

709 & 717 E. Interstate 30

Being a lot, tract or parcel of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas, and being a portion of Lot 1, Block 1 of Faulkner Meadows East, an addition to the City of Garland, Dallas County, Texas, according to the map thereof recorded in Volume 83082, Page 2070, Map Records, Dallas County, Texas, and being a portion of those tracts of land conveyed to Kazla Holding, LLC, described as Tract 1 and Tract 2, by Special Warranty Deed recorded in Instrument No. 202200088776, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Southeast corner of a tract of land conveyed to S2 Lake Village North LLC and S2 Lake Village North TRPL LLC, described as Tract 2: Parcel A, by Deed recorded in Instrument No. 202100094292, Official Public Records, Dallas County, Texas, said point being on the Northwest right-of-way line of E. Interstate No. 30 (300 foot right-of-way);

THENCE leaving said Northwest right-of-way line of E. Interstate No. 30 and traversing along said S2 Lake Village North Tract 2: Parcel A as follows:

North 04 degrees 51 minutes 08 seconds East, a distance of 163.65 feet to a 1/2 inch iron rod found for corner;

North 85 degrees 25 minutes 32 seconds West, a distance of 153.30 feet to a 1/2 inch iron rod found for corner;

North 04 degrees 50 minutes 07 seconds East, a distance of 36.12 feet to a 1/2 inch iron rod found for corner;

North 85 degrees 28 minutes 10 seconds West, a distance of 72.13 feet to a 1/2 inch iron rod found at the Northwest corner of said S2 Lake Village North Tract 2: Parcel A, said point being on the East line of 1X-HOA, Block 3 of Bridgewater, an Addition to the City of Garland, Dallas County, Texas, according to the map recorded in Instrument No. 202200098986, Official Public Records, Dallas County, Texas;

THENCE North 04 degrees 38 minutes 22 seconds East, along said East line of 1X-HOA, Block 3, a distance of 145.28 feet to a 5/8 inch iron rod found at the Northeast corner of said 1X-HOA, Block 3, said point being on the South line of Lot 4, Block 3 of said Bridgewater;

THENCE North 89 degrees 58 minutes 23 seconds East, along said South line of Lot 4, Block 3, a distance of 414.80 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to said S2 Lake Village North LLC and S2 Lake Village North TRPL LLC, described as Tract 2: Parcel B, by Deed recorded in Instrument No. 202100094292, Official Public Records, Dallas County, Texas, said point being on the South line of Lot 14, Block 3 of said Bridgewater;

THENCE leaving said South line of Lot 14, Block 3 and traversing along said S2 Lake Village North Tract 2: Parcel B as follows:

South 00 degrees 10 minutes 08 seconds East, a distance of 26.10 feet to an "X" found for corner;

South 89 degrees 15 minutes 18 seconds West, a distance of 24.57 feet to an "X" found for corner;

South 00 degrees 21 minutes 48 seconds West, a distance of 79.76 feet to an "X" found for corner;

South 89 degrees 58 minutes 33 seconds West, a distance of 27.50 feet to an "X" found for corner;

South 50 degrees 20 minutes 14 seconds West, a distance of 39.23 feet to a 1/2 inch iron rod found for corner;

South 26 degrees 40 minutes 08 seconds East, a distance of 144.43 feet to a point for corner at the South corner of said S2 Lake Village North Tract 2: Parcel B, said point being on the aforementioned Northwest right-of-way line of E. Interstate No. 30;

THENCE South 63 degrees 08 minutes 55 seconds West, along said Northwest right-of-way line of E. Interstate No. 30, a distance of 225.12 feet to the POINT OF BEGINNING and containing 91,787 square feet or 2.11 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Commonwealth Lane Title Insurance Company in connection with the transaction described in GF# 5238168-CW-TX-CP-LAZ. The undersigned Registered Professional Land Surveyor hereby certifies to Kensington Vanguard National Land Services of TX, LLC and Commonwealth Land Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 709 & 717 E. Interstate 30 described in Instrument No. 202200088776, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the Property has apparent access to and from a public roadway; (g) recorded easements listed hereon have been labeled and platted hereon; (h) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (i) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48113C0380L, with a date of 07/07/2025 pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

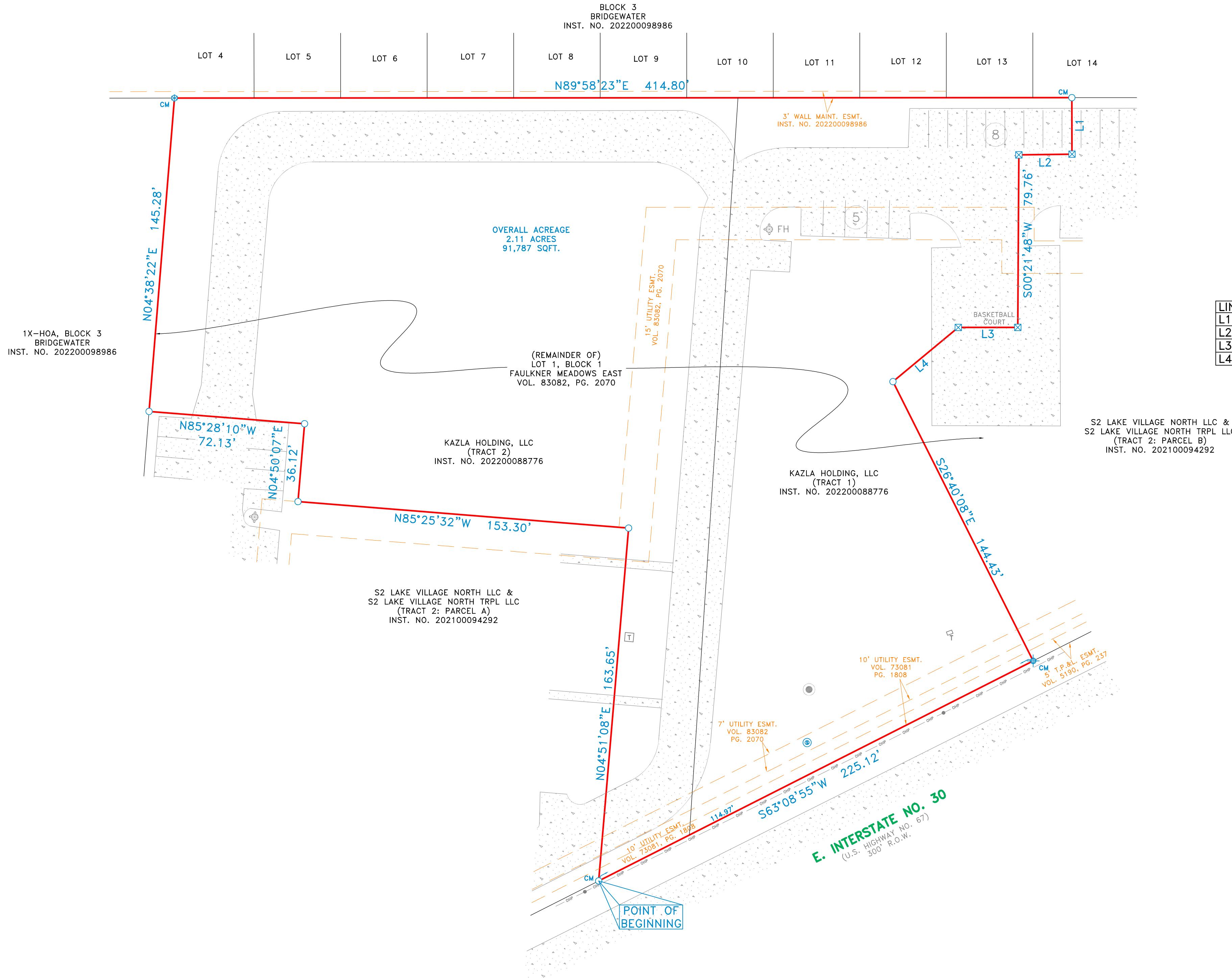
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 17th day of April, 2025.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Registered Professional Land Surveyor

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



NOTES:
1. BEARINGS BASED ON TEXAS PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011).
2. DUE TO TX/DOT STANDARDS AND REGULATIONS, ACCESS TO PROPERTIES FROM HIGHWAYS AND/OR SERVICE ROADS MAY BE LIMITED OR RESTRICTED. VERIFY ACCESS WITH LOCAL GOVERNING AUTHORITIES

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 83082, PG. 2070; VOL. 5190, PG. 237; VOL. 73081, PG. 1808; INST. NO. 202500095472



REVISIONS		
DATE	BY	NOTES
05/16/2025	MC	TITLE
05/19/2025	BC	COR. DEED

CONTROLLING MONUMENT		LEGEND	
○	1/2" IRON ROD FOUND	PE	POOL EQUIPMENT
○	1/2" IRON ROD SET	■	COLUMN
○	1" IRON PIPE FOUND	AC	AIR CONDITIONING
○	5/8" ROD FOUND	⊕	FIRE HYDRANT
⊕	FENCE POST CORNER	—	COVERED PORCH/DECK OR CARPORT
⊕	"X" FOUND / SET	—	OVERHEAD ELECTRIC SERVICE
▲	UNDERGROUND ELECTRIC	—	OVERHEAD POWER LINE
▲	OVERHEAD ELECTRIC	◆	POINT FOR CORNER
◆	POWER POLE	—	CONCRETE PAVING
◆	GRAVEL/ROCK ROAD OR DRIVE	—	DOUBLE SIDED WOOD FENCE

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PRELIMINARY
THOMAS STONE SURVEY, ABSTRACT NO. 1330
CITY OF GARLAND, DALLAS COUNTY, TEXAS
709 & 717 E. INTERSTATE 30

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=30'	04/17/2025	2208267-1	N/A	TO/MC