

2800 W. Belt Line Road

Being a lot, tract or parcel of land situated in the G. K. Sneed Survey, Abstract No. 1278, in the City of Lancaster, Dallas County, Texas, same being a tract of land conveyed to Lancaster 20 Development, LLC by deed recorded in Instrument No. 201700300541, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being the Southeast corner of that tract of land conveyed to Kirell Investments, LLC by deed recorded in Instrument No. 20080360298, Official Public Records, Dallas County, Texas, and being the most Westerly corner of a tract of land conveyed to Christopher T. Anderson by deed recorded in Instrument No. 201600355383, Official Public Records, Dallas County, Texas;

THENCE South 30 degrees 58 minutes 35 seconds East along the Southwest line of said Anderson tract, a distance of 391.26 feet to a 1/2 inch iron pipe found for corner, said corner being in the Southeast line of said Anderson tract, and being the North corner of a tract of land conveyed to Lewis Ventures, LLC, by deed recorded in Instrument No. 201700029382, Official Public Records, Dallas County, Texas;

THENCE South 56 degrees 42 minutes 18 seconds West along the Northwest line of said Lewis Ventures LLC tract, a distance of 340.04 feet to a point for corner, said corner being the West corner of said Lewis Ventura LLC tract, and being in the North line of W. Main Street (public right of way), and being the beginning of a non-tangent curve to the left, having a radius of 1005.37 feet, a central angle of 15 degrees 19 minutes 43 seconds, a chord bearing of South 88 degrees 02 minutes 08 seconds West, a chord distance of 268.17 feet, from which a 1 inch iron pipe found bears North 58 degrees 06 minutes 16 seconds East, a distance of 3.64 feet for witness;

THENCE along said curve to the left and the North right of way line of said W. Main Street, an arc length of 268.97 feet to a 1/2 inch iron rod found for corner, said corner being in the North right of way line of said W. Main Street;

THENCE South 80 degrees 22 minutes 16 seconds West along the North right of way line of said W. Main Street, a distance of 468.55 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right, having a radius of 1095.92 feet, a central angle of 35 degrees 57 minutes 01 seconds, a chord bearing of North 81 degrees 39 minutes 14 seconds West, a chord distance of 676.41 feet;

THENCE along said curve to the right and the North right of way line of said W. Main Street, an arc length of 687.63 feet to a 1/2 inch iron rod found for corner;

THENCE North 63 degrees 40 minutes 39 seconds West along the Northeast right of way line of said W. Main Street, a distance of 66.20 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the left, having a radius of 1004.93 feet, a central angle of 10 degrees 04 minutes 49 seconds, a chord bearing of North 68 degrees 53 minutes 44 seconds West, and a chord distance of 176.57 feet;

THENCE along said curve to the left and the Northeast right of way line of said W. Main Street, an arc length of 176.80 feet to a 1/2 inch iron rod found for corner;

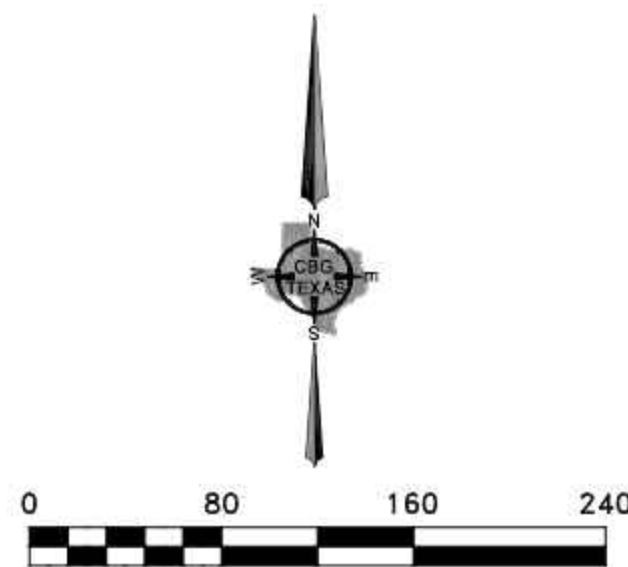
THENCE North 56 degrees 27 minutes 36 seconds West along the Northeast right of way line of said W. Main Street, a distance of 123.19 feet to a 5/8 inch iron rod found for corner, said corner being along the Southeast right of way line of W. Belt Line Road (100 foot right of way);

THENCE North 69 degrees 23 minutes 31 seconds East along the Southeast right of way line of said W. Belt Line Road, a distance of 1145.79 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right, having a radius of 1390.00 feet, a central angle of 11 degrees 18 minutes 35 seconds, a chord bearing of North 75 degrees 02 minutes 49 seconds East, a chord distance of 273.93 feet;

THENCE along said curve to the right and the Southeast right of way line of said W. Belt Line Road, an arc length of 274.37 feet to a 1/2 inch iron rod found with yellow plastic cap for corner, said corner being the Northwest corner of said Kirell Investments, LLC tract;

THENCE South 01 degrees 06 minutes 21 seconds East along the West line of said Kirell Investments, LLC tract, a distance of 217.18 feet to a 1/2 inch iron pipe found for corner, said corner being the Southwest corner of said Kirell Investments, LLC tract;

THENCE North 78 degrees 40 minutes 06 seconds East along the South line of said Kirell Investments, LLC tract, a distance of 476.78 feet to the POINT OF BEGINNING and containing 876,380 square feet or 20.12 acres of land.



SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Arcadia Realty Corp. in connection with the transaction described in GF# N/A. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Arcadia Realty Corp. that, (a) this plat of survey and the property description set forth herein were prepared from an actual on-the-ground survey of the real property located at 2800 W. Belt Line Road described in Instrument No. 201700300541, 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 discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0630K and 48113C0635K, with a date of 07/07/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Lancaster Ventures LLC, Chicago Title Insurance Company and Secure Title of Texas, LLC are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

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 20th day of September, 2022

FOR REVIEW ONLY

Bryan Connally
Registered Professional Land Surveyor No. 5513

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

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN INSTRUMENT NO. 201700300541, O.P.R.D.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1/2" IRON PIPE FOUND
○	5/8" ROD FOUND
□	FENCE POST CORNER
✕	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
⊙	POWER POLE
⊙	POINT FOR CORNER
⊙	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
■	COLUMN
■	AIR CONDITIONING
■	FIRE HYDRANT
—	DES - DES
—	COVERED PORCH/DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	6.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE



SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 80'	9/20/2022	1720475-03	SEE CERT.	TER

TEXAS LAND TITLE SURVEY
G.K. SNEED SURVEY, ABSTRACT NO. 1278
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
2800 W. BELT LINE ROAD