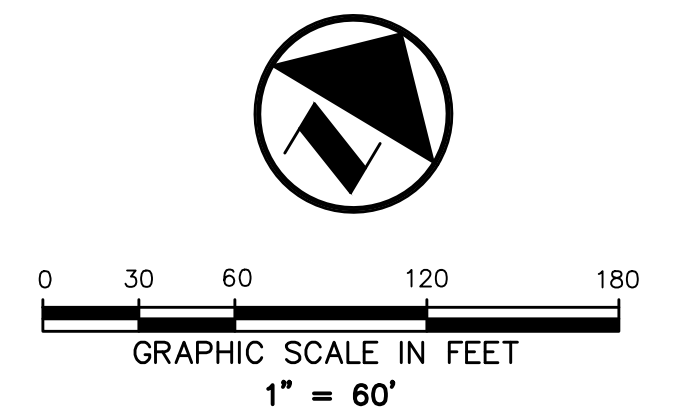


VICINITY MAP  
(NOT TO SCALE)

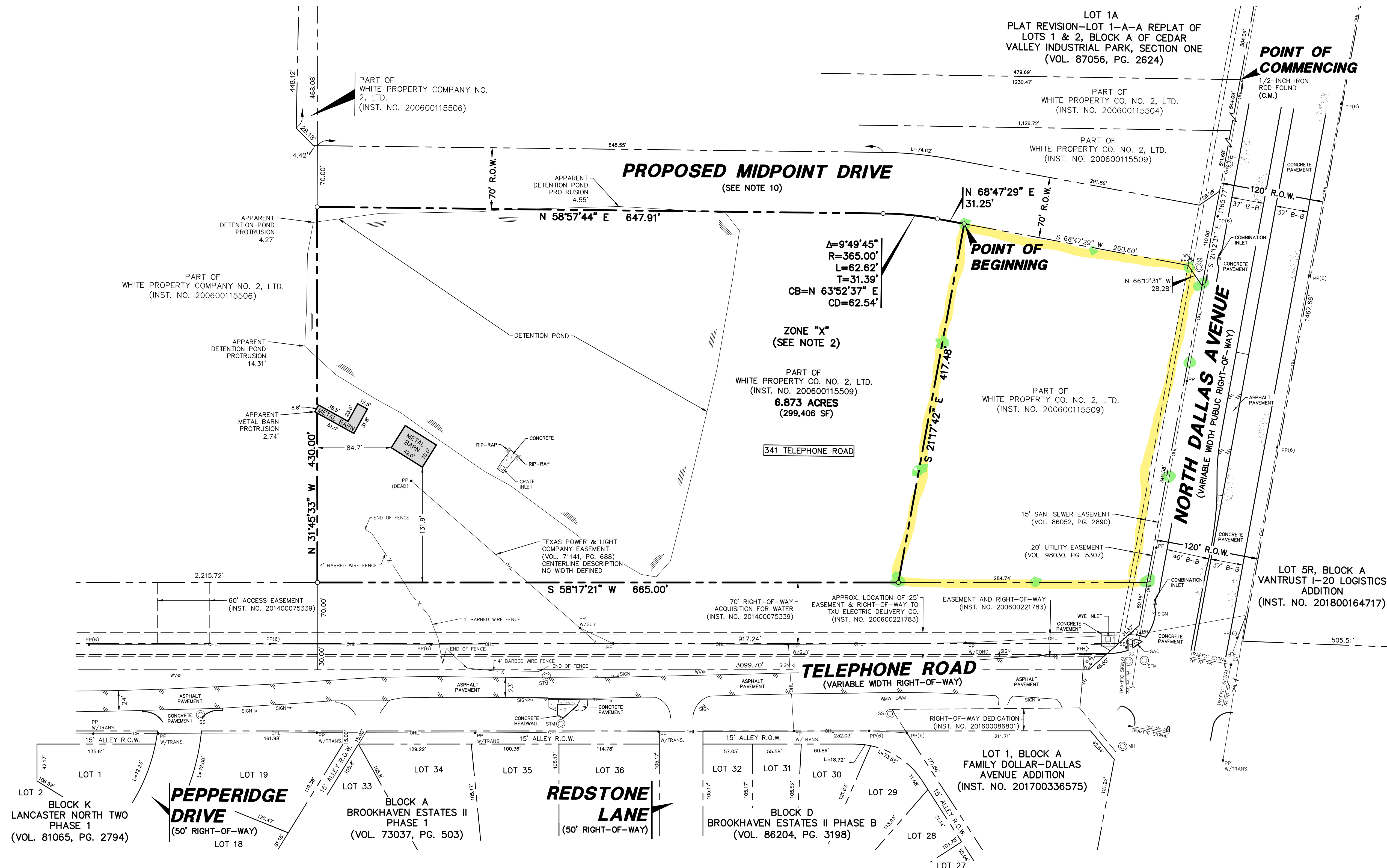


**NOTES**

- Bearing system for this survey is based on the Texas Coordinate System, North Central Texas, Zone 4202. The distances shown have been modified by using the TxDOT combined surface scale factor of 1.000136506.
- The subject property is shown on the National Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 4811300495K, Community-Panel No. 480182 0495 K, Effective Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. The location of the said Floodzone is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of the title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed without the benefit of a current title abstract.
- The surveyor did not observe any evidence of cemeteries, gravesites or burial grounds on the subject property at the time of the survey.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certificates" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- The surveyor did not observe evidence of current earth moving work, building construction, or building additions at the time of this survey. (Table A Item 16)
- The location of the proposed right-of-way for Midpoint Drive is based on the Phased Preliminary Plat that was approved by the City of Lancaster on April 8, 2020. This proposed right-of-way when dedicated will allow the subject property access to a public right-of-way.

**LEGEND**

- MH (TYPE UNKNOWN)
- STM (TYPE UNKNOWN)
- SS SAN SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- TS TELEPHONE SAC BOX
- PP W/ GROSS ARM (LENGTH IN FEET)
- PP POWER POLE
- GUY ANCHOR
- PP W/ GUY ANCHOR (UNLESS OTHERWISE NOTED)
- (C.M.) CONTROLLING MONUMENT
- INST. INSTRUMENT NUMBER
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- OVERHEAD UTILITY LINE
- FENCE
- HAND RAIL



**DESCRIPTION OF PROPERTY SURVEYED**

**DESCRIPTION** of a 6.873 acre (299,406 square foot) tract of land situated in the Smith Elkins Survey, Abstract No. 430, Dallas County, Texas; said tract being part of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to White Property Company No. 2, Ltd., recorded in Instrument No. 200600115509, of the Official Public Records of Dallas County, Texas, said 6.873 acre (299,406 square foot) tract being more particularly described as follows:

**COMMENCING**, at a 1/2-inch iron rod found in the west line of North Dallas Avenue (a variable width public right-of-way); said point also being the southeast corner of Lot 1A, Block A, Cedar Valley Industrial Park, Section One, an Addition to the City of Lancaster, Texas, recorded in Volume 87056, Page 2624 of the Deed Records of Dallas County Texas; said point also being the northeast corner tract of land described in General Warranty Deed with Vendor's Lien to White Property Company No. 2, Ltd., recorded in Instrument No. 200600115504;

**THENCE**, South 21 degrees, 12 minutes, 31 seconds East, along the said west line of North Dallas Avenue, at a distance of 544.09 feet passing the southeast corner of said White Property Company No. 2, Ltd. (Instrument No. 200600115504) and the northeast corner of said White Property Company No. 2, Ltd. (Instrument No. 200600115509) and continuing a total distance of 1,165.77 feet to a point for corner;

**THENCE**, departing the said west line of North Dallas Avenue and the east line of said White Property Company No. 2, Ltd. (Instrument No. 200600115509) and into and across said White Property Company No. 2, Ltd. (Instrument No. 200600115509) and along the proposed south right-of-way line of Midpoint Drive (a 70-foot wide right-of-way) the following two (2) calls:

North 66 degrees, 12 minutes, 31 seconds West, a distance of 28.28 feet to a point for corner;

South 68 degrees, 47 minutes, 29 seconds West, a distance of 260.60 feet to the POINT OF BEGINNING;

**THENCE**, departing the said south line of the proposed Midpoint Drive and into and across said White Property Company No. 2, Ltd. (Instrument No. 200600115509) the following six (6) calls:

South 21 degrees, 17 minutes, 42 seconds East, a distance of 417.48 feet to a point for corner;

South 58 degrees, 17 minutes, 21 seconds West, a distance of 665.00 feet to a point for corner;

North 31 degrees, 45 minutes, 33 seconds West, a distance of 430.00 feet to a point for corner;

North 58 degrees, 57 minutes, 44 seconds East, a distance of 647.91 feet to a point for corner;

said point being the beginning of a curve to the right;

Along said curve, having a central angle of 09 degrees, 49 minutes, 45 seconds, a radius of 365.00 feet, a chord bearing and distance of North 63 degrees, 52 minutes, 37 seconds East, 62.54 feet, an arc distance of 62.62 feet to a point at the end of said curve;

North 68 degrees, 47 minutes, 29 seconds East, a distance of 31.25 feet to the POINT OF BEGINNING;

**CONTAINING**: 6.873 acres or 299,406 square feet of land, more or less.

**SURVEYOR'S CERTIFICATE**

To: White Property Company No.2, Ltd., a Texas limited partnership;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 14, and 16 of Table A thereof. The field work was completed on October 13, 2020.

Date of Plat or Map: October 28, 2020.

*Kyle Harris*  
 Kyle Coleman Harris  
 Registered Professional Land Surveyor  
 No. 6266  
 kharris@pkce.com  
 www.pkce.com



**ALTA/NSPS LAND TITLE SURVEY**  
**6.873 ACRE TRACT**  
 LOCATED IN THE CITY OF LANCASTER  
 AND BEING OUT OF THE  
 SMITH ELKINS SURVEY, ABSTRACT NO. 430,  
 DALLAS COUNTY, TEXAS

**Pacheco Koch**  
 7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-1008800

|                 |                   |                 |                    |                           |
|-----------------|-------------------|-----------------|--------------------|---------------------------|
| DRAWN BY<br>LAH | CHECKED BY<br>KCH | SCALE<br>1"=60' | DATE<br>10/13/2020 | JOB NUMBER<br>3560-20.553 |
|-----------------|-------------------|-----------------|--------------------|---------------------------|

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 SURVEY, CSD, 2018\3560-20.553\_ASL.DWG

ALTA/NSPS LAND TITLE SURVEY - 6.873 ACRE TRACT