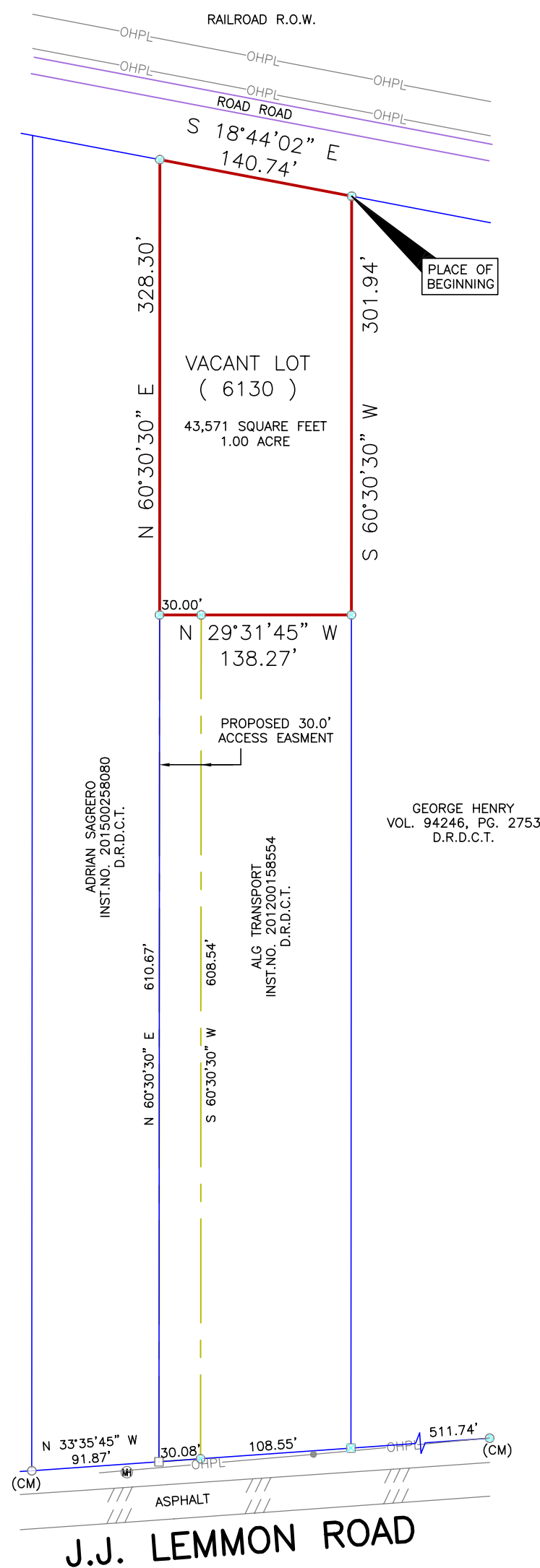
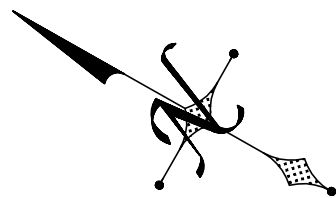




BEING all that certain lot, tract or parcel of land situated in the Levi Dixon Survey, Abstract No. 380, Dallas County, Texas, being in Block 8256 and being a tract of land described in deed to 3:17 Realty Investments, LLC., recorded under Instrument No. 201800249725, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch yellow-capped iron rod set for corner in the West line of a railroad right-of-way, at the Northeast corner of a tract of land described in deed to George Henry, recorded in Volume 94246, Page 2753 (D.R.D.C.T.), being the Southeast corner of said 3:17 Realty Investments, LLC tract;

THENCE South 60 deg. 30 min. 30 sec. West, a distance of 301.94 feet to a 1/2 inch yellow-capped iron rod set for corner in the North line of said Henry tract, at the Southeast corner of a tract of land described in deed to ALG Transport, recorded under Instrument No. 201200158554 (D.R.D.C.T.);

THENCE North 29 deg. 31 min. 45 sec. West, a distance of 138.27 feet to a 1/2 inch yellow-capped iron rod set for corner in the South line of a tract of land described in deed to Adrian Sagrero, recorded under Instrument No. 201500258080 (D.R.D.C.T.), at the Northeast corner of said ALG Transport tract;

THENCE North 60 deg. 30 min. 30 sec. East, a distance of 328.30 feet to a 1/2 inch yellow-capped iron rod set for corner in the said West line, at the Southeast corner of said Sagrero tract;

THENCE South 18 deg. 44 min. 02 sec. East, a distance of 140.74 feet to the PLACE OF BEGINNING and containing 43,571 square feet or 1.00 acre of land.



PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
Volume 85207, Page 1663,
Volume 81152, Page 2716

ACCEPTED BY: _____



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
LAWYERS TITLE

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.

TITLE AND ABSTRACTING WORK FURNISHED BY _____ LAWYERS TITLE

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 6130 J.J. LEMMON ROAD, in the city of DALLAS, Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'

Date: 11-21-2022

G. F. No.: 1900152100207

Job no.: 202212152

Drawn by: BM

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

