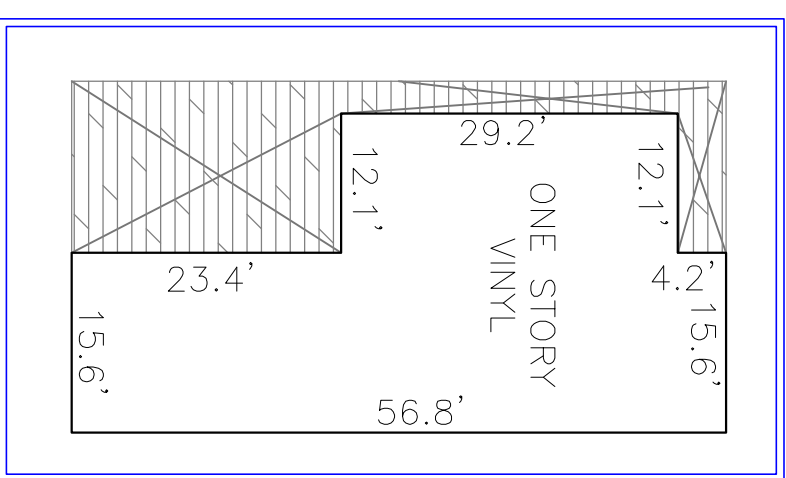
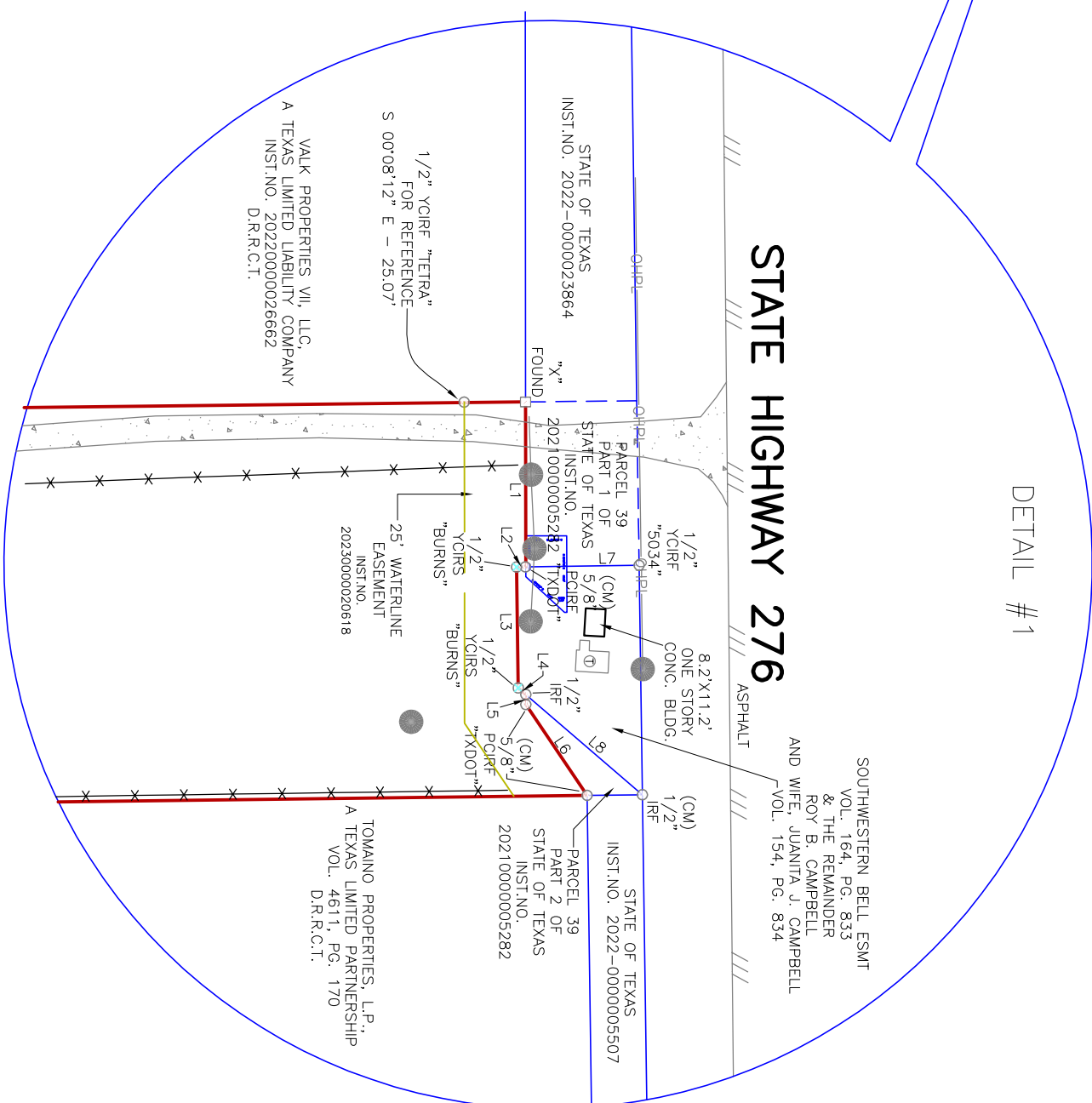
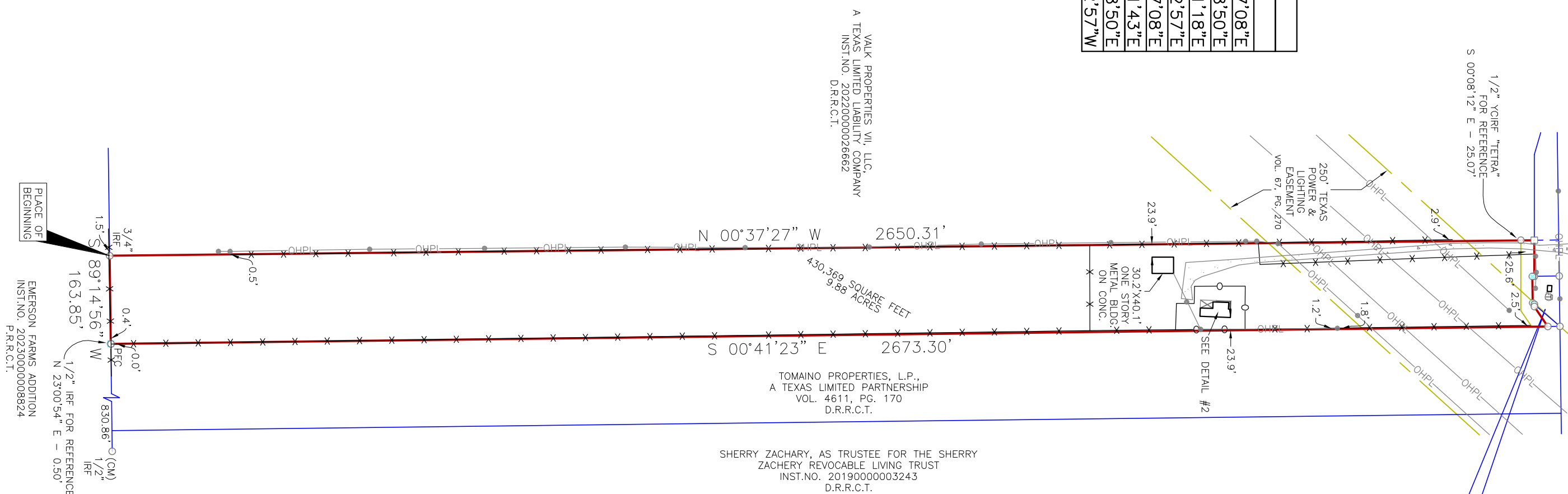


LINE TABLE		
LINE	LENGTH	BEARING
L1	67.30	N89°57'08"E
L2	3.75	S00°48'50"E
L3	49.34	N89°11'18"E
L4	4.08	N40°42'57"E
L5	4.07	N89°57'08"E
L6	44.74	N56°01'43"E
L7	46.25	S00°48'50"E
L8	62.71	S40°42'57"W



ACCEPTED BY:

PROVIDENCE

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
PROVIDENCE 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.

[illegible]

BEING all that certain lot, tract or parcel of land situated in the J.H. Bailey Survey, Abstract No. 34 and the J.H. Bailey Survey, Abstract No. 46, Rockwall County, Texas, being a tract of land described in and to the J.H. Bailey Survey, Abstract No. 34 and the J.H. Bailey Survey, Abstract No. 46, Rockwall County, Texas (D.R.R.C.), and being more particularly described by the following metes and bounds description:

BEGINNING of a 3/4 inch iron rod found for corner in the North line of Emerson Farms, an Addition to the City of Rockswold, Rockwall County, Texas, according to the Plat thereof recorded under Instrument No. 20220000008824, Plat Records, Rockwall County, Texas (P.R.R.C.T.), at the Southwest corner of a tract of land described in deed to Valk Properties VII, LLC., a Texas limited liability company, recorded under Instrument No. 20220000026662 (D.R.R.C.T.), being the Southwest corner of herein described tract of land;

THENCE north 00 deg. 37 min. 27 sec. West, a distance of 2650.31 feet to an "X" found for corner of the Northeast corner of said Volk Properties VII tract, from which a 1/2 inch yellow-capped iron rod stamped "Tetro" found for reference bears South 00 deg. 08 min. 12 sec. East, a distance of 25.07 feet.

THENCE North 89 deg. 57 min. 08 sec. East, a distance of 67.30 feet to a 5/8 inch pink-capped iron rod stumped "TXD01" found for corner,

THENCE South 00 deg. 48 min. 50 sec. East, a distance of 3.75 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner;

THENCE North 89 deg. 11 min. 18 sec. East, a distance of 49.34 feet to a 1/2 inch yellow-capped iron rod stumped "Burns Surveying" set for corner;

THENCE North 40 deg. 42 min. 57 sec. East, a distance of 4.08 feet to a 1/2 inch iron rod found for corner;

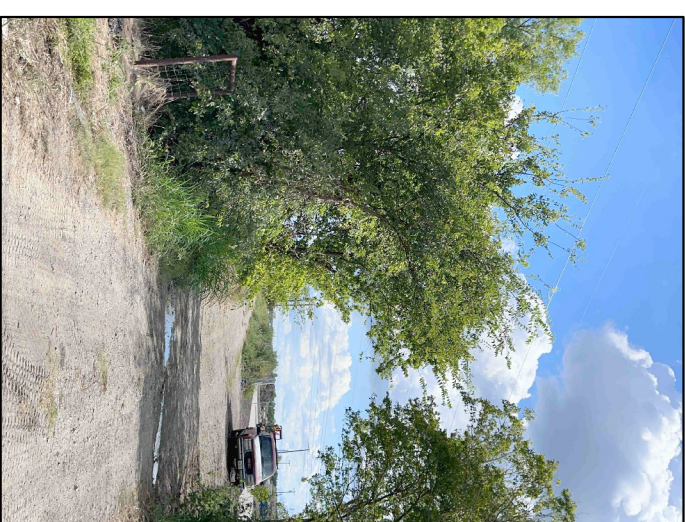
THENCE North 89 deg. 57 min. 08 sec. East, a distance of 4.07 feet to a 5/8 inch pink-capped iron rod stamped "XDOT" found for corner;

THENCE North 56 deg. 01 min. 43 sec. East, a distance of 44.74 feet to a 5/8 inch pink-capped iron rod stamped "TXDOT" found for corner at the Northwest corner of a tract of land described in deed to Tomino Properties, L.P., a Texas limited partnership, recorded in Volume 4611, Page 170 (D.R.R.C.T.);

THENCE South 00 deg. 41 min. 23 sec. East, a distance of 2673.30 feet to a point for corner in the North line of said Emerson Farms Addition, at the Southwest corner of said Tomolino Properties, L.P. tract;

THENCE South 89 deg. 14 min. 56 sec. West, a distance of 163.85 feet to the PLACE OF BEGINNING and containing 430,369 square feet or 9.88 acres of land.

PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 75, PG. 561; VOL. 216, PG. 162;
VOL. 4544, PG. 191; VOL. 154, PG. 834
VOL. 167, PG. 806, VOL. 861, PG. 7
Bearings shown hereon are referenced
to the Texas Coordinate System of
1983, North Central Zone (4202), and
are based upon the North American
Datum of 1983 (NAD 83), 2011
Adjustment, Epoch 2010.



BURNS
SURVEYING

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. _____, _____ in the city of _____, _____, Texas.
3290 STATE HIGHWAY 216 ROCKWALL

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:

Date: 09-18-2024
120006607

2701 SUNSET RIDGE DRIVE, STE. 303

G. F. No.: 120000007
Job no.: 202407754

Drawn by: BM FIRM REGISTRATION NO. 10194366

