

STATE OF TEXAS
COUNTY OF DALLAS

Being a tract of land situated in the Thomas Collins Survey, Abstract No. 332, City of Rowlett, Dallas County, Texas, and being the same called 18,4300 acre tract of land as conveyed to Texas Pinceton Land, LLC by cash warranty deed recorded in County Clerk's File Number 200900251710, Official Public Records, Dallas County, Texas and being described as follows:

Beginning at a 1/2" capped iron pin stomped "G & A" found on the north line of said called 18,4300 acre tract, on the west right-of-way line of Rowlett Road and on the south line of a tract of land conveyed to Olivia Izaguirre by deed recorded in County Clerk's File No. 20080156694, Official Public Records, Dallas County, Texas, and also being the beginning of a curve on the left having a central angle of 00°56'55" a radius of 7353.00 feet and a chord which bears South 00°00'42" West, a distance of 125.08 feet.

Thence, southwesterly, along the west right-of-way line of Rowlett Road and said curve to the left, on arc distance of 125.08 feet to a 1/2" iron pin found for the end of said curve;

Thence, South 00°27'46" East, along the west right-of-way line of Rowlett Road, a distance of 1025.92 feet to a 1/2" capped iron pin stomped "G & A" found for corner clip;

Thence, South 44°47'12" West, a distance of 14.08 feet to a 1/2" capped iron pin stomped "G & A" found for corner on the south line of said called 18,4300 acre tract and the north line of Kyle Road (50' R.O.W.);

Thence, North 89°57'51" West, along the south line of said called 18,4300 acre tract and the north line of Kyle Road, a distance of 549.41 feet to a 1/2" iron pin found for the southwest corner of said called 18,4300 acre tract and the southeast corner of Westwood Estates No. 5, an addition to the City of Rowlett, according to the plot thereof recorded in Volume 84083, Page 4673, Map Records, Dallas County, Texas;

Thence, northerly, along the east lines of said Westwood Estates No. 5 and the west lines of said called 18,4300 acre tract the following;

North 10°49'06" West, a distance of 336.19 feet to a 1/2" iron pin found for corner,
North 21°39'38" West, a distance of 306.89 feet to a 1/2" capped iron pin stomped "Brittain & Crawford" found for corner;

North 34°41'59" West, a distance of 115.61 feet to a 1/2" iron pin found for corner,
North 14°46'46" West, a distance of 126.73 feet to a 1/2" iron pin found for the south line of Toler Business Park No. 3, an addition to the City of Rowlett, according to the plot thereof recorded in Volume 82067, Page 1796, Map Records, Dallas County, Texas and for a northwest corner of said called 18,4300 acre tract;


Thence, North 89°51'27" East, along a north line of said called 18,4300 acre tract, the south line of said Toler Business Park No. 3 and a south line of Toler Business Park No. 2, an addition to the City of Rowlett, according to the plot thereof recorded in Volume 81187, Page 2476, Map Records, Dallas County, Texas, a distance of 163.28 feet;

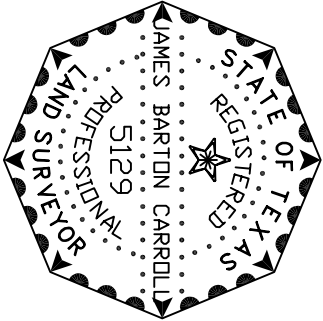
Thence, North 15°42'13" West, along the most northerly west line of said called 18,4300 acre tract and an east corner of said Toler Business Park No. 2, a distance of 345.69 feet to a 1/2" iron pin found for the northwest corner of said called 18,4300 acre tract;

Thence, South 89°34'51" East, along the north line of said called 18,4300 acre tract, the south line of said Toler Business Park No. 2 and the south line of Lot 16R, Replot of Toler Business Park No. 2, an addition to the City of Rowlett, according to the plot thereof recorded in Volume 2003065, Page 116, Map Records, Dallas County, Texas, the south line of a tract of land conveyed to Juan Gonzalez by deed recorded in County Clerk's File No. 201000191523, Official Public Records, Dallas County, Texas and the south line of said Izaguirre tract, a distance of 793.90 feet to the Point of Beginning and containing 793,694 square feet or 18,221 acres of land.

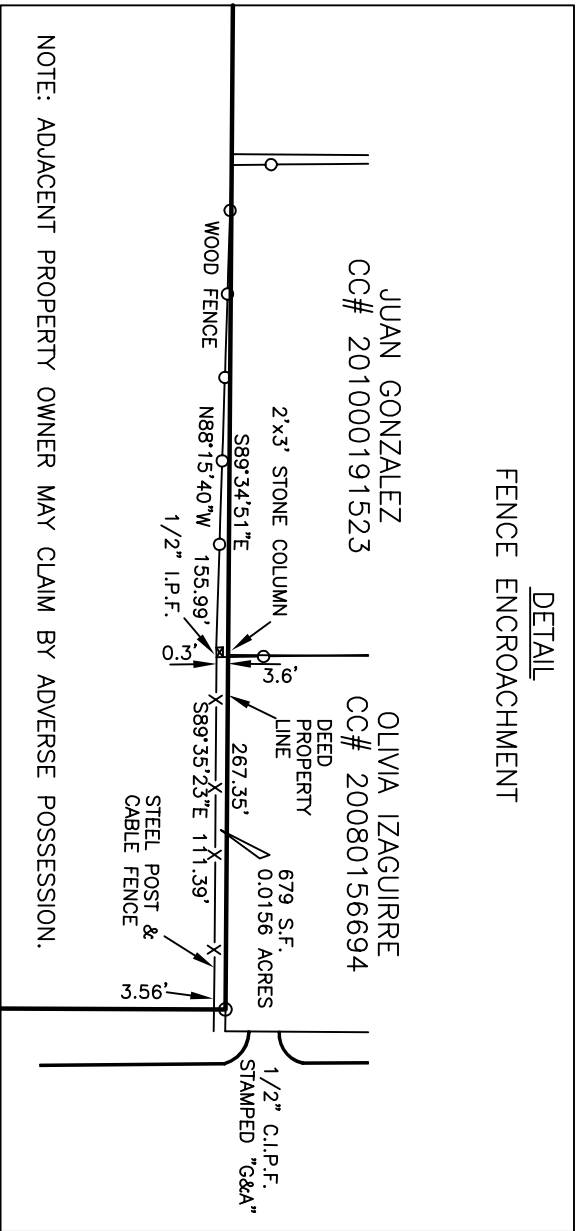
SURVEYOR'S CERTIFICATE

I, James Barton Carroll, do hereby certify to all parties, that this survey was made on the ground and shows the boundary lines with dimensions of the land indicated hereon, shows the location of all structures and other noticeable improvements and visible items on the subject property, shows the location of all ditches, streets, easements, and other matters shown on the map. I have been careful directing subject property, and except as shown, there are no visible encroachments or conflicts on subject property.


James Barton Carroll
Registered Professional Land Surveyor No. 5129
Texas



DETAIL
FENCE ENCROACHMENT



BOUNDARY SURVEY

18.221 ACRES

THOMAS COLLINS SURVEY, ABSTRACT NO. 332
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.

2329 S. GARLAND AVENUE

GARLAND, TEXAS 75041

PHONE: (972) 840-1506

JOB No.

SCALE:

DATE

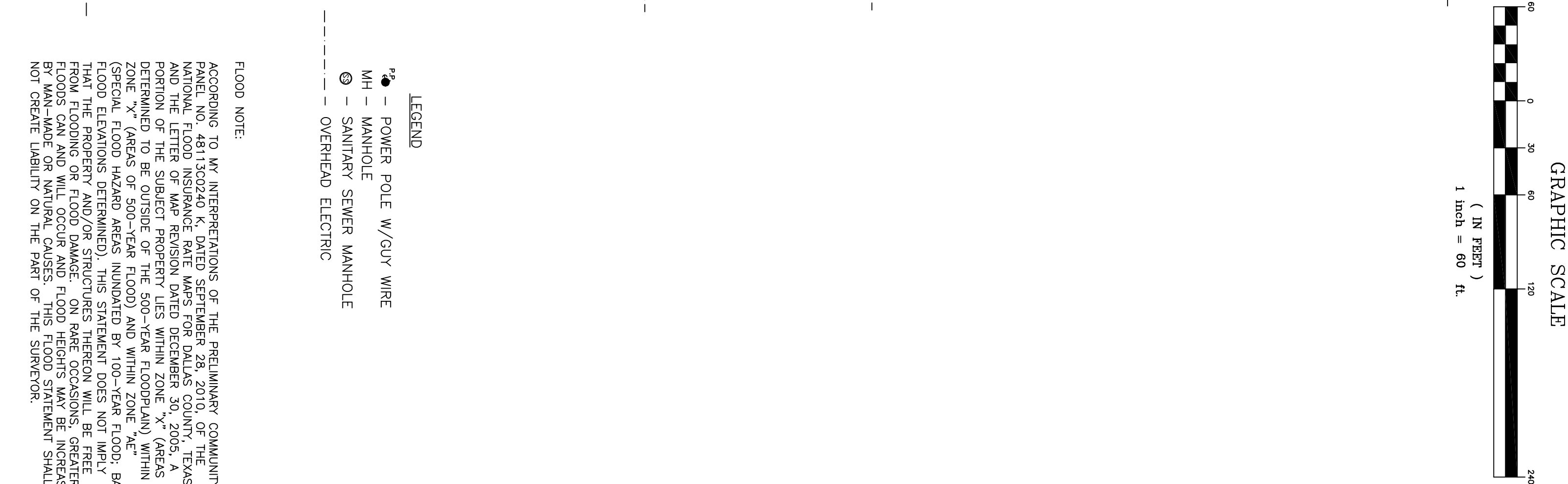
DRAWN BY:

2177-11

1"=60'

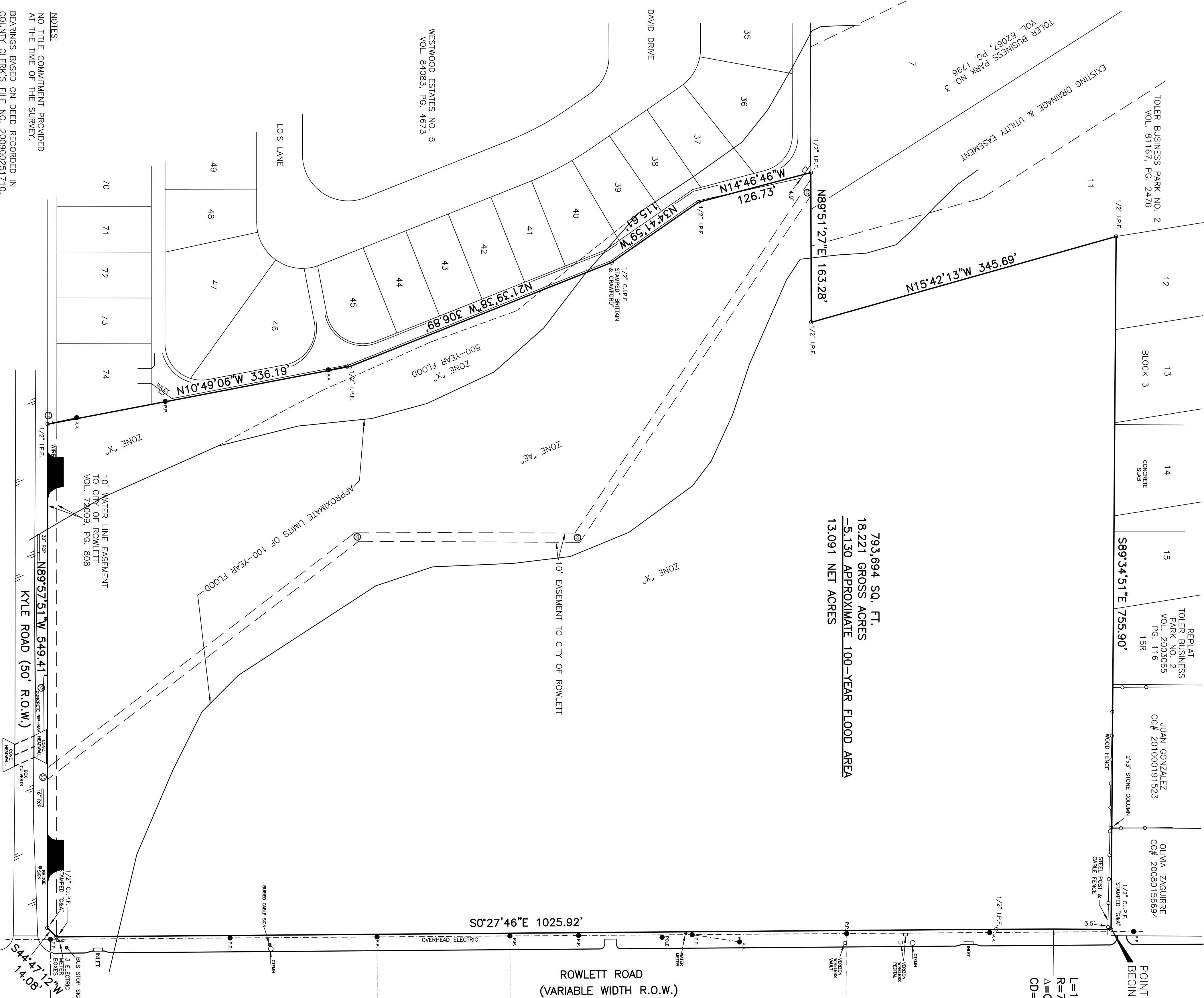
JANUARY 11, 2012

GP



L=125.08'
R=7555.00'
Δ=0°56'55"
CD=S0°00'42"W, 125.08'

POINT OF BEGINNING



793,694 SQ. FT.
18,221 GROSS ACRES
-5,130 APPROXIMATE 100-YEAR FLOOD AREA
13,091 NET ACRES

10' WATER LINE EASEMENT
TO CITY OF ROWLETT
VOL. 12009, PG. 808

- LEGEND
- - POWER POLE W/GUY WIRE
 - MH - MANHOLE
 - ⊗ - SANITARY SEWER MANHOLE
 - OVERHEAD ELECTRIC

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF THE PRELIMINARY COMMUNITY FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, AND THE LETTER OF MAP REVISION DATED DECEMBER 30, 2005, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED BY THE FLOOD INSURANCE RATE MAPS. THE ZONE "X" AREAS OF SUBJECT AREAS OF 50-YEAR FLOOD AND WITHIN ZONE "X" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED). THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FLOOD RISKS AND CONCERNS, INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTES:
NO TITLE COMMENT PROVIDED
AT THE TIME OF THE SURVEY.

BEARINGS BASED ON DEED RECORDED IN
COUNTY CLERK'S FILE NO. 200900251710,
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY,
TEXAS.