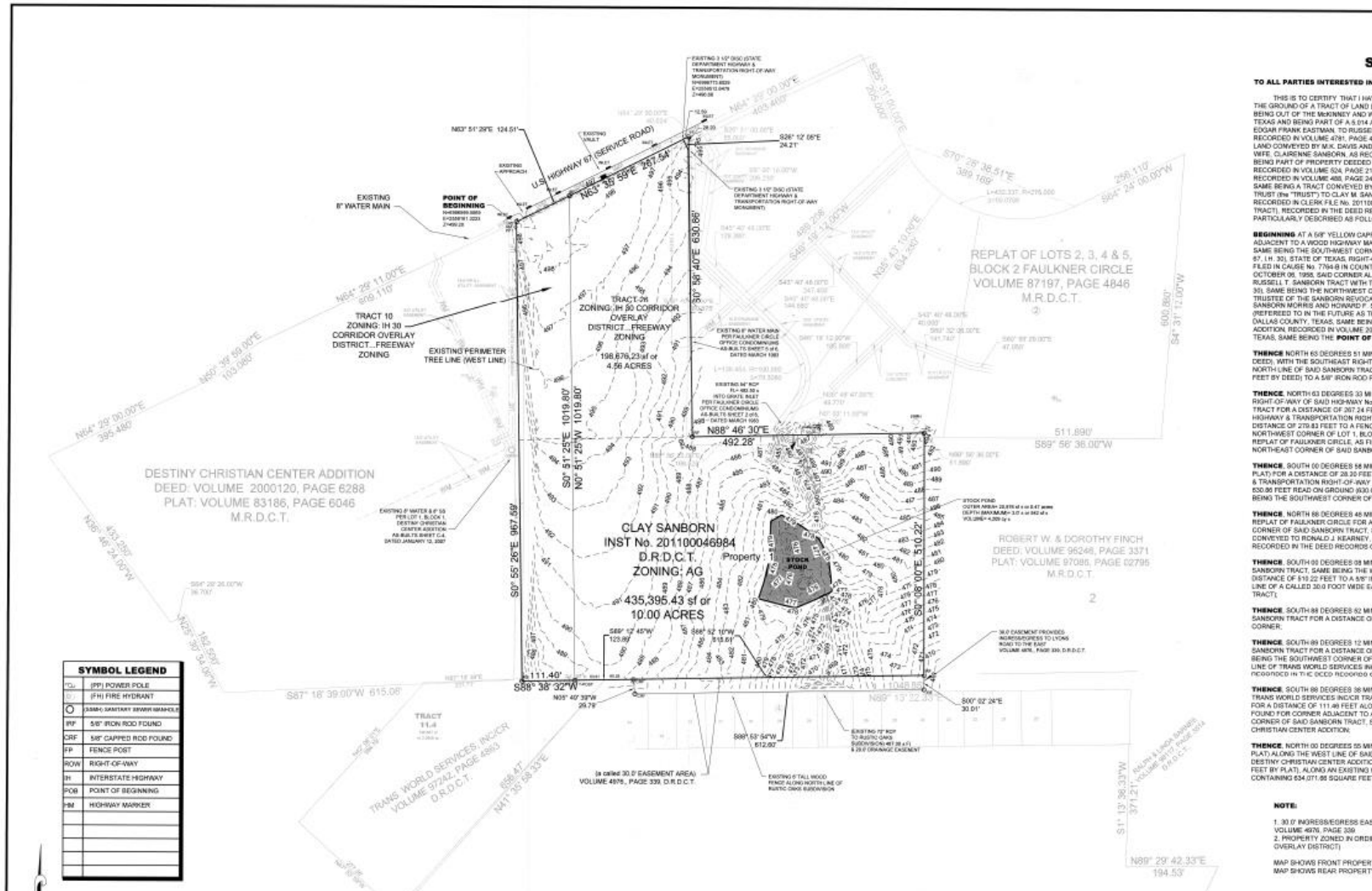

SYMBOL LEGEND	
PO	(PP) POWER POLE
FH	(FH) FIRE HYDRANT
	(SSMH) SANITARY SEWER MANHOLE
IRF	5/8" IRON ROD FOUND
CRF	5/8" CAPPED ROD FOUND
FP	FENCE POST
ROW	RIGHT-OF-WAY
IH	INTERSTATE HIGHWAY
POB	POINT OF BEGINNING
HM	HIGHWAY MARKER

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF A TRACT OF LAND LOCATED ON U.S. HIGHWAY No. 67 (INTERSTATE 30), AND BEING OUT OF THE McKINNEY AND WILLIAMS SURVEY, ABSTRACT No. 1036, OF DALLAS COUNTY, TEXAS AND BEING PART OF A 5.014 ACRE TRACT CONVEYED BY ALICE O. EASTMAN AND HUSBAND, EDGAR FRANK EASTMAN, TO RUSSELL T. SANBORN AND WIFE CLAIRENNE A. SANBORN, AS RECORDED IN VOLUME 4781, PAGE 433 ON OCTOBER 11, 1957; AND BEING PART OF A TRACT OF LAND CONVEYED BY M.K. DAVIS AND WIFE, EVELYN RUTH DAVIS, TO RUSSELL T. SANBORN AND WIFE, CLAIRENNE SANBORN, AS RECORDED IN VOLUME 4326, PAGE 244, ON AUGUST 8, 1956; AND BEING PART OF PROPERTY DEEDED TO CLAIRENNE A. SANBORN BY RUSSELL T. SANBORN, AS RECORDED IN VOLUME 524, PAGE 2147; PROPERTY DEEDED TO CLAIRENNE A. SANBORN, AS RECORDED IN VOLUME 488, PAGE 247; ALL OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. SAME BEING A TRACT CONVEYED BY CLAY M. SANBORN, TRUSTEE OF THE SANBORN REVOCABLE TRUST (the "TRUST") TO CLAY M. SANBORN, TOBY SANBORN MORRIS AND HOWARD F. SANBORN, RECORDED IN CLERK FILE No. 201100046984, (REFERRED TO IN THE FUTURE AS THE SANBORN TRACT), RECORDED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" YELLOW CAPPED (PACHECO KOCH) IRON ROD FOUND FOR CORNER, ADJACENT TO A WOOD HIGHWAY MARKER, AN EXISTING FENCE CORNER AND A POWER POLE, SAME BEING THE SOUTHWEST CORNER OF A 0.465 ACRE (100.0 FOOT RIGHT-OF-WAY - HIGHWAY 67, I.H. 30), STATE OF TEXAS, RIGHT-OF-WAY TRACT TAKEN IN CONDEMNATION PROCEEDINGS FILED IN CAUSE No. 7794-B IN COUNTY COURT OF LAW No. 2 OF DALLAS COUNTY, TEXAS, HEARD OCTOBER 06, 1958, SAID CORNER ALSO BEING AN INTERSECTION OF THE WEST LINE OF SAID RUSSELL T. SANBORN TRACT WITH THE SOUTHEAST RIGHT-OF-WAY OF U.S. HIGHWAY No. 67 (I.H. 30), SAME BEING THE NORTHWEST CORNER OF A TRACT CONVEYED BY CLAY M. SANBORN, TRUSTEE OF THE SANBORN REVOCABLE TRUST (the "TRUST") TO CLAY M. SANBORN, TOBY SANBORN MORRIS AND HOWARD F. SANBORN, RECORDED IN CLERK FILE No. 201100046984, (REFERRED TO IN THE FUTURE AS THE SANBORN TRACT), RECORDED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF DESTINY CHRISTIAN CENTER ADDITION, RECORDED IN VOLUME 2000120, PAGE 6288, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE **POINT OF BEGINNING**;

THENCE NORTH 63 DEGREES 51 MINUTES 29 SECONDS EAST READ ON GROUND (N64°29'E BY DEED), WITH THE SOUTHEAST RIGHT-OF-WAY OF SAID HIGHWAY No. 67 (I.H. 30) AND WITH THE NORTH LINE OF SAID SANBORN TRACT FOR A DISTANCE OF 124.51 FEET READ ON GROUND (125.00 FEET BY DEED) TO A 5/8" IRON ROD FOUND FOR CORNER WITHIN AN EXISTING WIRE FENCE LINE;

THENCE, NORTH 63 DEGREES 33 MINUTES 59 SECONDS EAST ALONG THE SOUTHEAST RIGHT-OF-WAY OF SAID HIGHWAY No. 67 (I.H. 30) AND WITH THE NORTH LINE OF SAID SANBORN TRACT FOR A DISTANCE OF 267.24 FEET PASSING AN EXISTING 3 1/2" DISC (STATE DEPARTMENT HIGHWAY & TRANSPORTATION RIGHT-OF-WAY MONUMENT) AND CONTINUING FOR A TOTAL DISTANCE OF 279.83 FEET TO A FENCE CORNER FOUND FOR CORNER, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, REPLAT OF LOTS 2, 3, 4 & 5 OF BLOCK 2 OF THE FIRST REPLAT OF FAULKNER CIRCLE, AS FILED IN VOLUME 87197, PAGE 4846, SAME BEING THE NORTHEAST CORNER OF SAID SANBORN TRACT;

THENCE, SOUTH 00 DEGREES 56 MINUTES 40 SECONDS EAST READ ON GROUND (S00°03'11"E BY PLAT) FOR A DISTANCE OF 28.20 FEET TO AN EXISTING 3 1/2" DISC (STATE DEPARTMENT HIGHWAY & TRANSPORTATION RIGHT-OF-WAY MONUMENT) AND CONTINUING FOR A TOTAL DISTANCE OF 630.86 FEET READ ON GROUND (630.63 BY PLAT) TO A 5/8" IRON ROD FOUND FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID REPLAT OF FAULKNER CIRCLE;

THENCE, NORTH 88 DEGREES 46 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID REPLAT OF FAULKNER CIRCLE FOR A DISTANCE OF 492.28 FEET, SAME BEING THE NORTH EAST CORNER OF SAID SANBORN TRACT, SAME BEING THE NORTHWEST CORNER OF TRACT 2, CONVEYED TO RONALD J. KEARNEY, RECORDED IN VOLUME 84216, PAGE 2563-2961, AS RECORDED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SANBORN TRACT, SAME BEING THE WEST LINE OF SAID RONALD J. KEARNEY TRACT FOR A DISTANCE OF 510.22 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAME BEING A POINT IN THE LINE OF A CALLED 30.0 FOOT WIDE EASEMENT, SAME BEING THE SOUTH LINE OF SAID SANBORN TRACT;

THENCE, SOUTH 88 DEGREES 52 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE OF SAID SANBORN TRACT FOR A DISTANCE OF 615.61 FEET TO A 5/8" CAPPED IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 89 DEGREES 12 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE OF SAID SANBORN TRACT FOR A DISTANCE OF 123.89 FEET TO A T-POST FOUND FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID SANBORN TRACT, SAME BEING WITHIN THE NORTH LINE OF TRANS WORLD SERVICES INC/CR, AS RECORDED IN VOLUME 97242, PAGE 4863, AS RECORDED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 38 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF SAID TRANS WORLD SERVICES INC/CR TRACT, SAME BEING THE SOUTH LINE OF SAID SANBORN TRACT FOR A DISTANCE OF 111.40 FEET ALONG AN EXISTING WIRE FENCE LINE TO A 5/8" IRON ROD FOUND FOR CORNER ADJACENT TO AN EXISTING FENCE CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID SANBORN TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID DESTINY CHRISTIAN CENTER ADDITION;

THENCE, NORTH 00 DEGREES 55 MINUTES 26 SECONDS WEST READ ON GROUND (N00°03'01"E BY PLAT) ALONG THE WEST LINE OF SAID SANBORN TRACT, SAME BEING THE EAST LINE OF SAID DESTINY CHRISTIAN CENTER ADDITION FOR A DISTANCE OF 967.59 FEET READ ON GROUND (965.17 FEET BY PLAT), ALONG AN EXISTING WIRE FENCE LINE TO **THE POINT OF BEGINNING** AND CONTAINING 634,071.86 SQUARE FEET OR 14.56 ACRES OF LAND, MORE OR LESS.

NOTE:

1. 30.0' INGRESS/EGRESS EASEMENT TO LYONS ROAD, EASEMENT RECORDED IN VOLUME 4976, PAGE 339
2. PROPERTY ZONED IN ORDINANCE No. 5232, ADOPTED DECEMBER 15, 1998 (I-30 OVERLAY DISTRICT)

MAP SHOWS FRONT PROPERTY AREA ON THE I-30 FREEWAY ZONING
MAP SHOWS REAR PROPERTY AREA ZONED "AG" (AGRICULTURE)

The Seal Appearing On This Document Was Authorized By Thomas M. Daniel, R.P.L.S. No. 2576
On _____, 2013

SURVEY & TOPOGRAPHY

CLAY SANBORN

TRACT(s): 10 & 2R, 210 EAST INTERSTATE HIGHWAY 67 (I.H. 30), LOCATED IN THE McKINNEY & WILLIAMS SURVEY, ABSTRACT No. 1036 - 14.56 ACRES
DALLAS COUNTY, TEXAS, CITY of GARLAND, TEXAS

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ENGINEER/SURVEYOR OF RECORD
GARLAND ENGINEERING CONSTRUCTION CO., INC.
Attn. THOMAS M. DANIEL, P.E.
SURVEYING FIRM No. 100123-00
ENGINEERING FIRM No. F-3024
3701 South Glenbrook
Garland, Texas 75041
972-276-0444

SCALE: 1"= 100'-0"	Unlocked by: Thomas M. Daniel
DATE: AUG. 26, 2013	SHEET No. SURVEY PLAT
Drawn By: Ray Crumby	©2013