

LEGAL DESCRIPTION

Being all that lot, parcel or tract of land situated in the A.M Leake Survey, Abstract #793, City of Richardson, Dallas County, Texas, and being the same tract of land described in deed to Richardson East Church of Christ Inc, recorded in Volume 83192, Page 261, Deed Records, Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the intersection of the East line of Owens Boulevard, a 100' right-of-way, and the North line of a 15' alley right-of-way;

Thence North 01°15'00" West along said East line, a distance of 279.25' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the intersection of South line of East Campbell Road, a 140' right-of-way and said East line of Owens Boulevard, said point being the beginning of a curve to the right having a radius of 930.00', a central angle of 17°33'20", and a chord bearing and distance of South 62°07'19" East, 283.84';

Thence Southeasterly, along said South line and said curve to the right, an arc distance of 284.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner, said point being the beginning of a curve to the left having a radius of 1070.00', a central angle of 15°57'22", and a chord bearing and distance of South 61°19'20" East, 297.02';

Thence Southeasterly, along said South line and said curve to the left, an arc distance of 297.98' to a 3/8" iron rod found for corner;

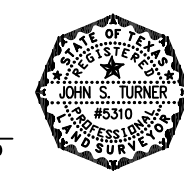
Thence South 00°39'30" West, a distance of 0.84' to a 3/8" iron rod found at the intersection of West line of said East Campbell Road and aforementioned North line of said 15' alley right-of-way;

Thence South 89°39'00" West, along said North line a distance of 505.40' to the PLACE OF BEGINNING and containing 7,137 square feet or 1.638 acres of land.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to, in connection with G. F. NO. xx, 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 Flood Insurance Rate Map, Community Panel No. 48113C 0205K, dated 07-07-2014. The subject property is located in Zone "X". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.
(This information is protracted from F.I.R.M.)

John S. Turner
JOHN S. TURNER
RPLS 5310

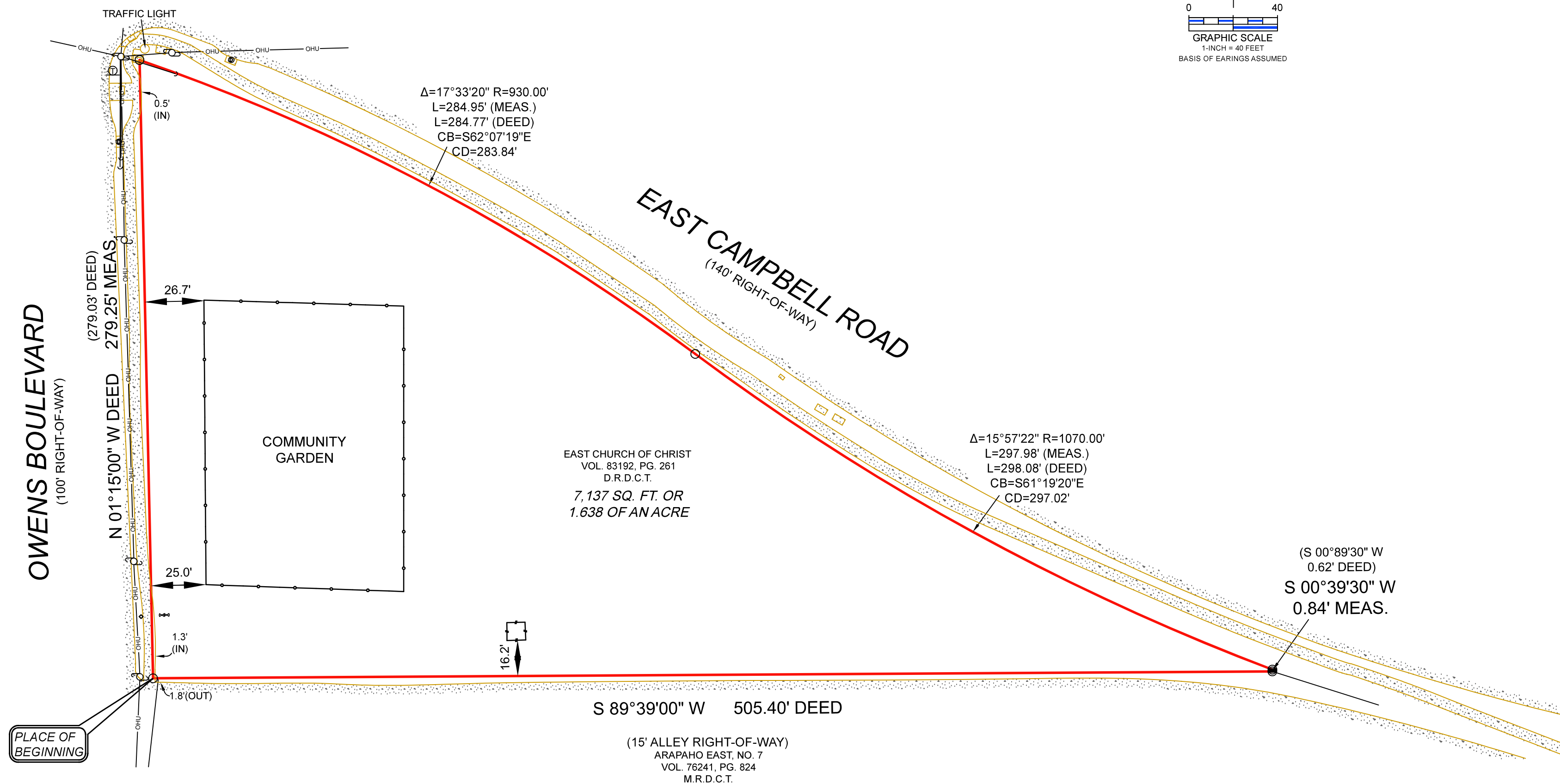
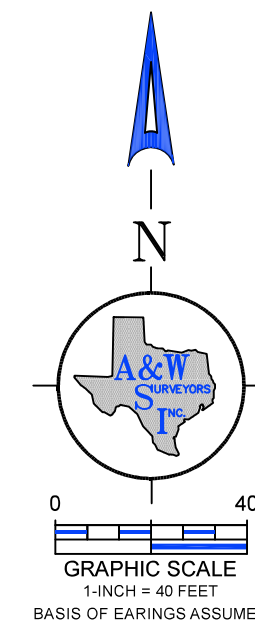


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Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

NOTES

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.



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

LEGEND

● 1/2" IR FOUND	⊗ X-FOUND	☒ TELE. BOX	⊕ BOLLARD POST	⊕ UTILITY POLE	— OHU — 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	⊕ WOOD FENCE	— PIPE RAIL FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	
⊕ 1/2" IP FOUND	⊕ 3/4" IP FOUND	☒ SAN. SEW. CO.	⊕ IR. VALVE	▭ POOL EQUIP.		▭ NO PARKING	▭ TILE	♿ HANDICAP SPACE

1602 EAST CAMPBELL ROAD RICHARDSON, TEXAS

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JOB# 25-0517
DATE 04-08-2025
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"A professional company operating in your best interest"