, BLOCK 1/5717
PPA, PARKING ADDITION
C.C. NO. 201900180815
ASBURY DALLAS MB, LLC
C.C. NO. 202000150551
O.P.R.D.C.T.

ASPHALT PAVEMENT W/CONCRETE CURB

20' X 20' ELECTRIC EASEMENT
C.C. NO. 201400219638
O.P.R.D.C.T.
C.C. NO. 201400219634
O.P.R.D.C.T.

MANOR WAY

50' RIGHT-OF-WAY
ASPHALT PAVEMENT W/CONCRETE CURB

POINT OF
BEGINNING

DALLAS AREA RAPID TRANSIT
VOL. 2011121 PG. 3590
O.P.R.D.C.T.

CALLLED 2.090 ACRES
ASBURY DALLAS MB, LLC
C.C. NO. 20200150706
O.P.R.D.C.T.

N 46°11'15" W 300.00'

OVERHEAD
TRANSMISSION
LINE

RAISED
CONCRETE
PAD

GRASS

STAIRS

LOADING
DOCK

CONCRETE

STAIRS

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1-STORY BRICK
WITH METAL SIDING
53,734 SQ. FEET
3202 MANOR WAY

3.205 ACRES
CITY BLOCK 5717

CALLLED 3.066 ACRES
INDUSTRIAL INVESTMENTS I, LLC
C.C. NO. 201400050765
O.P.R.D.C.T.

S 43°57'45" W 465.46'

LOT 3, BLOCK 1/5717
PARK PLACE BODYWORKS
C.C. NO. 201200278262
P.R.D.C.T.
ASBURY DALLAS MB, LLC
C.C. NO. 202100150549
O.P.R.D.C.T.

SURVEY CERTIFICATION

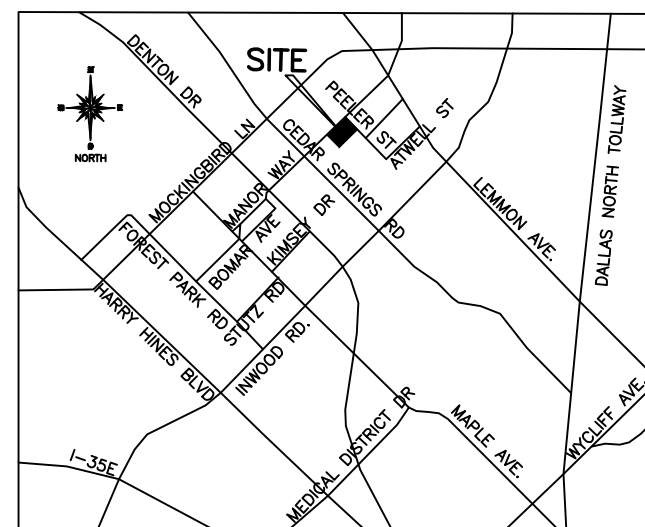
This survey is made for the benefit of Viceroy Acquisition Corporation, a Texas Corporation,
Chicago Title Insurance Company and Chicago Title of Texas:

This is to certify that this map or plot and the survey on which it is based were made in
accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys,
jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 13,
16, and 17 of Table A thereof. The fieldwork was completed on July 27, 2021.

Date of Survey: July 29, 2021.

David J. Surdukan

DAVID J. SURDUKAN
R.P.L.S. NO. 4613



ALTA/NSPS LAND TITLE SURVEY
3.205 ACRES
MILES BENNET SURVEY
ABSTRACT NO. 52
CITY OF DALLAS BLOCK 5717
DALLAS COUNTY, TEXAS

SURDUKAN SURVEYING, INC.

P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

SCALE 1" = 30'

REVISED: AUGUST 9, 2021
DATE: JULY 29, 2021

JOB NO. 2021-84