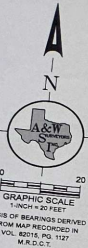


SURVEY PLAT



GRAPHIC SCALE
1" = 20 FEET
BASIS OF BEARINGS DERIVED
FROM MAP RECORDED IN
VOL. 80716, PG. 1127
M.R.D.C.T.

LOT 1, BLOCK A
LOT 1, BLOCK A
CARLISLE SUBDIVISION
VOL. 85081, PG. 1854
M.R.D.C.T.

N 87°53'00" E PLAT 83.88' MEAS.
(DIRECTIONAL CONTROL)

N87°53'00"E
100.00' TO 1/2" IRF (CRD)

10' DRAINAGE & UTILITY
EASEMENT
(PLAT)

VACANT

17,784 SQ. FT. OR
0.408 OF AN ACRE

PART OF
LOT 1
BLOCK 3

LOT 2

S 02°07'00" E 200.00' PLAT

PLACE OF
BEGINNING

S 87°53'00" W PLAT 51.79' MEAS.

INDUSTRIAL STREET
(50' RIGHT-OF-WAY)

N87°53'00"E
100.00' TO 1/2" IRF (CRD)

MARTIN DRIVE
(50' RIGHT-OF-WAY)

N 02°07'00" W PLAT 72.26' MEAS.

S 87°53'00" W
PLAT 51.79' MEAS.
CD=36.57

LEGAL DESCRIPTION

Being a part of Lot 1, Block 3, Rowlett Business Park No. 2, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 82015, Page 1127, Map and being a part of that tract of land described in deed to Geetano Mascolo and Aldo Orfego D&M Mascolo, Inc., recorded in Instrument No. 20090139509, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a "Mag" nail with metal washer stamped "CHIAZZI" found in the North line of Industrial Street, a 50' right-of-way, at the Southeast corner of Lot 2, of said Block 3,

Thence South 87°53'00" West, along said North line, a distance of 51.79' to an "X" set at the Southwest corner of that portion of Lot 1 described in deed to City of Rowlett, recorded in Instrument No. 20110228870, Official Public Records, Dallas County, Texas, said point being the beginning of a curve to the right having a radius of 40.00', a central angle of 90°00'00", and a curve being the transitional right-of-way line between said North right-of-way,

Thence Northwesterly, along said curve and transitional line, an arc distance of 62.83' to an "X" set at East line,

Thence North 02°07'00" West, along said East line, a distance of 72.26' to an "X" set for corner, said point being the beginning of a curve to the right having a radius of 450.50', a central angle of 101°18'17", and a chord bearing and distance of North 03°02'02" East, 88.10';

Thence Northerly, continuing along said East line and said curve to the right, an arc distance of 88.22' to an "X" set in the South line of Lot 1, Block A, of Carlisle Subdivision, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 85081, Page 1854, Map Records, recorded in Instrument No. 20080393552, Official Public Records, Dallas County, Texas;

Thence North 87°53'00" East, along said South line, a distance of 83.88' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of aforementioned Lot 2,

Thence South 02°07'00" East, passing at a distance of 190.00' a 5/8" iron rod found, and continuing for a total distance of 200.00' to the PLACE OF BEGINNING and containing 17,784 square feet or 0.408 of an acre of land.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Rita Orfego, 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 property lines found on the ground, improvements across subject property lines 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 as 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-0240K, 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 any existing flood insurance policies. (This information is protracted from F.I.R.M.)

John S. Turner
RPLS 5310

This survey was performed exclusively for the parties 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.

NOTES

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

All 1/2" IRS are 1/2-inch iron rods with plastic caps stamped "RPLS 5310", Corner of Record Dignity

LEGEND table with symbols for TELE BOX, CABLE BOX, BOLLARD POST, etc.

4101 INDUSTRIAL STREET
ROWLETT, TEXAS

A&W SURVEYORS, INC. Professional Land Surveyors. TEXAS REGISTRATION NO. 100074-00. P.O. BOX 870009, MESQUITE, TX 78187. PHONE: (972) 861-4875 FAX: (972) 861-4894. WWW.AWSURVEY.COM

JOB: 81-0038 DATE: 01-18-2024 DRAWN BY: CH

This is simply part of how our business is structured to deliver a higher level of service and marketing. Thank you attorneys, title companies, lenders, inspectors, and appraisers, all have their Nobility amongst for them.

2200 Nancy