

LAND DESCRIPTION

Being a 1.990 acre tract of land within the John A. Ramsey Survey, Abstract Number 186, Rockwall County, Texas, being that same tract of land conveyed to said J R Fleming Investments, LLC by Warranty Deed recorded in Instrument No. 20220000019133 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the southeast corner of Lot 1, Block A of Pannell Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 365 of the Plat Records of Rockwall County, Texas, said point being the Southwest corner of said J R Fleming Investments, LLC tract, same point lying on the North line of a tract of land conveyed to PRBS Properties, LLC by deed recorded in Document No. 20190000010624 of the Official Public Records of Rockwall County, Texas;

THENCE North 01 Degrees 37 Minutes 17 Seconds West, departing the North line of said PRBS Properties, LLC tract, with the east line of said Pannell Subdivision, a distance of 176.24 feet to a 1/2 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northeast corner of said Pannell Subdivision;

THENCE North 01 Degrees 10 Minutes 42 Seconds West, with the west line of said J R Fleming Investments, LLC tract, a distance of 176.10 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northwest corner of said J R Fleming Investments, LLC tract, and lying on the South right-of-way line of Springer Road (variable width right-of-way);

THENCE North 88 Degrees 33 Minutes 03 Seconds East, with the South right-of-way line of said Springer Road, a distance of 245.46 feet to a 1/2 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northeast corner of said J R Fleming Investments, LLC tract, same being the Northwest corner of a tract of land conveyed to Prism Leasing, Ltd. by deed recorded in Volume 1244, Page 114 of the Deed Records of Rockwall County, Texas;

THENCE South 01 Degrees 27 Minutes 00 Seconds East, departing the South right-of-way line of said Springer Road, with the West line of said Prism Leasing, Ltd. tract, a distance of 352.43 feet to a 1/2 inch iron rod found for the Southeast corner of said J R Fleming Investments, LLC tract, same being the Northeast corner of said PRBS Properties, LLC tract;

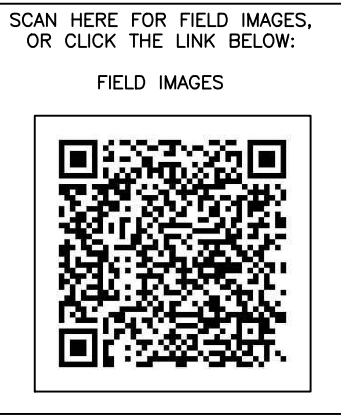
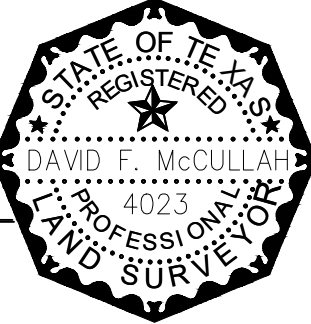
THENCE South 88 Degrees 34 Minutes 26 Seconds West, departing the West line of said Prism Leasing, Ltd. tract, with the North line of said PRBS Properties, LLC tract, a distance of 245.77 feet to the POINT OF BEGINNING and containing 86,670 square feet or 1.990 acres of land, more or less.

SURVEYOR'S CERTIFICATION

The undersigned does hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1B, Condition II Land Title Survey, and that this Survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000146135.

Date of Plat or Map: 11/25/2024

David F. McCallah
Registered Public Land Surveyor
Texas Registration No. 4023

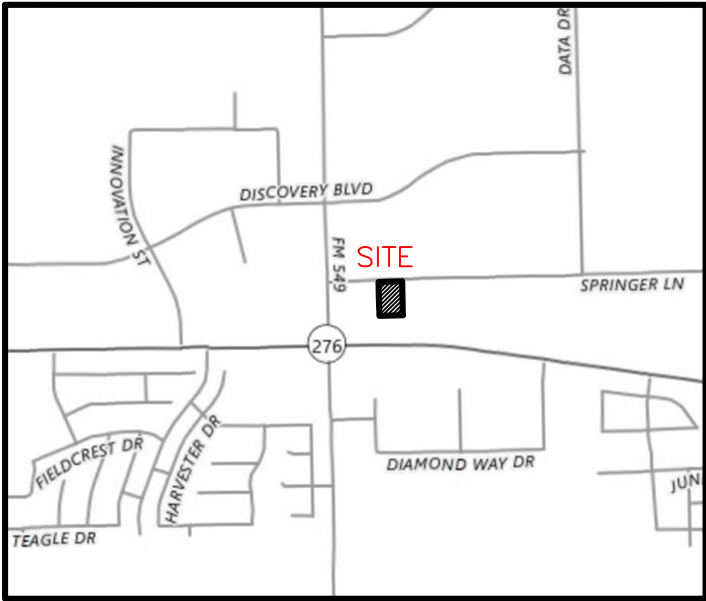


CATEGORY 1B,
CONDITION II SURVEY
1.990 ACRES
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

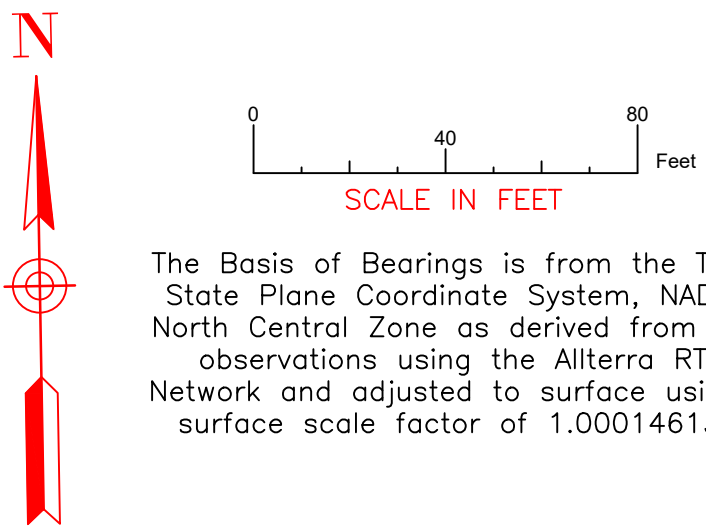


NO.	DATE	DESCRIPTION	BY

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
ER	DMC	11/25/24	1" = 40'	TR-530-24	1

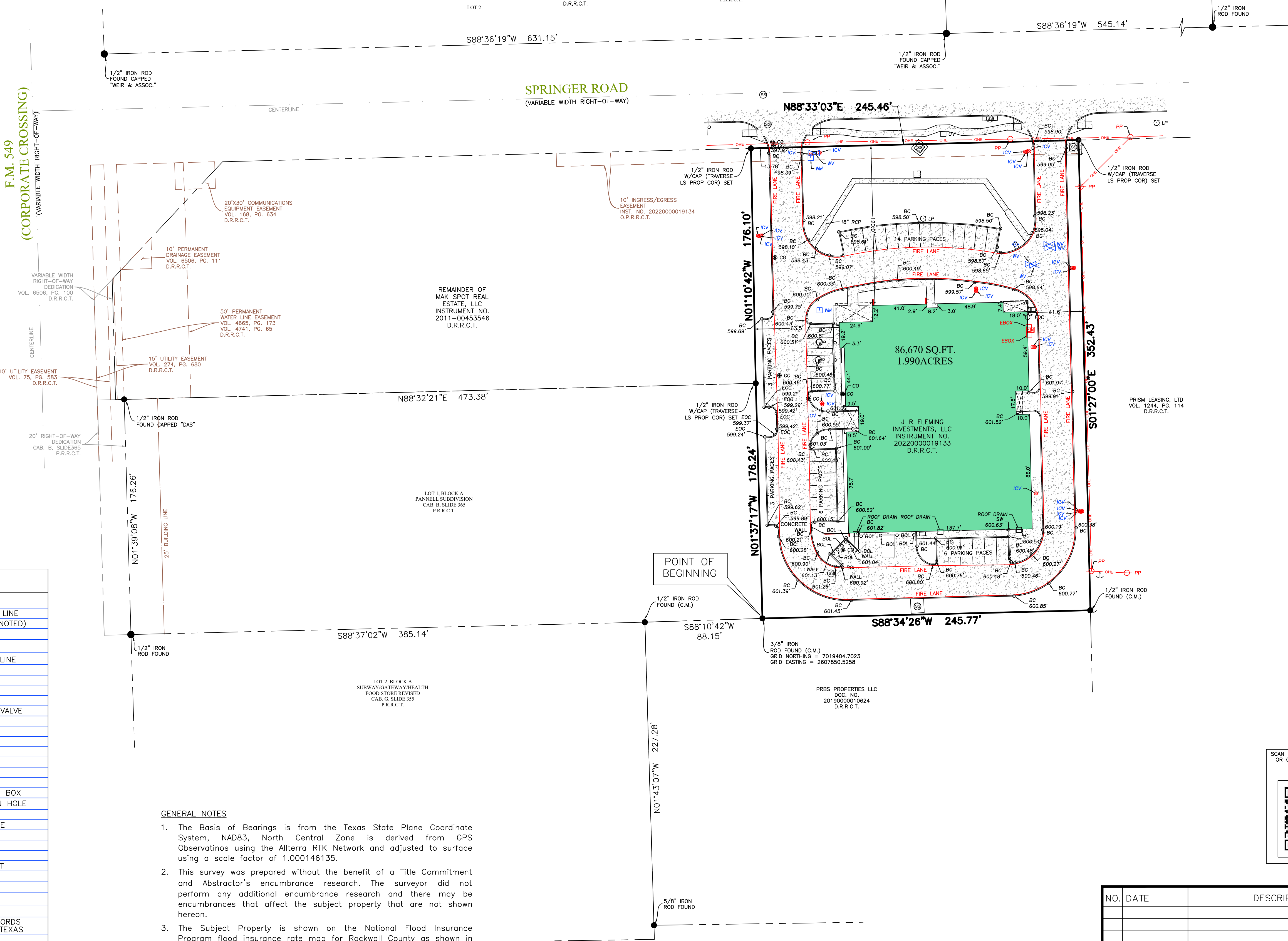


VICINITY MAP
SCALE: 1"=2000'



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135.

F.M. 549
(CORPORATE CROSSING)
(VARIABLE WIDTH RIGHT-OF-WAY)



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
- This survey was prepared without the benefit of a Title Commitment and Abstractor's encumbrance research. The surveyor did not perform any additional encumbrance research and there may be encumbrances that affect the subject property that are not shown hereon.
- The Subject Property is shown on the National Flood Insurance Program flood insurance rate map for Rockwall County as shown in map no. 48397C0045L with an effective date of 09/26/2008.

HWY 276
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SEWER LINE
	OVERHEAD ELECTRIC LINE
	WOOD FENCE
	CHAIN LINK FENCE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SEWER CLEAN OUT
	VAULT
	TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC METER
	ELECTRIC BOX
	CABLE VAULT
	TELEPHONE JUNCTION BOX
	SANITARY SEWER MAN HOLE
	STORM MAN HOLE
	TELEPHONE MAN HOLE
	LIGHT POLE
	POWER POLE
	GAS METER
	AIR CONDITIONER UNIT
	FLAG POLE
	TRAFFIC SIGN
	BENCH MARK
	CONTROL MONUMENT
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS