

**SURVEY PLAT**

**LEGAL DESCRIPTION**

Being all that certain lot, tract or parcel of land located in the ALLEN JENKINS SURVEY, ABSTRACT NO. 713, DALLAS COUNTY, TEXAS, and being a part of the same tract of land described in deed to Patrick C. Nolan and Concetta M. Nolan, recorded in Volume 98144, Page 8436, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3" brass disk found in the present East line of President George Bush Turnpike (State Highway 161), a variable width right-of-way, as established by deed to the State of Texas, recorded in Instrument No. 20030253348, Official Public Records, Dallas County, Texas, at the Southwest corner of a tract of land described in deed to Tree Top 128, LLC, recorded in Instrument No. 202000260915, Official Public Records, Dallas County, Texas;

Thence South 89°46'22" East, a distance of 445.47' to a 1/2" iron rod found at the Southwest corner of said Tree Top tract, and being the Southwest corner of a tract of land conveyed to Texas Utilities Electric Company;

Thence North 89°57'23" East, along the South line of said Texas Utilities Electric Company tract, a distance of 113.82' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of Lot 2, Block B, Enterprise Commercial Park, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 74038, Page 200, Map Records, Dallas County, Texas;

Thence South 00°23'07" East, along the East line of said Enterprise Commercial Park, a distance of 1065.31' to a 3/4" iron rod found in the North line of West Pioneer Parkway, a variable width right-of-way and being the beginning of a non-tangent curve to the right, having a central angle of 2°19'30", a radius of 5664.58' and a chord bearing and distance of North 85°45'44" West, 229.85';

Thence Northwesterly, along said North line and curve to the right, an arc distance of 229.87' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 05°54'16" East, a distance of 54.48' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 84°05'44" West, a distance of 94.97' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southeast corner of Lot 1, Block 1, Jones Nursery Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 86030, Page 3930, Map Records, Dallas County, Texas;

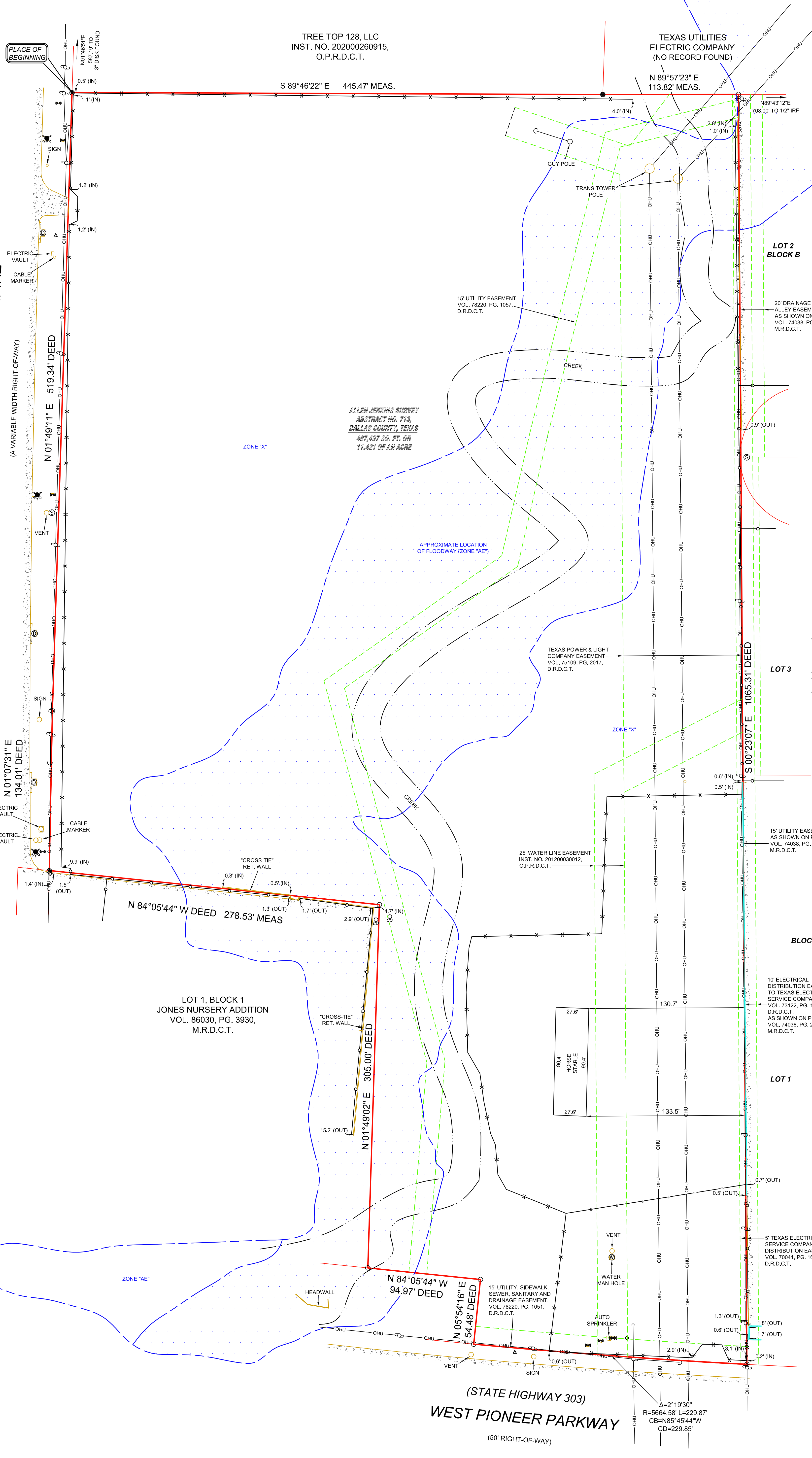
Thence North 01°49'02" East, a distance of 305.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northeast corner of said Lot 1;

Thence North 84°05'44" West, a distance of 278.53' to a 3" brass disk found in said present East line of President George Bush Turnpike (State Highway 161);

Thence North 01°07'31" East, along said East line, a distance of 134.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 01°49'11" East, continuing along said East line a distance of 519.34' to the PLACE OF BEGINNING and containing 497,497 square feet or 11.421 of an acre of land.

(STATE HIGHWAY 161)  
**PRESIDENT GEORGE BUSH TURNPIKE**  
(A VARIABLE WIDTH RIGHT-OF-WAY)



**SURVEYOR'S CERTIFICATION**

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Concetta Marie Nolan, 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. 48113C, OASB of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 03-21-2019. The property shown hereon is located in Zone "X" and Zone "AE". (This information is extracted 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.

**SCHEDULE "B" NOTES**

Items corresponding to the Commitment for Title Insurance Issued February 12, 2021, by First American Title Insurance Company bearing an effective date of January 26, 2021, G. F. No. 1002-328767-RTT.

- 10e) 5' Distribution Easement and right-of-way, Vol. 70041, Pg. 1699, D.R.D.C.T. (Subject to - Shown on survey)
- 10f) Texas Power & Light Company Easement, Vol. 75109, Pg. 2017, D.R.D.C.T. (Subject to - Shown on survey)
- 10g) 15' Easement, Vol. 78220, Pg. 1051, D.R.D.C.T. (Subject to - Shown on survey)
- 10h) 15' Utility Easement, Vol. 78220, Pg. 1057, D.R.D.C.T. (Subject to - Shown on survey)
- 10j) 25' Water line, Instrument No. 201200030012, O.P.R.D.C.T. (Subject to - Shown on subject)

The surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
MRD = Monument of Record Dignity

**LEGEND**

1/2" IR FOUND	3" IR FOUND	TILE BOX	WELLHEAD/POST	UTILITY POLE	OVERHEAD UTILITY LINE	CONCRETE	BOUNDARY LINE
1/2" IR SET	3" IR SET	CABLE BOX	LIGHT POLE	WATER METER	CONCRETE	GRAVEL	EASEMENT
3/4" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MAN.	GAS METER	ASPHALT	BRICK	BOUNDARY
3/4" IR SET	1" IR SET	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	BRICK NET. WALL	STONE	BOUNDARY
1/2" IR FOUND	3/4" IR FOUND	STONE COLUMN	WATER VALVE	TRANS. BOX	STONE NET. WALL	WOOD DECK	PARKING STRIP
3/4" IR SET	1" IR SET	STONE COLUMN	WIRE THERMIST	POOL EQUIP.	WOOD NET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IR FOUND	3/4" IR FOUND	SAN. SEW. COL.	IR. IR. VALVE		NO. PAVING	TILE	
1/2" IR SET	3/4" IR SET						

**A&W SURVEYORS, INC.**  
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**1200 WEST PIONEER PARKWAY**  
**GRAND PRAIRIE, TEXAS**

10088 20/2098  
DATE: 12-28-2020  
DRAWN BY: 444  
A professional company operating in your best interest